

INSPECTION REPORT



For the Property at:

XXXXXXXXXX
ANYWHERE, OK

Prepared for: XXXXXXX XXXXXXXXX

Inspection Date: Tuesday, June 26, 2018

Prepared by: Joseph Hahn



Hahn Home Inspection Services LLC
9765 E 73rd St S
Braggs, OK 74423
9186163383

www.hahnhomeinspectionsservices.com
Joseph.Hahn@Hahnhomeinspectionsservices.com



August 14, 2018

Dear XXXXXX XXXXXXXX,

RE: Report No. 1004, v.4

XXXXXX

Anywhere, OK

Thanks very much for choosing Hahn Home Inspection Services LLC to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Construction Industry Board (CIB) and the State of Oklahoma. This document defines the scope of a home inspection.

<http://cib.ok.gov/Websites/ciboard/images/DOCUMENTS/Rules-Laws/PermRules/Title%20158%20Chapter%2070.pdf>

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Hahn Home Inspection Services LLC to perform your home inspection.

Sincerely,

Joseph Hahn

on behalf of

Hahn Home Inspection Services LLC

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AGREEMENT

Xxxxxxx, Anywhere, OK June 26, 2018

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PARTIES TO THE AGREEMENT

Company

Hahn Home Inspection Services
LLC
9765 E 73rd St S
Braggs, OK 74423

Client

Xxxxxx XXXXXXXX

This is an agreement between XXXXXX XXXXXXXX and Hahn Home Inspection Services LLC.

PLEASE READ CAREFULLY BEFORE SIGNING

The company agrees to perform an inspection of the Building for the purpose of alerting the Customer to major deficiencies in its current condition. A report containing the inspector's findings will be prepared by the company and provided to the customer for its sole, exclusive and confidential use and will be ready for customer delivery within 24 hours of inspection. The report will be delivered after invoice has been paid in full or payment arrangements with inspector have been made. The company will perform its inspection in accordance with the Oklahoma Standards of Practice for Home Inspectors. Minor or Cosmetic defects will not be reported.

The inspection will be conducted only on visible and accessible areas and components of the building, and are limited to the apparent condition of the building on the day of inspection. Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility, etc. Conditions may exist which remain undiscovered. While the inspection reduces the risk of purchasing property, it does not eliminate such risks. The company is not responsible for the failure to discover latent defects or for problems which occur or become evident after the inspection time. No equipment, systems or appliances will be dismantled. The moisture content of all walls, floors, ceilings, siding, etc will not be tested. The inspection report will not address the presence of radon gas, mold, lead paint, asbestos, urea formaldehyde, carbon monoxide or any other toxic or potentially harmful or flammable chemicals, the well system, septic tank, or other buried or drainage or storage systems, the security system, the central vacuum systems, water softeners or treatment services, fire sprinkler systems, the presence of rodents, termites, wood boring insects, ants, birds or other infestation.

Neither this Agreement or Report constitutes or should be construed to be:

- a) a compliance inspection with respect to any code, standard or regulation;
- b) a guaranty, warranty of policy of insurance;
- c) a survey, appraisal or flood plain certification;
- d) a wood destroying organism report;
- e) an opinion regarding the condition of title, zoning or compliance with restrictive covenants;
- f) an environmental or engineering analysis;
- g) technically exhaustive. (extensive use of measurements, instruments-tools, testing, calculations etc.)

The customer may wish to seek other advise or recommendations from the appropriate professionals regarding the forgoing, conditions revealed in the report, and areas excluded from the scope of the inspection.

The Company's liability for mistakes or omissions in the conduct of this inspection and it's Report is limited to the refund of the Fee Paid. Customer understands this is a general inspection from a licensed home inspector and is NOT technically exhaustive as you might receive from an Structural Engineer, Licensed Electrician, Plumber, etc. This limitation of liability is binding upon the customer, heirs, successors and assigns, and all other parties claiming by or through the Customer.

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This is the entire agreement of the parties regarding these matters. Any modifications or amendments to this Agreement must be in writing and signed by the affected party. In the event any portion of this Agreement is determined to be unenforceable, the remainder of it will continue in full force and effect.

Any controversy of claim between the two parties arising out of or relating to the interpretation of this Agreement, the services rendered here under or any other matter pertaining to this Agreement will be submitted in accordance with the applicable rules of the American Arbitration Association. The parties shall mutually appoint an arbitrator who is knowledgeable and familiar with the professional Home Inspection industry. Judgement on any award may be entered in any courts having jurisdiction and the arbitration decision shall be binding in all parties. Secondary or consequential damages are specifically excluded. All claims must be presented within one year from the date of inspection. The company is not liable for any claim presented more than one year after the date of inspection. In the event the customer commences an arbitration and is unsuccessful in it, the Customer will bear all the company's expenses incurred with the connection therewith including, but not limited to, attorney's fees, filing fees and a reasonable fee to the employees of the company to investigate, prepare for attend any proceedings or examination. Customer may not present or pursue any claim against the Company until (1) written notice of the defect or omission is provided to the Company and (2) the Company is provided access to and the opportunity to cure the defect.

I have been encouraged to participate in the inspection. My participation shall be at my own risk for falls, injuries, property damage, etc.

I agree that this report may be used for educational purposes and provided to the involved real estate agents.

I accept that this work is no substitute for a pre-settlement inspection for which I am responsible since damages, mechanical failures, and symptoms, cures, etc. may appear after this work and before my legal acceptance of the property.

I waive all claims against the inspector of the company in the absence of diligently performing my pre-settlement inspections and for lack of more extensive investigation and follow through with a specialist on any problems noted. This is not a technically exhaustive or code compliant inspection. The inspection is limited to visual observation existing at the time of inspection.

This is a "visual and readily accessible" inspection only. It is from the outside walls in and is only a "snapshot" in time. Items can fail, break, leak, etc. at any time. Items such as duct work, buried plumbing, sewer lines, interior walls, etc. which are not accessible, will not be inspected. If the structure has plumbing, sewer, and/or slab heat-air duct work that is over 20 years old, you should have them evaluated by a licensed professional using special tools. The inspection does not verify permits or engineering. If there has been additions or add-on's to original structure, Verify permits with the seller.

The company will make every effort as to the accuracy of the report and conditions of the structure.

Hahn Home Inspection Services ,LLC

Joseph Hahn

AGREEMENT

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www.hahnhomeinspectionsservices.com

PH 918-616-3383

<http://www.Hahnhomeinspectionsservices.com>

I, **Xxxxxx Xxxxxxxx (Signature)**_____, **(Date)**_____, have read, understood and accepted the terms of this agreement.

SUMMARY

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SUMMARY

ROOFING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

General

- Roof has several indications of repairs needed.

Task: Recommend further evaluation by reputable Roofer

SLOPED ROOFING \ Asphalt shingles

Condition: • [Missing, loose or torn](#)

East side of the roof covering had loose or missing shingles. (Roof cap)

Task: Repair and install

Structure

FLOORS \ Joists

Condition: • [Rot, insect or fire damage](#)

West side of living room area has 4 joists which are weakened by possible insect damage.

Task: Recommend further evaluation by licensed termite inspector.

ROOF FRAMING \ Rafters/trusses

Condition: • [Split](#)

South west side of roof area has a split truss.

Task: Repair

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Inoperative](#)

North East side of living room has a receptacle which has a short.

Task: Repair and replace

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

All recptacles in wet zones or within 6 feet of wet zone needed to be ground faulted.

Task: Repair or replace

DISTRIBUTION SYSTEM \ Switches

Condition: • [Faulty](#)

Switch in North east bedroom is warn.

Task: Repair and replace

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Heating

ELECTRIC FURNACE \ Life expectancy

Condition: • [Inoperative](#)

Task: Repair and replace

ELECTRIC FURNACE \ Ducts, registers and grilles

Condition: • [Dirty, obstructed or collapsed](#)

Task: Repair and replace

Condition: • [Disconnected ducts](#)

Various ducts are disconnected

Task: Repair and replace

CHIMNEY AND VENT \ Inspect/sweep chimney

Condition: • [Inspect \(and/sweep if needed\) before using](#)

Birds have nested in chimney.

Task: Monitor and clean as needed before use.

Plumbing

WATER HEATER \ Tank

Condition: • Safety pan and drain defect

TPR valve was reduced in size.

Task: Repair and replace

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

Bathroom sink is draining into crawl space below. Drain pipe is disconnected

Task: Repair

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

The home is considered to face : • North

Sloped roofing material: • The asphalt shingles on the roof are 3 tab shingles.



The asphalt shingles on the roof are 3 tab...



The asphalt shingles on the roof are 3 tab...



The asphalt shingles on the roof are 3 tab...



The asphalt shingles on the roof are 3 tab...

Sloped roof flashing material: • Metal

Typical life expectancy: • 20-25 years

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Limitations and Methods

General: • A roof system consists of the surface materials, connections, penetrations and drainage. These components are visually reviewed for damage and deterioration and do not perform any destructive testing. If conditions are found suggesting damage, improper application, or limited remaining service life, these will be noted. Inspector may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Roof inspection limited/prevented by: • Trees

Inspection performed: • By walking on roof • From roof edge • From the ground

Age determined by: • Visual inspection from roof surface • Visual inspection from ground • Property Disclosure Statement

Recommendations

General

1. • Roof has several indications of repairs needed.

Task: Recommend further evaluation by reputable Roofer

SLOPED ROOFING \ Asphalt shingles

2. **Condition:** • Aging

Shingles are approximately 50 to 70 percent used. Or approximately 15 Year's old

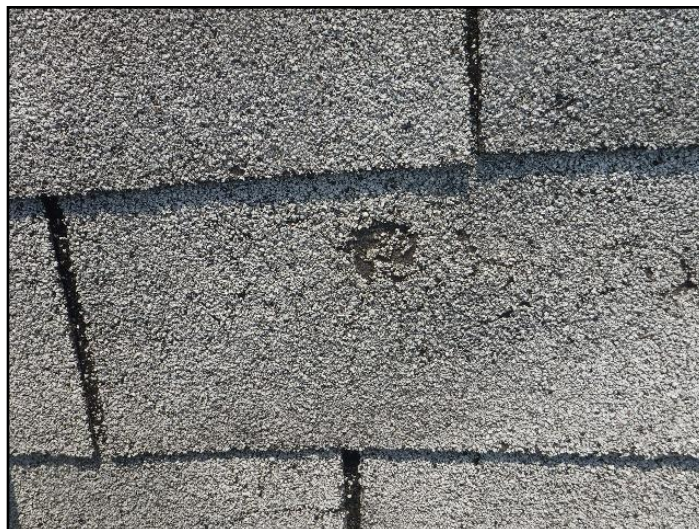
Location: Living Room

3. **Condition:** • [Granule loss](#)

4. **Condition:** • [Damage](#)

Asphalt shingles are showing minor blemishes.

Task: Monitor Repair and Replace as needed



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5. Condition: • [Missing, loose or torn](#)

East side of the roof covering had loose or missing shingles. (Roof cap)

Task: Repair and install



6. Condition: • [Multiple layers](#)

Majority of roof is two layers.

SLOPED ROOF FLASHINGS \ Chimney flashings

7. Condition: • [Damage, loose, open seams, patched](#)

Main roof near chimney has loose flashing. Carport roof near chimney has flashing missing.

Task: Repair and replace



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Description

General: • General exterior picture

General: • Exterior views



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General: • Exterior inspection consisted of: the exterior wall covering, trim, flashings, caulking and protective coatings; storm windows and doors; attached decks/ patios, balconies, stoops, steps, porches, and their associated railings; eaves, soffits and fascias; driveways and walkways leading to dwelling entrances; vegetation, grading, surface drainage, and retaining walls on property when any of these are likely to have an adverse effect on the structure; and, the primary garage or carport.

Gutter & downspout material: • [Galvanized steel](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

Soffit and fascia: • [Vinyl](#)

Wall surfaces and trim: • [Vinyl siding](#)

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Wall surfaces - masonry: • [Block](#)

Wall surfaces - wood: • [Hardboard, plywood or OSB](#)

Driveway: • Earth

Walkway: • Concrete

Window Shutters/Panels:

• Decorative shutters

Shutters have minor cosmetic damage.

Deck: • The exterior decks are in need of weather treatment. Pain or add weather treatment (Thompson, sekkins, etc.)

Porch: • Concrete

Exterior steps: • Concrete • Wood

Carport: • Attached

Limitations and Methods

General: • Exterior inspection consisted of: the exterior wall covering, trim, flashing's, caulking and protective coatings; storm windows and doors; attached decks/ patios, balconies, stoops, steps, porches, and their associated railings; eaves, soffits and fascias; driveways and walkways leading to dwelling entrances; vegetation, grading, surface drainage, and retaining walls on property when any of these are likely to have an adverse effect on the structure; and, the primary garage or carport.

Inspection limited/prevented by: • Poor access under steps, deck, porch

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • The vinyl siding has various areas with minor damage.

Task: Repair and seal.

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ROOF DRAINAGE \ Gutters and Downspouts

9. Condition: • Damage

North East side of home has clogged gutters and one of the down spouts has fallen off. South East side has damage to the gutter system(appears to be functional)

Task: Repair and clean out gutters

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WALLS \ Soffits and fascia

10. Condition: • [Loose or missing pieces](#)

Fascia is rotted beneath the vinyl and there is about 15 ft of Vinyl Fascia which is sagging about 3 inches.

Location: North side of carport

Task: Repair and install



EXTERIOR GLASS/WINDOWS \ Storms and screens

11. Condition: • [Torn or holes](#)

FYI screens several screens are torn and missing

Task: Repair and Replace as needed

DOORS \ Doors and frames

12. Condition: • [Damage](#)

Storm door has damaged and missing hardware.

Task: Monitor and repair as needed

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13. Condition: • [Delaminated](#)

Task: Monitor and repair as needed



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

14. Condition: • [Rot or insect damage](#)

Beam to west of front door has rot.

Location: North side (Front Porch)

Task: Monitor and repair as needed

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

15. Condition: • [Openings between spindles \(balusters\) too large](#)

Task: Repair and install



16. Condition: • [Spindles \(balusters\) missing](#)

Front porch which is has a elevation above 30 inches of the surface below is required to have balusters/ Guardrail installed. Balusters need to be close enough a 4 inch sphere cannot pass between them.

Task: Repair and install

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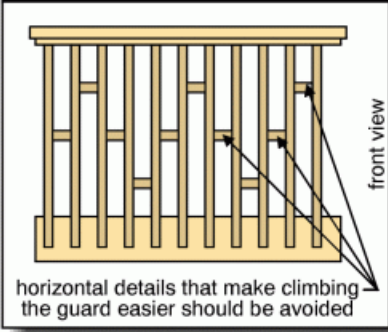
Spindle spacing

spindles should be spaced so that a 4" (6" in some areas) sphere cannot pass through the guard

spindles (balusters)

4" diameter sphere (6" in some jurisdictions)

construction note:



Spindles (balusters) missing



Spindles (balusters) missing

LANDSCAPING \ Walkway

17. Condition: • [Cracked or damaged surfaces](#)

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Description

General: • General Structure pictures

Configuration: • [Crawlspace](#) • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#) • [Masonry block](#) • [Wood](#)

Floor construction: • [Joists](#) • Slab - concrete • Subfloor - plywood

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • 2x4 • 2x6

Roof and ceiling framing: • Rafters • [Trusses](#) • [Plywood sheathing](#) • [Oriented Strand Board \(OSB\) sheathing](#)

Location of access to under-floor area: • South

Limitations and Methods

General: • The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete, footings and foundations, except as exhibited by their performance.

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Insulation

Attic/roof space: • Entered but access was limited

Crawlspace: • Entered but access was limited

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Recommendations

FLOORS \ Joists

18. Condition: • [Rot, insect or fire damage](#)

West side of living room area has 4 joists which are weakened by possible insect damage.

Task: Recommend further evaluation by licensed termite inspector.

STRUCTURE

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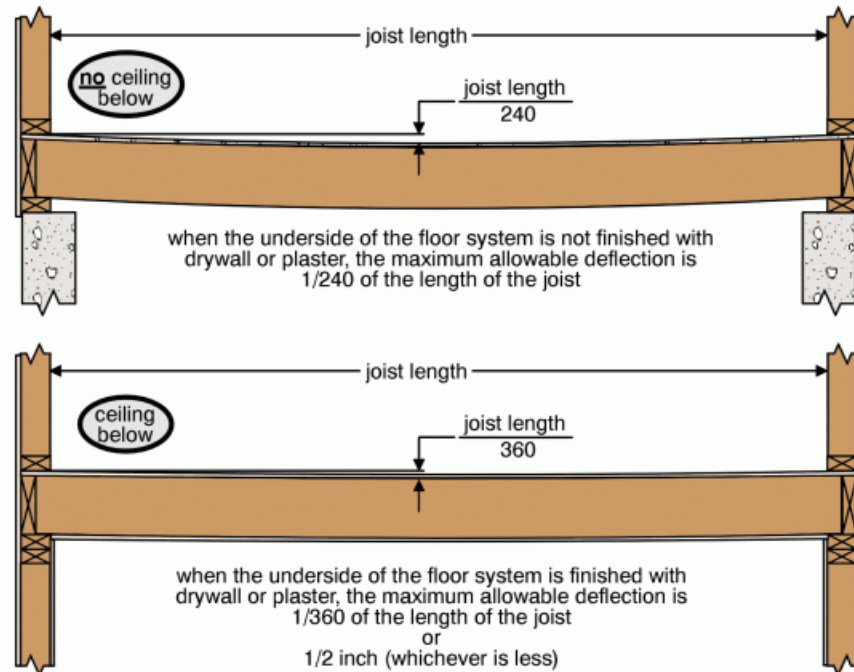
SITE INFO

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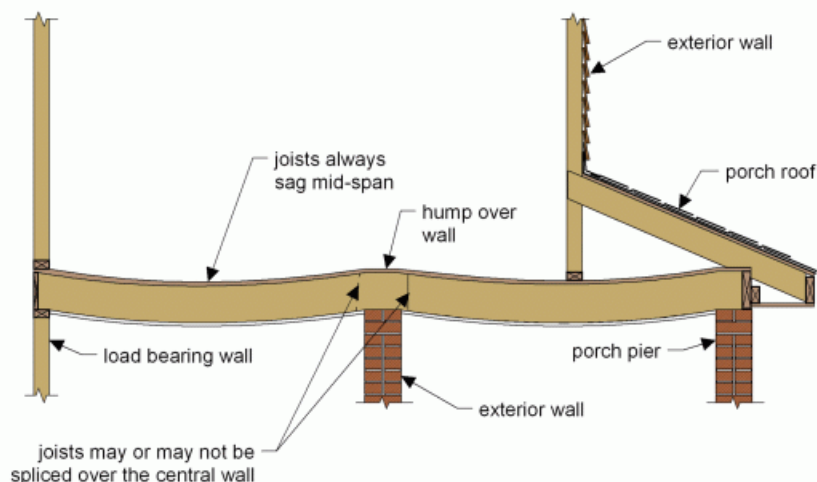


19. Condition: • [Sag or springy](#)

Allowable floor deflections



Hump in floor due to joists extending over solid masonry wall



FLOORS \ Concrete slabs

20. Condition: • [Cracked](#)

Concrete slab has minor cracks.

Task: Monitor and repair as needed



ROOF FRAMING \ Rafters/trusses

21. Condition: • [Rot, fire or insect damage](#)

Sheathing appears to be rotten or weakened from moisture.

Task: Repair and replace



22. Condition: • [Split](#)

South west side of roof area has a split truss.

Task: Repair



23. Condition: • [Modified or spliced](#)

Some rafters where sister-ed

Task: Monitor and repair as needed

ROOF FRAMING \ Sheathing

24. Condition: • [H-clips missing](#)

The main roof is missing H clips. Next time roof sheathing is replaced.

Task: Recommend installing at that time.

Description

General: • General Electrical pictures

General: • Items inspected: The service drop; the service entrance conductors, cables, and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and sub panels by removing the panel dead front covers; the branch circuit conductors, over current protection devices and the compatibility of the conductors with the device; conduit, wiring and splicing including the basement, crawl space and attic; interior and exterior installed lighting fixtures, switches and ceiling fans; receptacles including polarity and grounding, ground fault circuit interrupters and arc fault circuit interrupters; and, exterior electrical components that provide service to a qualifying garage or carport

General: • All accessible receptacles were checked for proper operation.

General: • The electrical panel cover was removed for inspection. Cover plate was re-installed after inspection.

Service entrance cable and location: • [Overhead copper](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating:

• [200 Amps](#)



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Main disconnect/service box type and location: • [Breakers - utility room](#)

System grounding material and type: • [Not visible](#)

Distribution panel type and location: • [Breakers - utility room](#)

Distribution panel rating: • [200 Amps](#)

Electrical panel manufacturers: • Eaton/Cutler-Hammer • Eaton/Cutler-Hammer

Auxiliary panel (subpanel) type and location: • [Not found](#)

Number of circuits installed: • 10

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)

Type and number of outlets (receptacles): • One receptacle is damaged and not attached to structure under the carport



Type and number of outlets (receptacles): • [Grounded and ungrounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI • No AFCI

Smoke detectors: • None noted

Carbon monoxide (CO) detectors: • None noted

Limitations and Methods

Inspection limited/prevented by: • Storage

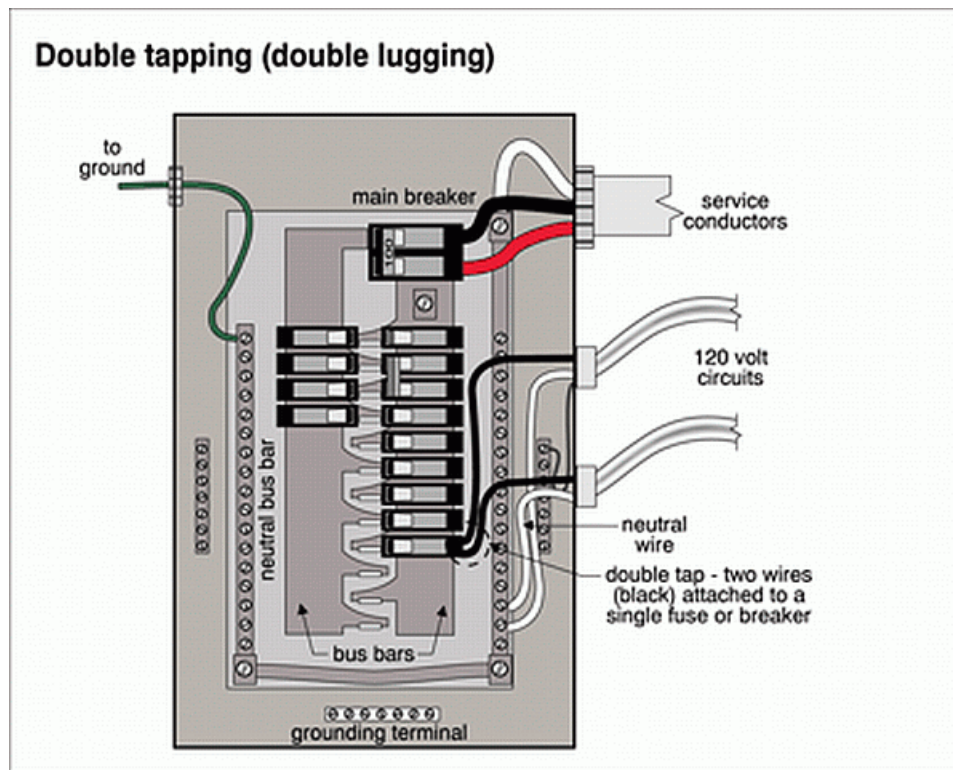
System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

25. Condition: • [Double taps](#)



26. Condition: • [No Arc Fault Circuit Interrupter](#)

DISTRIBUTION SYSTEM \ Junction boxes

27. Condition: • [Cover loose or missing](#)

Junction boxes in attic do not have cover plate installed.

Task: Repair and install



DISTRIBUTION SYSTEM \ Outlets (receptacles)

28. Condition: • [Damage](#)

One receptacle in the carport area is damaged, not attached to structure and live.

Task: Repair and replace



Damage

29. Condition: • [Inoperative](#)

North East side of living room has a receptacle which has a short.

Task: Repair and replace

30. Condition: • [Ungrounded](#)

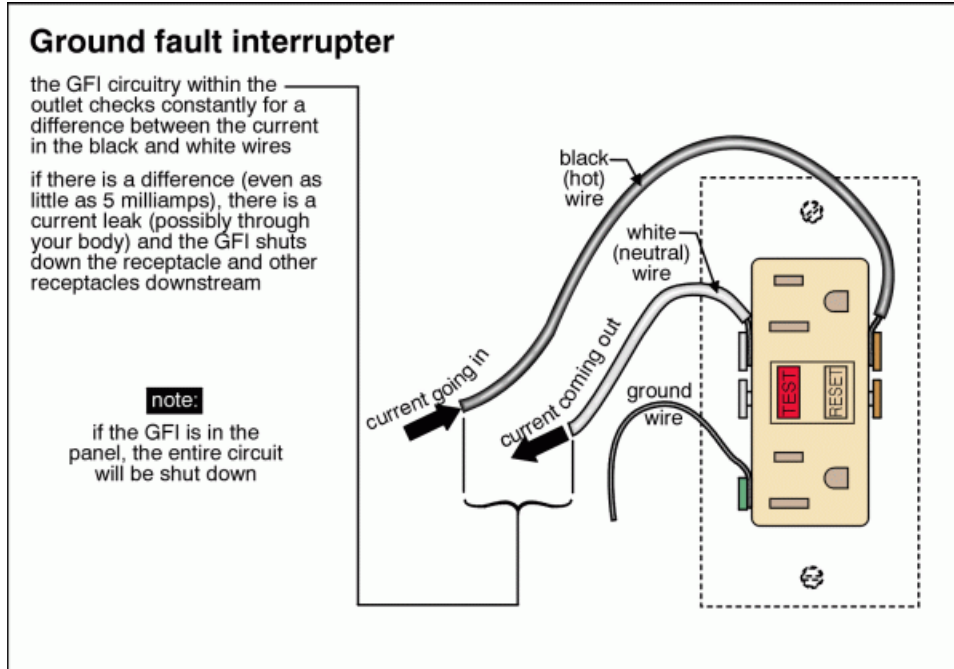
Various receptacles in home are ungrounded.

Task: Monitor (Repair and replace as needed)

31. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

All receptacles in wet zones or within 6 feet of wet zone needed to be ground faulted.

Task: Repair or replace



32. Condition: • [No AFCI \(Arc Fault Circuit Interrupter\)](#)

DISTRIBUTION SYSTEM \ Switches

33. Condition: • [Faulty](#)

Switch in North east bedroom is warn.

Task: Repair and replace

DISTRIBUTION SYSTEM \ Cover plates

34. Condition: • [Missing](#)

Missing cover plate on switch next to fire place.

Task: Install cover plate.

DISTRIBUTION SYSTEM \ Smoke detectors

35. Condition: • [None](#)

Smoke detectors are not instaled

Task: Install in all bedroom areas.

HEATING

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Description

General: • General heating pictures

System type:

- [Electric plenum heater](#)



Fuel/energy source: • [Electricity](#)

Furnace manufacturer: • ICP

Heat distribution: • [Ducts and registers](#)

Approximate age: • [15 years](#)

Main fuel shut off at: • Utility room

Failure probability:

- [High](#)

Unit is inoperable.

Auxiliary heat: • [Wood fireplace](#)

Fireplace/stove:

- [Wood-burning fireplace](#)
- [Gas fireplace](#)

Gas valve is installed in fire place, however gas is not installed.

Chimney liner: • [Clay](#)

Combustion air source: • Outside

Mechanical ventilation system for home: • None

Location of the thermostat for the heating system: • Hallway

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Limitations and Methods

Inspection prevented/limited by: • System was inoperative

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Dataplate not found

Heat exchanger: • Not visible

Recommendations

ELECTRIC FURNACE \ Life expectancy

36. Condition: • [Inoperative](#)

Task: Repair and replace

ELECTRIC FURNACE \ Ducts, registers and grilles

37. Condition: • [Dirty, obstructed or collapsed](#)

Task: Repair and replace

38. Condition: • [Disconnected ducts](#)

Various ducts are disconnected

Task: Repair and replace



CHIMNEY AND VENT \ Inspect/sweep chimney

39. Condition: • [Inspect \(and/sweep if needed\) before using](#)

Birds have nested in chimney.

Task: Monitor and clean as needed before use.

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CHIMNEY AND VENT \ Throat, smoke shelf & smoke chamber

40. Condition: • [Rust \(metal firebox\)](#)

Minor rusting in fire place box

Task: Monitor (Repair and replace as needed)

FIREPLACE \ Damper

41. Condition: • [Missing](#)

Task: Repair and replace

COOLING & HEAT PUMP

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Description

General: • General cooling pictures

Air conditioning type: • [Air cooled](#)

Manufacturer: • ICP

Cooling capacity: • [2.5 Tons](#)

Compressor type: • Electric

Compressor approximate age: • 15 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [High](#)

Supply temperature: • 65°

Return temperature: • 80°

Temperature difference: • 15° • This suggests good performance.

Location of the thermostat for the cooling system; : • Hallway

Limitations and Methods

Inspection limited/prevented by: • System inoperative

Heat gain calculations: • Not done as part of a building inspection

Heat gain/loss calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Recommendations

AIR CONDITIONING \ Ducts, registers and grilles

42. Condition: • [Disconnected or leaking](#)

INSULATION AND VENTILATION

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Description

General: • General insulation pictures

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • [R-20](#) • [R-24](#) • 6 inches • 8 inches

Attic/roof air/vapor barrier: • [None found](#)

Attic/roof ventilation: • [Soffit vent](#) • [Gable vent](#)

Wall insulation material: • [Cellulose](#)

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation amount/value: • [None found](#)

Foundation wall air/vapor barrier: • None found

Floor above basement/crawlspace insulation material: • None found

Floor above basement/crawlspace air/vapor barrier: • Not determined

Crawlspace ventilation: • [Wall Vents](#)

Floor above porch/garage insulation material: • None found

Floor above porch/garage insulation amount/value: • Not determined

Floor above porch/garage air/vapor barrier: • Not determined

Limitations and Methods

Inspection prevented by no access to: • Wall space

Attic inspection performed: • By entering attic, but access was limited

Crawlspace inspection performed: • From access hatch • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

ATTIC/ROOF \ Pull-down stairs/ladder

43. Condition: • [Unsafe to climb](#)

Bottom step is broken and in need of repair.

Task: Repair and replace

INSULATION AND VENTILATION

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FOUNDATION \ Crawlspace floor

44. Condition: • [No vapor barrier](#)

Task: Repair and install

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • General plumbing pictures

Water supply source: • Public

Supply piping in building: • [Copper](#) • CPVC (Chlorinated PolyVinylChloride)

Main water shut off valve at the: • North East area of property near road.

Water flow and pressure: • [Functional](#)

Water heater type: • Tank

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer: • American Water Heater Group

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 13 years

Water heater location: • Utility room

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [High](#)

Waste and vent piping in building: • [PVC plastic](#) • [Galvanized steel](#)

Main fuel shut off valve at the: • Utility room

Exterior hose bibb (outdoor faucet): • Freeze resistant

Limitations and Methods

Items excluded from a building inspection: • Water quality • Septic system • Concealed plumbing

Recommendations

SUPPLY PLUMBING \ Water service pipe

45. Condition: • [Leak](#)

While checking the water valve meter after inspection was complete. Meter continued to flow slowly. We were not able to locate.

Task: Repair and replace

WATER HEATER \ Life expectancy

46. Condition: • Past life expectancy

Water heater is inoperable.

Task: Repair and replace

WATER HEATER \ Tank

47. Condition: • Safety pan and drain defect

TPR valve was reduced in size.

Task: Repair and replace

PLUMBING

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WATER HEATER \ Recovery rate

48. Condition: • Inadequate

Task: Repair and replace

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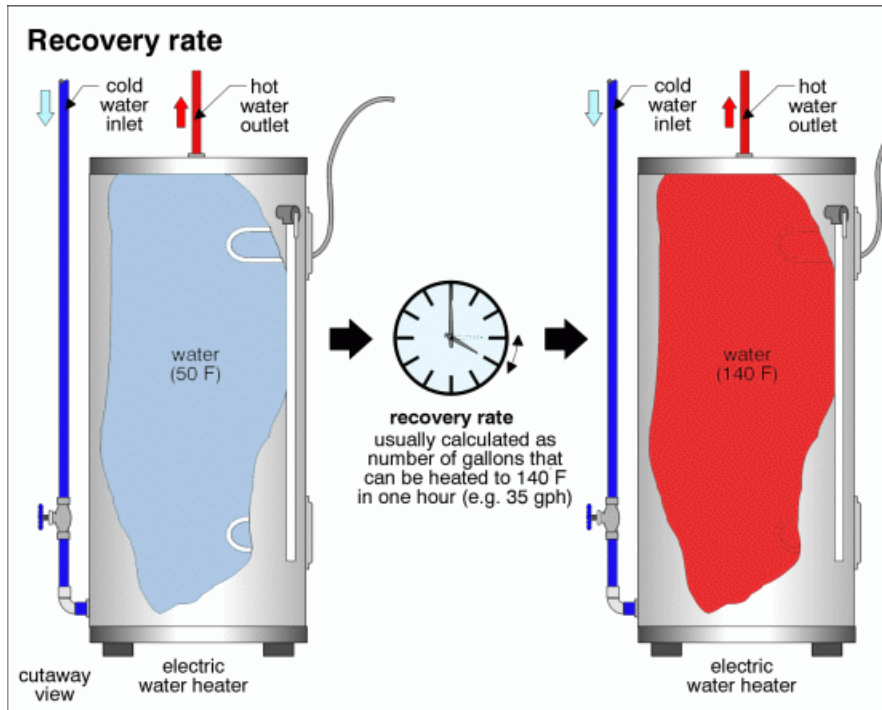
INSULATION

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WASTE PLUMBING \ Drain piping - installation

49. Condition: • [Nonstandard materials and patches](#)

Silicone was used in under sinks.

Task: Monitor (Repair and replace as needed)

WASTE PLUMBING \ Traps - performance

50. Condition: • All traps in home are S traps and the bath tub is draining slowly.

Task: Monitor (Repair and replace as needed)



PLUMBING

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FIXTURES AND FAUCETS \ Basin, sink and laundry tub

51. Condition: • [Leak](#)

Bathroom sink is draining into crawl space below. Drain pipe is disconnected

Task: Repair



Leak



Leak



FIXTURES AND FAUCETS \ Bathtub

52. Condition: • Bath tub/ shower valves are warn. Still functional

Task: Monitor (Repair and replace as needed)

Description

General: • General interior pictures

Major floor finishes: • [Carpet](#) • [Laminate](#) • Cork

Major wall finishes: • [Plaster/drywall](#) • [Paneling](#) • [Stone](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • Metal

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Wood](#) • [Metal](#)

Doors: • Inspected

Evidence of crawlspace leakage: • Present • Water

Oven type: • Convection

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher

Laundry facilities:

• Hot/cold water supply

Hot and cold locations are switched

• Dryer



Dryer

• Vented to outside

• 120-Volt outlet

• 240-Volt outlet

• Waste standpipe

Bathroom ventilation: • Window

Laundry room ventilation: • None

Counters and cabinets:

• Inspected

Minor defects were detected and some are in need of adjustment.

Stairs and railings: • Inspected

Limitations and Methods

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Decorative items • Vermin, including wood destroying organisms.

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • All appliances were checked for proper working order.

Percent of foundation not visible: • 25 %

Basement leakage: • Cannot predict how often or how badly basement will leak

Recommendations

FLOORS \ Subflooring

53. Condition: • [Springy](#)

Task: Repair

54. Condition: • [Sagging](#)

Task: Repair

WINDOWS \ Storms and screens

55. Condition: • [Torn](#)

Task: Monitor (Repair and replace as needed)

56. Condition: • [Holes](#)

Task: Monitor (Repair and replace as needed)

57. Condition: • [Missing](#)

Task: Monitor (Repair and replace as needed)

DOORS \ Doors and frames

58. Condition: • [Racked/out-of-square](#)

Exterior door needs adjustment

Task: Monitor (Repair and replace as needed)

59. Condition: • Does not latch properly

Storm door on front is in need of new hardware.

Task: Repair and install

CARPENTRY \ Cabinets

60. Condition: • [Stiff or inoperative drawers](#)

Task: Monitor (Repair and replace as needed)

CARPENTRY \ Countertops

61. Condition: • [Loose or missing pieces](#)

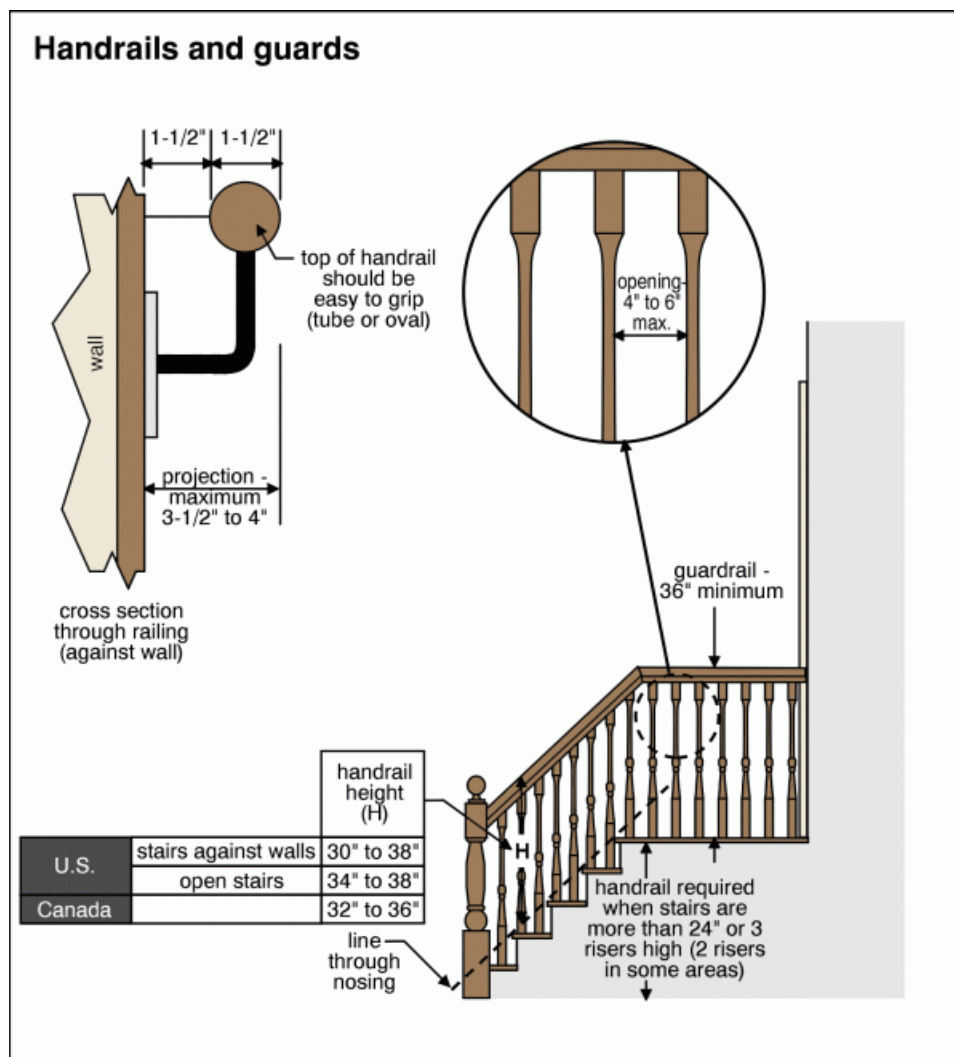
Task: Monitor and repair as needed

STAIRS \ Handrails and guards

62. Condition: • [Missing](#)

Steps of 4 or more are recommended to have a hand rail.

Task: Repair



INTERIOR

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Weather: • Sunny

Approximate temperature: • 92°

Attendees: • None

Access to home provided by: • Seller's agent

Occupancy: • The home was unfurnished during the inspection.

Utilities: • The gas was shut off during the inspection. • The water service is public.

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at Noon.

Approximate size of home: • 1500 ft.² to 2000 ft.²

Building type: • Detached home

Number of stories: • One

Number of bedrooms: • Three

Number of bathrooms: • Two

Garage, carport and outbuildings: • Attached carport

Street type: • Residential

Street surface: • Paved

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS