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Standard Building Inspection For: Inspector Gadget

29 NW Havenshire Circle, Lawton, Ok

Date of Inspection: 7/7/2009

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Inspector: Sam Haubrick, #OK262
Date: 7/7/2009
Client: Inspector Gadget
Address: 29 NW Havenshire Circle, Lawton, Ok

Standard Inspection REPORT

DESCRIPTION OF FINDINGS:

Refer to full report for additional detail & corresponding pictures.

Exterior

Threshold does not appear water tight at exterior door(s). Suggest securing with liquid nails and then caulking front edge of threshold. (See Figure #1)

Estimated Costs for Repair: $50.00

Roof

Slight hail damage to roofing materials on south side of structure; make sure roof is insurable. (See Figure #2) (See Figure #3) (See Figure #4)

Neoprene vent collars appear aged & cracked allowing possible moisture intrusion at roof level. Replace where needed. (See Figure #5) (See Figure #6)

Estimated Costs for Repair: $?

Plumbing

Loose toilet noted at base connection in master bathroom.

Leakage noted at base of kitchen faucet. (See Figure #7)

Suggest caulking around bathroom escutcheons at tub enclosures. (See Figure #8)

Estimated Costs for Repair: $125.00

Description Of Findings (Continued)

Electrical

Missing panel bushings at added wiring in main panel. (See Figure #9) (See Figure #10)

No ground fault circuit protection noted on electrical outlets at interior garage walls possibly due to inoperative GFCI on west wall.

Damaged/ cracked receptacle cover noted in bedroom. Marked with blue dot. (See Figure #11)

Estimated Costs for Repair: $150.00

Heating and Cooling

Inadequate cooling differential noted at time of inspection. Outside temperature was mild. Unit may need slight recharge to bring it up to specification. Further evaluation by Heat/ Cool contractor suggested.

Estimated Costs for Repair: $100.00

Interior

Window seals appear broken/ fogged in hall bathroom (upper). Marked with blue dot.

Screws appear missing from hinges at garage side entry.

Damaged threshold seal noted at base of laundry room to garage door. (See Figure #12)

Estimated Costs for Repair: $ 150.00

Structure

Foundation Type:

Slab On grade

Above Ground:

Main Beam: n/a
Floor Support: n/a
Outer Walls: Wood Frame Construction
Interior Walls: Wood Frame Construction

Slab on Grade:

Entire

Remarks

- Average settlement noted. Settlement is to be expected in every building. The various materials used in construction will show different signs of settlement. Determining whether settlement has ceased or not is not part of a visual-only inspection, however a higher degree of confidence can be placed on older homes showing no signs of adverse settlement. This is not to say that settlement will not take place should future conditions or changes such as inadequate surface or ground water maintenance or control, overgrown trees, etc. lead to settlement. Monitoring should be continuous (on-going).
- The most essential function of a building foundation is to distribute the building's weight on the soil. It must be made of a material of sufficient strength to resist the loads from the building it supports. The general rule of thumb with soil engineers regarding soil mechanics is that there is not a rule. Soils are such variable materials that only generalized statements representing average conditions can be made. Practically speaking, however, the primary parameter in dealing with soils as they affect residential buildings involves settlements. Several types of settlements are important, all of which can be uniform or differential in movement. Some will be long term and some will be short term. From an inspection standpoint, based on the conditions noted at the time of the inspection, these settlements are recorded as (1) minimal, (2) average or (3) severe. Determining whether cracking is structural or cosmetic is not always possible without invasive investigation. Seasonal or ongoing conditions may also affect the extent of cracking over time. When identifying cracks, the age and type of building is important. For example, cracking in an older home may not be as big a concern as in a newer home because the settlement has already occurred along with any accompanying problems. In this instance, what you see is generally what you get. However, if what we see is a house with severe settlement (such as a house out of plumb with sagging sections or structural problems), the services of a professional contractor, soil analyst or similar expert should be sought to determine what remedial action, if any, is required. If cracks are found to be in the average to minimal range with regard to settlement, then regular monitoring is all that is needed and typically the probability of future settlement will be low. Possibly improving existing grading and/or adding down spout extensions (8 to 10 feet) to take the rainwater away from the house may be all that is needed. Please note that no guarantee can be offered as conditions change. Regular monitoring is always recommended. Consult your inspector for information on annual maintenance inspections. One-time or initial settlements can occur at any time during or after the building has been constructed, although typically within the first year of construction. Initial settlements can be the result of shrinkage, soil compaction, thermal movement or a combination of these. If settlement is in the vicinity of plumbing lines, additional problems can occur, particularly if the settlement is severe. These one time or initial settlements could typically range up to 1/8". Exclusive of such problems, settlements rarely have any long-term affects on a house. However, with any form of settlement, monitoring is always advised. Long-term settlements lead to most of the foundation problems in residences today. Note: When inspecting relatively new homes, it will be difficult for the inspector to differentiate between one-time settlements and long-term liabilities. Historical performance is not available. Report such limitations accordingly. Settlement can occur from a number of reasons, soil type, water, site slope, under design or alterations to mention a few. During an inspection it is not possible to determine or predict ongoing or future movement, calculate stability or adequacy of structural components or whether the settlement has ceased being non-recurring or seasonal. Inspectors are limited to their experience and to what is visible at the inspection.

Exterior

Surface Materials:

Surface Type: Brick Veneer
Shingles: n/a
Siding Composite Wood Siding No Inspection Conducted Behind Siding
Parts not Visible Due To: n/a

Outbuildings and Garage:

Garage Description: Double Car Garage Integral Attached
Garage Door: Aluminum Roll-up Electric Auto Reverse Auto Opener

Features:

Front Porch: Roof Canopy Only
Windows and Doors (See Interior for Details) Aluminum
Balcony: n/a
Steps: n/a
Deck: n/a
Stairways: n/a
Driveway: Concrete
Patio/Paths: Concrete
Fences: Wood Gates Present
Retaining Walls: n/a
Yard Walls: Brick
Yard: n/a
Lead Paint Content: n/a

Remarks

- Threshold does not appear water tight at exterior door(s). Suggest securing with liquid nails and then caulking front edge of threshold. (See Figure #1)
- Cracked driveway noted. Settlement cracking to an external concrete surface is common and is normally considered a cosmetic issue, unless associated with a safety hazard. In order to maintain proper surface and rainwater control, proper grading is essential. Anticipate water ponding and/or intrusion with concrete driveways, patios or pathways which are graded incorrectly or graded to fall back towards the building. This is a common finding on driveways adjacent to vehicle/garage doors. Although a seal is provided at the bottom of the vehicle/garage door, this will not prevent water intrusion and standing water on the garage floor. This defect emanates from original construction where a little more preparation on behalf of the concrete contractor could have eliminated the problem. Unfortunately, remedying the situation is not an easy solution. A drainage system could be added adjacent the building to prevent water intrusion and ponding on the driveway, path or patio areas concerned. While this does not appear to be a considerable issue, the cost of remedying this situation can be expensive. All concrete pathways, driveways and patios must be sloped or graded away from the property to prevent water accumulation along the foundation or basement wall.
- See Summary Remarks

Roof

Construction and Style:

Roof Replacement Probability: Low Number of Skylights: N/A Roof Age: 9 + / -
Inspected From: Partial Roof Inspection Only
Roof Type: Average Roof Slope Rafter Framing Gable Hipped
Type of Skylights: n/a
Roof Complexity: Typical
Leak Probability: Low
Parts Not Walked/Visible Due To: n/a

Materials and Components:

Sheathing/Type: Orientated Strand Board Sheathing
Shingle Type: Fiberglass Asphalt
Metal Roof Type: n/a
Tile Roof Type:
Built-up Type: n/a
Roll Roof n/a
Flashings: Galvanized Steel Neoprene Boot
Fascia and Soffit: Roof Overhang < 18 Wood Fascia

Attic:

Restricted Access to: Corners
Visible: Fiberglass Blown In Insulation
Insulation Thinkness: 10 + / - Inches
Ventilation: Off-Ridge Soffit
Number Of Fans: n/a
Number Of Turbines: n/a
Firewalls and Ceilings n/a

Chimneys:

Wood Frame Construction Composite Finish Galvanized Chimney Hood Coping
Visible Flue Liner: Metal Maintain Annual Service

Gutters and Spouts:

Coverage: Full System Present
Type: Aluminum
Recommendations: Keep System Clean And Free Of Debris

Remarks

- Slight hail damage to roofing materials on south side of structure; make sure roof is insurable. (See Figure #2) (See Figure #3) (See Figure #4)
- Neoprene vent collars appear aged & cracked allowing possible moisture intrusion at roof level. Replace where needed. (See Figure #5) (See Figure #6)
- See Summary Remarks

Plumbing

Water Supply and Drainage Services to Building:

Water Service: Public Water
Sceptic Tank: Yes-Water Treatment Center
Drain Field Location: n/a
Supply: Copper Piping
Drains and Vents: Plastic Drain Lines Copper Drain Lines

Watermain and Meter

Water Main: Copper
Water Meter: External Ground
Water Meter Location Front Of Structure Water Pressure 60 PSI
Water Meter Flow Detector Stable: Yes (Not Guaranteed)
House Shut Off Valve Location: At Main
Other: Frost Proof Hose Bibs

Bathrooms

Fixtures: Tub-Shower Enclosure Combination Shower Enclosure(s) Floor Mounted Toilet(s)
Jacuzzi-Whirlpool Tub (Clean Prior To Use)
Bath Materials: Fiberglass Unit Tile
Saftey Glass Stamp at Shower Enclosure: No-Saftey Issue
Other Bath Characteristics Shower Pan(s) Filled-No Leakage Noted No Access Under Tub

Kitchen

Fixtures: Double Kitchen Sink Cast Steel Enamel Disposal Hose Spray
Disposal Switch Located: Wall
Instant Hot Water Temprature: n/a

Remarks

- Loose toilet noted at base connection in master bathroom.
- Leakage noted at base of kitchen faucet. (See Figure #7)
- Suggest caulking around bathroom escutcheons at tub enclosures. (See Figure #8)
- See Summary Remarks

Electrical

Service to Building:

Main Panel Location: Garage Wall
Amperage Rating: 150
Meter: Located Outside 1 Meter
Voltage: 120/240 (Three Wire) Service Lateral-PVC Conduit

Panel Box(es) and Distribution

Panel: Circuit Breaker Panel
Main Disconnect: Circuit Breaker Located Inside
Sub Panel(s): Condensor
120 Volt Wiring: Copper Conductors
Service Grounding To: Outdoor Rod-Rod(s) Not Visible
Wiring Type: Romex
240 Volt Wiring: Copper Conductors
Ground Fault Interrupter (GFI): Kitchen Bathrooms Whirlpool Exterior GFCI Circuit Breakers
Five Year Replacement: Low
120 Outlets 3-Pin Grounded GFCI Receptacles
Other: Not All Light Switches Identified Operated (Check With Seller)
Not All Receptacles Identified Operated (Check With Seller) Toggle Light Switches

Equipment Present in Building:

Smoke Detectors: Hard Wired (Test Regularly-Prior To Occupation)
Carbon Monoxide: No (Recommend Upgrade)
Other Characteristics: Switch Operated Ceiling Fans Dining Room Chandelier Flourescent Strip Lights
Ceiling Fan(s) Recessed Lights Cable Television (Not Tested)

Remarks

- Missing panel bushings at added wiring in main panel. (See Figure #9) (See Figure #10)
- No ground fault circuit protection noted on electrical outlets at interior garage walls possibly due to inoperative GFCI on west wall.
- Damaged/ cracked receptacle cover noted in bedroom. Marked with blue dot. (See Figure #11)
- See Summary Remarks

Heating and Cooling

Heating Source

Energy Type: Gas
Delivery Type: Forced Air Fuel Shut Off Valve Located At Unit

Forced Air Heating:

Number of Heat Zones: 1
Age: 1999
Furnace Type: Induced Air Forced Air
Flue Metal Metal Flue Cap
Motor Blower: Direct Drive Blower Fan
Furnace Features: Air Filter Thermocouple High Limit Electronic Pilot Light Heat Exchanger Inspection Door Gas Valve Drip Leg On Pipe
Supply Registers Located: High
Return Registers Located High
BTU Rating: 100,000

Cooling System

Number of Cooling Zones: 1
Age: 1999
Tonnage: 4 Ton Unit
Characteristics: Cooling Only System
Condensation: Overflow Condensate Tray Condensate Pipe
Cooling Testing: Infared Thermometer
Other Units None

Thermostats and Ductwork

Thermostats Manual
Ductwork: Insulated Flex Metal
Miscellaneous: n/a
Gas Log: n/a

Zone 1

Located: Attic Area Amp. Draw: Supply/Return Temperature: Tested Only - 65/75
Internal S/N: FD5D307F269909772 Five Year Replacement: Low Probability
External S/N: 5432 F 319933594 Five Year Replacement: Low Probability
Tested For:

Remarks

- Inadequate cooling differential noted at time of inspection. Outside temperature was mild. Unit may need slight recharge to bring it up to specification. Further evaluation by Heat/ Cool contractor suggested.
- Annual maintenance essential for proper operation of HVAC system. Recommended services should take place twice yearly, once before the summer season and once before the winter season. Filters should be replaced monthly. The type of filter chosen will depend on owners position as far as allergies, etc.
- See Summary Remarks

Systems and Appliances

Water Heater Number 1

Gallons: 40 Years: 1999 Serial Number: GB 99 -4273088-242 Location: Garage
Hot Water Temperature: 115 + / - degrees Gas
Relief Pipe To Bottom of Tank Relief Valve Fitted Min 18 inches Off Floor Slab Pan Gas Shut Off Gas Valve
Thermocouple Drip Leg Flue Cap Metal Flue Draft Divertor

Appliances

Washer: n/a
Range Top: Electric Good Condition
Dryer: n/a
Oven: Self Cleaning - Not Tested Electric Good Condition
Fan: Filter Good Condition
Refrigerator: Fountain Ice Maker Dispenser Ice Dispenser Frost Free Good Condition
Microwave: Good Condition
Trash Compactor: n/a
Dishwasher: Good Condition
Good Condition
Disposal:

Pool/Spa Equipment Present

Filter: Sand
Pumps: 1 Pool Pump
Filter Pressure:
Heater: Liner
Other: Above Ground Manual Controls Manual Valves Pool Covered

Miscellaneous Equipment

Interior: Door Bell Garage Door Opener

Remarks

- It is recommended that the overhead garage door tracks and hardware are lubricated to improve their operation. Minor maintenance.
- No access to view plumbing under Jacuzzi tub or to see if unit was properly supported.

Interior

Floor Finishes

Carpets Ceramic Tile

Wall/Ceiling Finishes

Material: Gypsum Board
Walls: Paint Textured Paint
Ceilings: Textured Finish Painted Finish Flat Tray

Windows

Aluminum Double Glazed Single Hung Sash Wood Sills Inside

Doors

Metal Wood Plastic Stain Painted Veneer Finish Solid Core Wood Frames Hollow Core Hinged

Fireplaces

Fireplaces: Manufactured Fire Backing-brick Tile Hearth And Front Wood Mantle
Damper: Damper Open

Porches

Open Patio Only
Porches: Concrete Slab

General Features

Bedroom Closets
Attic: Yes With Stairway
Counter Tops and Cabinetry: Laminate Counter Tops Hardwood Kitchen Cabinets Hardwood Bathroom Cabinets

Remarks

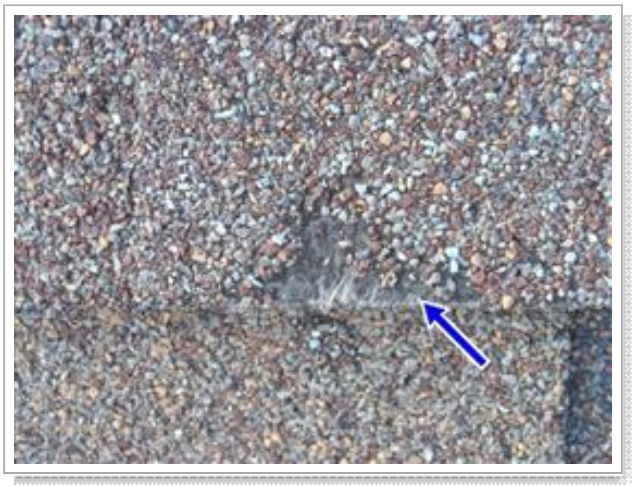
- Window seals appear broken/ fogged in hall bathroom (upper). Marked with blue dot.
- Screws appear missing from hinges at garage side entry.
- Damaged threshold seal noted at base of laundry room to garage door. (See Figure #12)
- See Summary Remarks

Appendix

Figure Number 1

Threshold does not appear water tight at exterior door(s). Suggest securing with liquid nails and then caulking front edge of threshold.

Figure Number 2



Slight hail damage to roofing materials on south side of structure; make sure roof is insurable.

Figure Number 3

Slight hail damage to roofing materials on south side of structure; make sure roof is insurable.

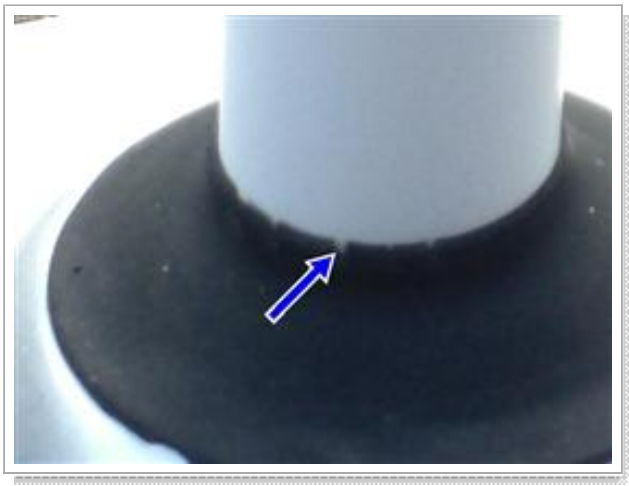
Figure Number 4

Slight hail damage to roofing materials on south side of structure; make sure roof is insurable.

Figure Number 5

Neoprene vent collars appear aged & cracked allowing possible moisture intrusion at roof level. Replace where needed.

Figure Number 6



Neoprene vent collars appear aged & cracked allowing possible moisture intrusion at roof level. Replace where needed.

Figure Number 7

Leakage noted at base of kitchen faucet.

Figure Number 8

Suggest caulking around bathroom escutcheons at tub enclosures.

Figure Number 9

Missing panel bushings at added wiring in main panel.

Figure Number 10

Missing panel bushings at added wiring in main panel.

Figure Number 11

Damaged/ cracked receptacle cover noted in bedroom. Marked with blue dot.

Figure Number 12

Damaged threshold seal noted at base of laundry room to garage door.