

# Inspection Report

1000 Sample, Perkins, Oklahoma 74059



**Inspection Date** November 7, 2016  
**Inspector** Bill Darbe #70001625  
(405) 697-4607  
[onpointpropertyservices@yahoo.com](mailto:onpointpropertyservices@yahoo.com)

Oklahoma Construction Industries Board 70001625, Oklahoma Department of Environmental Quality 102755



**Onpoint Property Services LLC**

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## Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

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## Significant Concerns

### Safety Concerns

None

### Items Not Operating

#### Building Exterior

1. Exhaust Vent(Exterior: Ground View): Obstructed preventing moisture elimination

### Major Concerns

None

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## Budget to Replace

#### Appliances

2. Microwave Oven(Kitchen): Nearing the end of its useful life
3. Refrigerator(Kitchen): Nearing the end of its useful life

#### Plumbing

4. Water Heater(Exterior: Ground View): Nearing the end of its useful life
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## Needs Further Evaluation

None

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## Items to Monitor

#### Appliances

5. Dishwasher(Kitchen): Nearing the end of its useful life
  6. Dryer(Laundry Room / Mudroom): Nearing the end of its useful life
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## Maintenance Items

#### Appliances

7. Microwave Oven(Kitchen): Door is damaged

#### Balconies, Decks and Porches

8. Balcony, Deck or Porch(Exterior: Ground View): Stain, paint or sealer has peeled, faded or bleached out

#### Building Structure

9. Roof Structure(Exterior: Roof View): Missing Ridge Shingles

#### Room Components

**10. Wall(Living Room):** Drywall has settling cracks

**11. Window(Exterior: Ground View):** Glass pane is cracked

## General Information

- # Of Stories: 1
- Water Source: Public
- Weather Conditions: Sunny
- Location Of Attic Entrance: Garage
- Present During Inspection: Buyer, Buyer's agent
- Foreclosure Status: Bank Owned
- House Faces: South
- Method To Inspect Roof: On roof
- Style Of Home: Traditional
- Cooling System: Central
- Foundation Design: Slab
- Year Built: 2005
- Square Footage: 1200
- Heating System: Furnace
- Ground Conditions: Dry
- Method To Inspect Attic: Inside attic
- Temperature: 98
- Sewer System: Public
- Occupancy: Occupied

## Scope of Inspection

- An inspection does not determine the market value of the property or its marketability.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- An inspection does not include items not permanently installed.
- An inspection will not determine the suitability of the property for any use.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- An inspection will not identify concealed or latent defects.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- The inspection is limited to visible and accessible components and areas only.
- An inspection is not technically exhaustive.
- This home inspection is being conducted in accordance with the state Standard of Practice guidelines.
- An inspection does not determine the insurability of the property.
- An inspection does not determine the life expectancy of the property or any components or systems therein.

## Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

**Satisfactory**

No material issues have been found. One or more cosmetic issues may have been observed.

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**Not working**

Was not working at the time of the inspection.

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**Marginal**

The item is working, but has at least one concern that is beyond cosmetic.

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**Safety Hazard**

Has conditions that make operation of the item unsafe and is in need of prompt attention.

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**Poor**

Is operating, but has at least one major concern with its operation.

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**Not Inspected**

Was not inspected. The reason is typically indicated.

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# Appliances

## Descriptions:

### Refrigerator

- Manufacturer Name: Hotpoint
- Model Number: ctx21baxfrad
- Serial Number: rr529736
- [Manual](#)

### Microwave Oven

- Manufacturer Name: Whirlpool
- Model Number: mh2155xpb-1
- Serial Number: trs1916315
- Year Built: 2005
- [Manual](#)

### Garbage Disposal

- Manufacturer Name: Insinkerator
- Model Number: 1-83
- Serial Number: 05041754684
- [Manual](#)

### Oven/Range

- Energy Source: Electric
- Manufacturer Name: Whirlpool
- Model Number: unknown
- Serial Number: unknown
- [Manual](#)

### Dryer

- Energy Source: Electric
- Manufacturer Name: Whirlpool
- Venting Location: Wall
- [Manual](#)

### Cook Top

- Energy Source: Electric
- Manufacturer Name: Whirlpool
- [Manual](#)

### Dishwasher

- Manufacturer Name: Whirlpool
- Model Number: du1055xtpb0
- Serial Number: fs2003772
- Year Built: 2005
- [Manual](#)

### Washer

- Manufacturer Name: Kenmore
- Model Number: 110.20022013
- Serial Number: c30721746

## Concerns and Observations:

✔ **Cook Top**

✔ **Dishwasher**

### Observation to Monitor

#### Nearing the end of its useful life

Location	Kitchen
Suggested Action	Budget for a newer unit. In the interim, a higher level of maintenance can be expected

✔ **Dryer**

### Observation to Monitor

#### Nearing the end of its useful life

Location	Laundry Room / Mudroom
Suggested Action	Budget for a newer unit. In the interim, a higher level of maintenance can be expected

✔ **Garbage Disposal**



**In Working Order**

**Unit is in good condition**

Location Kitchen



**— Microwave Oven**

**Moderate Concern**

**Door is damaged**

Location Kitchen

Impact A damaged door may impact the effectiveness of the seal providing an environment for radiation to escape

Suggested Action Repair the damaged elements in the door or replace the door altogether as desired



**Old**

**Nearing the end of its useful life**

<b>Location</b>	Kitchen
<b>Suggested Action</b>	Budget for a newer unit. In the interim, a higher level of maintenance can be expected

- ✓ Oven/Range
- ✓ Refrigerator

**Old**

**Nearing the end of its useful life**

<b>Location</b>	Kitchen
<b>Suggested Action</b>	Budget for a newer unit. In the interim, a higher level of maintenance can be expected

- ✓ Washer

## Balconies, Decks and Porches

### Descriptions:

- Balcony, Deck or Porch**
- Material: Concrete
  - Type: Porch

### Concerns and Observations:

- Balcony, Deck or Porch

**Moderate Concern****Stain, paint or sealer has peeled, faded or bleached out**

<b>Location</b>	Exterior: Ground View
<b>Impact</b>	Without sealer, the wood is not protected from the elements
<b>Suggested Action</b>	Restain and/or reseal with a weather resistant sealer

**Building Exterior****Descriptions:****Eave**

- Fascia Material: Vinyl
- Soffit Material: Vinyl

**Downspout**

- Drainage Location: Above grade
- Material: Aluminum

**Gutter**

- Material: Aluminum
- Type: Eave Mounted

**Siding**

- Material: Brick

**Exterior Trim**

- Material: Aluminum

**Disclaimers:**

- The home inspector shall observe wall cladding, flashings, trim, eaves, soffits, and fascias. The home inspector shall describe wall cladding materials and probe exterior wood components where deterioration is suspected. The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Concerns and Observations:**

- ✓ **Downspout**

**In Working Order**

**Appears serviceable**

Location Exterior: Ground View



- ✓ Eave
- ✗ Exhaust Vent

**Not Working**

**Obstructed preventing moisture elimination**

Location Exterior: Ground View  
 Impact If the exhaust fan is still working, the odor and smoke has no escape  
 Suggested Action If the vent is being used, clear the vent passage and install a bird cage style vent cover. If the vent is not in use then eliminate the exhaust passage and block off and seal the opening



- ✓ Exterior Trim
- ✓ Gutter
- ✓ Siding

# Building Structure

## Descriptions:

### Roof Structure

- Framing Type: Rafter
- Roof Pitch: Medium
- Roof Style: Hip

### Foundation Wall

- Material: Poured Concrete

## Disclaimers:

- Much of the house structure was not inspected due to finished areas. The inspection was limited to those areas that were visible from the basement or crawl space, and the exterior.
- The home inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure (...).

## Concerns and Observations:

- ✓ Foundation Wall
- ✓ Rafter

In Working Order

Satisfactory

Location Attic



- ✓ Roof Sheathing
- ⊖ Roof Structure

**Moderate Concern****Missing Ridge Shingles**

<b>Location</b>	Exterior: Roof View
<b>Suggested Action</b>	Replace missing shingles



✓ Slab

**Electrical****Descriptions:****Wiring**

- Wiring Method: Conduit, Romex

**Kitchen / Bath Exhaust**

- Type: Built-in Microwave

**Electric service panel**

- # of 110 Volt Circuits: 12
- # of 220 Volt Circuits: 3
- Circuit Breaker Size: 100
- Manufacturer Name: Eaton
- Panel Rating: 100 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper
- Wiring Type - Main: Copper
- Location: Exterior: Ground View

**Electric service panel**

- Panel Type: Circuit breakers
- Wiring Type - Main: Copper
- Location: Attached Garage

**Electrical service**

- Location Of Main Disconnect: West Garage Wall
- Rating: 100 amps
- Service Entry Style: Underground
- Location: Exterior: Ground View

**Kitchen / Bath Exhaust**

- Type: Ceiling / Wall Vent

## Disclaimers:

- The home inspector shall observe service entrance conductors, Service equipment, grounding equipment, main over current device, and main and distribution panels, amperage and voltage ratings of the service, branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures, the operation of ground fault circuit interrupters and Smoke detectors. The home inspector shall describe service amperage and voltage, service entry conductor materials, service type as being overhead or underground and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels or observe low voltage systems, security system devices, heat detectors, or carbon monoxide detectors, telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system or Builtin vacuum equipment.

## Concerns and Observations:

- ✓ CO Alarm
- ✓ Ceiling Fan
- ✓ Electric service panel

In Working Order

Satisfactory

Location Exterior: Ground View



- ✓ Electrical Mast

**In Working Order****Satisfactory**

Location Exterior: Roof View



- ✓ Electrical service
- ✓ GFCI
- ✓ Kitchen / Bath Exhaust
- ✓ Light Fixture
- ✓ Outlet
- ✓ Smoke Alarm
- ✓ Switch
- ✓ Wiring

**HVAC****Descriptions:****Furnace**

- Efficiency: Mid-efficiency
- Energy Source: Gas
- Filter Type: Disposable electrostatic
- Heat Distribution Type: Forced Air
- Manufacturer Name: concord 80
- Model Number: CG80TB075D16B-1A
- Serial Number: 1604L13395
- Location: Exterior: Ground View
- [Manual](#)

**Thermostat**

- Location: Living Room

**Furnace**

- Location: Attic

**HVAC Venting**

- Material: Metal
- Type: Direct



**Air Conditioner**

- Air Conditioner Type: Split
- Air Distribution Method: Ducts
- Capacity: 2 Ton
- Condensing Type: Air
- Energy Source: Electric
- Installed Fuse Breaker: 60
- Manufacturer Name: Concord
- Maximum Fuse/ Breaker Rating: 60
- Model Number: cg80tb075d16b-1a
- Serial Number: 1604113395
- Type: Cased
- Location: Exterior: Ground View
- [Manual](#)

**Disclaimers:**

- The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Concerns and Observations:**

- ✓ Air Conditioner
- ✓ Ductwork
- ✓ Furnace
- ✓ HVAC Venting
- ✓ Thermostat

**Landscaping and Hardscaping****Descriptions:****Driveway**

- Material: Concrete

**Disclaimers:**

- The home inspector shall observe decks, balconies, stoops, steps, areaways, porches, applicable railings, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe fences, geological conditions, soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities) or Presence or condition of buried fuel storage tanks.

**Concerns and Observations:**

- ✓ Drainage and Grading
- ✓ Driveway
- Fence
- Gate
- ✓ Landscape Feature

✔ **Patio and walkway**

## Plumbing

### Descriptions:

#### Sink

- Mounting: Self Rimming
- Number Of Bowls: Single Bowl
- Type (Bathroom): Vanity Mount

#### Water Pipe

- Water Service Piping Material: Plastic
- Water Supply Piping Material: PVC

#### Cleanout

- Location: Exterior Back

#### Main fuel supply

- Shutoff Location: West Side of House

#### Water Heater

- Type: Recovery
- Location: Attached Garage

#### Main water valve

- Main Water Supply Valve Location: Water Heater Closet in Garage
- Static Water Pressure Reading: 60 psi
- Location: Exterior: Ground View

#### Hose Bibb

- Freeze Resistant: true

#### Water Heater

- Btu Or Watt Input Rating: 40000
- Capacity: 40 gal
- Energy Source: Natural gas
- Manufacturer Name: Bradford White
- Model Number: MI40T6fbn7
- Serial Number: bd6180498
- Type: Recovery
- Year Built: 2005
- Location: Exterior: Ground View
- [Manual](#)

### Disclaimers:

- The home inspector shall observe interior water supply and distribution system (including: piping materials, supports, and insulation), fixtures and faucets, functional flow, leaks, cross connections, interior drain, waste, and vent system (including traps, drain, waste, and vent piping), piping supports, pipe insulation, leaks, functional drainage, hot water systems (including water heating equipment), normal operating controls, automatic safety controls, chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The home inspector shall describe water supply and distribution piping materials, drain, waste, and vent piping materials, water heating equipment, and location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to state the effectiveness of antisiphon devices, determine whether water supply and waste disposal systems are public or private, operate automatic safety controls, operate any valve except water closet flush valves, fixture faucets, and hose faucets, observe water conditioning systems, fire and lawn sprinkler systems, onsite water supply quantity and quality, onsite waste disposal systems, foundation irrigation systems, spas, except as to functional flow and functional drainage, swimming pools, solar water heating equipment or observe the system for proper sizing, design, or use of proper materials.

### Concerns and Observations:

- ✔ **Cleanout**
- ✔ **Floor drain**
- ✔ **Fuel lines**
- ✔ **Hose Bibb**
- **Irrigation System**
- ✔ **Main fuel supply**

- ✓ Main water valve
- ✓ Sewer
- ✓ Shower / Tub
- ✓ Sink
- ✓ Stand-alone Shower
- ✓ Toilet
- ✓ Water Heater

**Old**

**Nearing the end of its useful life**

<b>Location</b>	Exterior: Ground View
<b>Suggested Action</b>	Budget for a newer unit. In the interim, a higher level of maintenance can be expected

- ✓ Water Pipe

## Roof

### Descriptions:

**Attic Ventilation**

- Type: Soffit

### Disclaimers:

- The home inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, roof penetrations and signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials and report the methods used to observe the roofing. The home inspector is not required to walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.
- While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak-free due to weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot.

### Concerns and Observations:

- ✓ Attic Ventilation

**In Working Order**

**Satisfactory**

<b>Location</b>	Exterior: Ground View
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- ✓ Plumbing Vent
- ✓ Roof Flashing
- ✓ Roof Material

## Room Components

### Descriptions:

#### Ceiling

- Material: Drywall

#### Screen

- Material: Metal

#### Overhead Door

- Material: Metal

#### Floor

- Floor Cover: Carpet, Laminate, Tile
- Sub Floor Material: Concrete

#### Window

- Window Frame Type: Vinyl
- Window Glass Type: Double pane
- Window Type: Single hung

#### Wall

- Material: Drywall

#### Cabinet

- Cabinet Construction: Solid Wood, Metal Brackets
- Material: Laminate

#### Insulation

- Approximate Depth: 6-8 inches
- Insulation Style: Fiberglass batting

#### Interior Door

- Materials: Hollow Core
- Style: Panel

#### Garage door opener

- Manufacturer: Craftsman
- Type: Chain Drive

#### Countertop

- Material: Laminate

#### Exterior door

- Materials: Metal

### Disclaimers:

- The home inspector shall observe counters and a representative number of installed cabinets.
- The home inspector shall observe entryway doors a representative number of windows, doors, garage door operators, walls, ceiling, and floors, steps, stairways, balconies, and railings;. The home inspector shall operate all entryway doors and a representative number of windows, operate garage doors manually or by using permanently installed controls for any garage door operator, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The home inspector shall report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatments.

## Concerns and Observations:

- ✓ Cabinet
- ✓ Ceiling
- ✓ Countertop
- ✓ Exterior door
- ✓ Fire wall
- ✓ Floor
- ✓ Garage door opener
- ✓ Insulation
- ✓ Interior Door
- ✓ Interior Trim
- ✓ Interior service door
- ✓ Overhead Door
- ✓ Register / Return
- ✓ Screen
- ✓ Stair
- ✓ Storm door
- ✓ Vanity
- ✓ Wall

### Cosmetic

#### Drywall has settling cracks

Location	Living Room
Suggested Action	Repair with drywall tape and drywall compund and repaint



### Window

**Moderate Concern**

**Glass pane is cracked**

<b>Location</b>	Exterior: Ground View
<b>Impact</b>	The cracks expose sharp edges and reduce protection from the elements
<b>Suggested Action</b>	Replace the glass

