

### Wingman Home Inspections Joseph Hanselman, Lic. 2085 2291 Camden Pl Blanchard, Ok, 73010

# **RESIDENTIAL**

405-412-7321 JosephHanselman@gmail.com

### This Home Inspection Has Been Prepared Exclusively For:

Company/Individual		
Mobile telephone #	Alternate #	
Email Here		
Inspection Address:		



Inspection Date

Inspection Start Time

Inspection Finish Time

Temperature Today

Weather Conditions Recently

Weather Conditions Today

Inspection Property is	Residential	Approx Age	Stories	1
Approx Sq Ft		Occupancy	Building faces	

Safety items and items marked for evaluation on our reports need to be addressed BEFORE CLOSING. These forms and report cannot be reproduced without permission of the Buyer or **Joseph Hanselman.** © 2019 Hettinger Enterprises, LLC. All Rights Reserved. <a href="https://www.inspectors.software">www.inspectors.software</a>

### **Selling Representatives Info:**

Agent/individual		
Company		
Cell #	email here	
Disclosures		



This overview page is NOT the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report.

Client:	Date:
Address of Inspected Property:	
1. STRUCTURE: See full report for further inspection information	
2. EXTERIOR: See full report for further inspection information	
3. ROOF/ATTIC: See full report for further inspection information	
4. APPLIANCES: See full report for further inspection information	
5. PLUMBING: See full report for further inspection information	
6. ELECTRICAL: See full report for further inspection information	
7. HVAC: See full report for further inspection information	
8. INTERIOR: See full report for further inspection information	

### Safety items and items marked for evaluation on our reports need to be addressed BEFORE CLOSING.

Recommended repairs are for your information and are not necessarily the responsibility of the seller.

The term evaluation indicates you need to have the entire system evaluated by a licensed professional. Additional items may

be discovered which are beyond the scope of our inspection.

We are not inspecting for cosmetic items (i.e. needs painting/patching). We are inspecting for those items that are:

#### **#1 UNSAFE #2 BROKEN #3 NOT WORKING AS INTENDED**

This is a "visual and readily accessible" inspection ONLY. It is from the outside walls in and is only a "snapshot" in time. Items may fail, break, leak, etc. after our inspection. If we cannot see it, we cannot report on it.We are not inspecting the duct work, buried plumbing, or sewer lines. If this 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. We are not inspecting for (ADA) Americans with Disabilities Act compliance and/or CODE COMPLIANCE. Check with appropriate government agency for these inspections. We are not code inspectors. We inspect for best practice.

NOTE: WE DO NOTTEST FOR MOLD, LEAD, ASBESTOS, OR RADON UNLESS SPECIFICALLY CONTRACTED

### **THANK YOU FOR YOUR BUSINESS!**



2291 Camden Pl Blanchard, Ok, 73010 Please call if you need further assistance.

1.1 Foundation										
PIER/BEAM = Crav	wlspace									
Slab: Non	Slab: None Part						ered			
BASED ON VISIBLE AND ACCESSIBLE FOUNDATION										
1.2 Above Ground (Excl	udes roof	& detach	ed bu	ıildings)						
Outer walls	valls				We	ep hole	5			
1.3 Crawlspace						None p	resen	t		
Access located:										
Crawlspace:	Entered		L	imited Acce	SS			Minimu	ım siz	e entry
Comments:										
1.4 Basement								None	nrace	ant
Stairs:	П	leadroom		Exterior E	ntrv		Δr	eaway d	•	,III
Walls/Ceilings:		anel		Concrete Painting						Tile
Floor:		u	FI	oor Drain:			.9,. 0	J9		0
Cold Pours	0	pen crack	s: Po:	ssible water	intru	usion		Paint	ed	
Exposed Beams:		•				Applia	nces		Raise	ed
Exposed Floor Joist	ts:					Exterio	or doo	r	Wind	dows
Stains/Mildew indi	cate past l	eakage		Odor		Dry at	time	of inspe	ction	
Owners belonging:	s V	Vells		Shelves		Heat/0	Heat/Cool Paneling			eling
Not inspected for rad	on C	arpeted		Rugs		Wall S	ealers	Joint F	illers	

This report was done only for the client that paid Joseph Hanselman. \*Every building/house changes/moves daily.

We do not verify permits or engineering. Buyer, IF there have been additions or alterations to original structure, verify permits with seller.

### Here's a list of names and numbers for Structural Engineers:

Kelly Parker, PE GWS 405-946-0206 Bob Zahl, P.E. 405-488-1281 Rob Chynoweth, P.E. 405-826-8375

### **SEISMIC ACTIVITY**

BUYER NOTE: We are seeing significant settlement occur after our inspections. We suggest that you walk the entire house AND take photos of all four sides of your home for insurance purposes. ALSO JUST BEFORE CLOSING, walk the house and look for new settlement.

### 1.5 Visible conditions, items noted, and evaluation/repairs that need to be addressed before closing: A complete structural engineer evaluation and report needed before 100 closing Structure 101 Settlement Minimal Average Severe Location: Outside Inside 102 Typical settlement 103 Recent structure repairs - ask seller for details Structure concerns 104 Slab settlement/heave 105 Walls out of plumb/foundation bulged 109 Damaged joist(s)/beam(s)/cantilever rot 114 Sag in main beam/floor/stairs **▼** Construction 106 Expansion joints not present 107 Weepholes not present 108 Unsealed expansion joints 110 Previous fire damage (check with seller) 111 Extensive rot/decay 112 Foundation corner pops 119 Loose brick/defective pointing items noted 113 Walls not fully visible – vegetation, snow, materials 122 Non-standard work/repair(s) 125 Asbestos type material? Disclosure 138 Secure pest & termite inspection before purchase 137 Evidence of wood destroying insects (see pest control company's report) 142 Crawlspace/Basement 115 Undersized beam(s)/span problem(s) 116 Floor seepage/rot 117 Wall seepage/peeling paint/cracks 118 Efflorescence/softened brick - mortar 120 Off plum pier(s)/pilings 121 No pier footing(s)/pad(s) 123 Damaged/leaking ductwork (see Heat/Cool 7.0) 124 Damaged/leaking plumbing (see Plumbing 5.0) 126 Crawlspace area wet/saturated 127 Loose/missing supports 128 Surface spalling/deterioration 129 Ventilation/de-humidifier recommended no cover discharge 130 Sump pump Inoperativ 132 Missing/inadequate vapor barrier 133 Insulation missing/falling 134 Restricted/inadequate ventilation 135 Hearth forms not removed 136 Rust/oxidized bolts/straps/connections 139 Crawlspace door repairs Crawlspace vents damaged/do not open/missing screens 141 Limited access to crawlspace due to ductwork/plumbing Legend Monitor Repair Repair see Details column Safety Issue

1.0 STRUCTURE

### 1.0 STRUCTURE

#### 1.6 Details and further explanation

We render an opinion regarding the soundness of a property based on our experience and education. We are not structural engineers. If you have additional concerns, we urge you to secure a report from a structural engineer. (Ask if they are structural engineers, since there are many types of engineers.)

Settlement/cracks appear typical for age/area.

Secure a structural engineer report that includes all structural components of the house/building including. but not limited to foundation, walls, and roof components.

### See 1.5 Column and 1.7 Photos for repair Items

#	Description

1.7 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing:



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#### Wingman Home Inspections • Joseph Hanselman, Lic. 2085 • 405-412-7321 2.0 EXTERIOR

2.1 Surface Mate	erials These Forms And Re	port Cannot Be Reproduced Wi	thout Permission Of The Bu	yer Or <b>Joseph Hanselman</b>	▼ 2.4 Visible condition			- 1		ng
Veneer: Br	rick/Block Stucco	Co	ncrete/Stone	E.I.F.S.				valuation and repair a	dvised	
Siding: As	sphalt Shake	s Me	etal Wood	Vinyl	▼ Conditions noted ho	-				
	p/Panel Plywo		mposite wood/fi	_ ′		Cracks	vertical	step	horizontal	pyramid
Parts not visible d			es/Shrubs/Debri		Brick	ks/Stone	settlement	damaged	deteriorated	separation
				3			cated at:			
2.2 Outbuilding			No Garage		202	Mortar:	missing	damaged	deteriorated	failing
Garage:		ouble Triple	Integral	Detached*			cated at:			
Door		t-up Roll-up				· ·	te coverage:	brick	siding	
# 0	Fiberglass Wo	ood Metal	Emergeno	y release	205	Damaged	exterior			
Carport:	Integral De	etached*	Outbuilding(s)		220	Exterior p	ainting/repair	needed now		Budget
* DETACHED BUILD	INGS/STRUCTURES ARE E	EXCLUDED UNLESS SI	PECIFICALLY CONT	RACTED.	▼ Conditions noted at		or			
2.3 Features						Exposed:		wood	trim	siding
Front Porch	Wood	Metal	Wrap aroun	d				decay/rot		
or Entry:	Railing(s)	Enclosed	Roof canopy	only				decay/rot	damaged	
Windows	Wood	Aluminum	Vinyl (see 8.	-	209	Soffit dan	J	decay/rot	deteriorating	
and Doors:	Metal	Fiberglass	Faux shutter		210	Fascia dar	naged	decay/rot	deteriorating	
	IVICIAI				211	Soil to wo	od or metal cor	ntact		
Balcony:		Cantilever	Attached	Railing(s)	219	Chimney	movement			
Deck:				Railing(s)	220	Exterior p	ainting/repair		needed now	Budget
Driveway:		F	Retaining Walls		221	Moisture	stain(s)			
Patio/Paths:			Yard Walls		<b>▼</b> Conditions noted at	windows and	d doors			
Fences:			Hydrant in y	vard	212	Lintel(s)		Corroded	Unpainted	
Changles :				Attached	213	Exterior w	indow damage	. See Interior 8.0		
Steps/Stairs:	Railing(s)	Open tread	Non-standa	d construction	214	Exterior d	oors:	damaged	delaminating	rotted
Storm Cellar	r Hand Rail	Come-along	Latches		215	Doors sea	ls not weatherti	ight:	0	All
Surface water	er drains noted. (Not to	ested/underground	1)		216	House do	or to garage:	not self closing	[	hollow core
	ed for lead paint		ditions to origin	al construction	▼ Caulk/seal (maintain	1)				
·	d register your sto				217	Deteriora	ted or missing a	as indicated	door frames	windows
Tou Shoul	a register your stor	rm sneiter with t	ne iocai autiio	rities.		W	here concrete jo	oins the house	thresholds	exterior doors
THE	S PHOTO IS	Iller				al	l entry points ir	nto exterior wall(s)	overhead garag	e door frames
THE RESERVE TO SECOND	- COTION A	ND			218	Unsealed	joints/cracks/ho	oles/siding/trim joints	5	
FOR	POSTION A INTENDED	AS			▼ Items noted:					
NO	INTEREST	IS			222	Recent re	pairs check with	seller		
A D	HOTO DISRE	GARD			223	Alteration	s to original co	nstruction (check w/se	eller)	
A	HOTO OF THE ORT. DISRE						-	repair(s) - check with		
REP	HOTO OF THE				<b>▼</b> Deck/Balcony:		, ,			
					235	Decking:		damaged	rotted	loose
Example crack	ks in driveway-mor	nitor				Posts:		damaged	rotted	loose
						not secure	d properly	handrails	needed	damaged
THIS	PHOTO IS	UST			▼ Conditions at yard/o	utbuildings				
EOP	POSTION A	ND			-	T T	exterior water d	   Irainage	ground drains if pre	sent
FUN	INTENDED	AS			226	Poor yard	drainage/incor	rect grading, yard por	nding —budget for r	epairs
NO	INTENDED HOTO OF TH ORT. DISRE	GARD						damaged	Loose	missing
AP	DISRE					Step(s):		need handrail	uneven	3. 9
SEP	OK					Outbuildi		not inspected	need repair	
KE						Cracked d	•	trip hazard(s)	severe	
	s in entry - monito						•			
LAUTIPIE CIACK	S III CITTLY - IIIOIIITO	1						t house–limits visibili	•	
-								re (monitor/maintair	•	
IHIS	PHOTO IS J	The second secon						terior of house. Main	tain o clearance.	
FOR	POSTION A	AS					amaged/loose	1/CL:0 1		
And the second	- INTERNITE						amaged/Cracke	-	retaining wall	cross ties
No.	HOTO OF TH ORT. DISREC	ARD						aluate retaining wall(s		
A	ORT. DISM					Storm cel		loose stairs	did not latch	needs handrail
DEP					239	Hydrant i	n yard not opera	ating properly		

**▼** Legend

Example cracks in patio - monitor

Monitor

Repair

Repair see Details column

Monitor

Safety Issue

### 2.0 EXTERIOR

	LATERIOR		
2.5 De	tails and further explanation	2.6 Photos and further explanation of items not	ed, evaluation/repairs that need to be
	Drainage is important. Keep soil sloped away from house for approximately 10 feet and employ good gutter extensions with a full	addressed before closing:  THIS PHOTO IS JUST	THIS PHOTO IS JUST
	gutter system.  We do NOT verify flood plains, permits, or engineering. Check with your real estate agent, your insurance agent, and/or local authority having jurisdiction.		FOR POSTION AND
See 2.	4 Column and 2.6 Photos for repair Items	A PHOTO DISREGAN	A PHOTO DISREG
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### 3.0 ROOF/ATTIC

3.1 Construction & S	Style	Approx. Age				+/-		
Inspected from:	Ground		Eav	res	Roof		W/binocula	rs
Туре		Slope		F	Roof framing			Dormer(s
Parts not walked/seen/inspected due to:				F	Roof complex	kity:		Cornice
Number of sky lights	0	Туре:	Flu	sh	Curb		Patched-mo	onitor
3.2 Materials / Comp								
Sheathing:	hing: OSB with Foil		OSB		Board		Plywood	Metal
Shingles: Fiberglass/asphalt			Woo	od shing	gles/shakes			
Metal roof:	Alı	uminum	Stee	el 📗	Copper		Tin	
Tile roof:	Clay/cement		Flat		Barrel		Tile	Slate
Built-up roof:	Tar	•	Pain	it	Gravel		Coated	
Roll roof:	Fiberglass/as	phalt	Rub	ber	Bitumen		TPO	
Flashings:	Galvanized		Alur	n.	Copper		Neoprene	Lead
Felt/Synthetic			Tarı	patchin	g at vents/sh	ingles/fl	ashings	
ROOF MOUNTED	MENT							
3.3 Attic (no access to								
Visible insulation			Cellulos	se	Rockwool		att/blown	Other
Ventilation:	Soffit		Ridge		Gable		oof Vent	None
	Turbi	ne # 0			Number of	powere	d vents	0
Due to outside te	mperature and	d/or height	t, power v	ent cor	ntrol could no	ot be test	ted	
Firewalls:	Firewalls: Masonry				Combination			
	IVIGSC	nry	Gypsun	1	Combinati	on		
Restricted access		,	дурsuп	1	Combination	on		
		,	бурѕип				number nres	ent O
3.4 Chimney(s)	to parts of atti	С		0 ir	ı use	Total	number pres	
B.4 Chimney(s) Type:	to parts of atti	c Fra	me	0 ir	n use rick	Total Met	tal	ent 0
3.4 Chimney(s)  Type:  None	to parts of atti Wood Stone	c Fra	me ck	0 ir	n use rick iding	Total Met Cric	tal ket :	Stucco
Type: None Visible flue liner:	to parts of atti Wood Stone	c Fra	me	0 iii	n use rick iding	Total Met Cric	tal ket :	
3.4 Chimney(s)  Type:  None	to parts of atti Wood Stone	c Fra	me ck	0 iii	n use rick iding	Total Met Cric	tal ket :	Stucco
Type: None Visible flue liner: Rain cap:	to parts of atti Wood Stone	c Fra	me ck	0 iii	n use rick iding	Total Met Cric	tal ket :	Stucco
Type: None Visible flue liner: Rain cap:	to parts of atti Wood Stone	c Fra	me ck	0 iii	n use rick iding lay Maintain annu	Total Met Cric	tal ket : tal ce/clean	Stucco
3.4 Chimney(s)  Type:  None  Visible flue liner:  Rain cap:	to parts of atti Wood Stone	Fra Blo Con	me ck	O in B	n use rick iding lay Maintain annu	Total Met Crice Met ual servi	tal ket : tal ce/clean	Stucco Other Copper
A.4 Chimney(s)  Type:  None  Visible flue liner:  Rain cap:	Wood Stone  Piped PVC/p	Fra Blo Con	me ck	0 iii B S C C M	n use rick iding lay Maintain annu	Total Met Crice Met ual servi	tal ket :  tal ce/clean  inum or Roof Drai	Stucco Other Copper
3.4 Chimney(s)  Type:  None  Visible flue liner:  Rain cap:	Wood Stone  Piped PVC/p Splasl	Fra Blo Con roof drain plastic	me ck	O in B S C C M M Screen Spout	n use rick iding lay Maintain annu	Total Met Cric Met ual servi Alum Interi	tal ket : tal ce/clean inum or Roof Drai	Other  Copper

### CHECK WITH YOUR INSURANCE COMPANY FOR INSURABILITY BEFORE CLOSING.



Example of insulation in attic



Example of belongings in attic

i Hanseim	ıan, L	ic. 2085 • 405-412	<u>/</u> -/、	321		3.0	R	OOF/ATTIC
3.6 Visible	condit	ions, items noted, and eva	luati	ion/repairs th	at nee	ed to be addr	esse	d before closing:
	5 yea	r replacement probabi	lity-	main roof:				
	Leak	Probability:						
External ro	of con	ditions notes:						
	300	Professional roofing e	valu	iation and re	epair	advised		
	301	Defective/improper fla	ashi	ng(s)				
	302	Rusty flashing(s) – sea	I-pa	int/replace				
	303	Exposed nail heads/fa	ster	ners				
	304	Valley flashing not ext	end	led at base				
	305	Some flashing not visi	ible					
	306	Staining/debris (main	tain	removal)				
Roof items					_			
	307	Limb contact with roof		•	of			
	308	Ponding/alligatoring/						
	309	Open seams – seal/pa						
	310	Premature/aging roof	ma	terial				
	311	2 or more layer roof						
	312	Nail pops in shingles						
	313	Surface damage			_		_	
	314	Loose/cracked:		slate(s)		tile(s)		shingle(s)
	315	Uneven roof surface/s	ag		_			
	316	Sheathing:		leakage		rotted		stains
	317	Roof repairs need						
	318	Low slope – pending v	vate	•				
	319	Vent collar(s)/cap(s):		aged		inverted		damaged
	323	Recent repairs (confirm			all ir	nfo about re	paiı	Ś.
	324	Improper or non-stand						
Disclosure	325	Budget roofing system		aintenance				
	326	Gutter repair(s) neede	d					
Chimney	342							
Cililiney	320	Chimney cap/brickwo	rk			missing		damaged
	321	Flue/ rain cap:				missing		damaged
	322	Chimney trim/siding		wood rot		loose		damaged
Interior at		, ,		Wood for		10030		aamagea
Disclosure	327	Limited attic access		blocked by	duc	twork		low slope roof
	330	Attic insulation:		missing		gaps		compressed
	331	Moisture stains noted	(ch	eck w/selle	·)			
	334	Asbestos type materia	l[pi	revent full ir	ispe	ction]		
	336	Firewall:		none		damaged		incomplete
	338	Attic access ladder:		not cut at p	roper	angle		loose/damaged
	341	Belongings prevent fu	ıll ir	spection				
Attic struct	ture							
	328	Roof supports:		damaged		missing		no stiff backs
	329	Roof structure:		bowing		damaged		cracked
Attic venti		V						
	332	Ventilation appears lir	nite		ıncre			.1
	333	Vent screening:		torn		damaged		clogged
	335	Improperly venting in				vent(s)		exhaust fan(s)
	337	Soffit vent baffles full/	part			damaged		missing
	339	Power vent		not runnin	_			improper wiring
Less 1	340	Attic access needs		weatherstr	ıppir	ng		insulation
<b>Legend</b> Monitor		Danair	Da	mair cas D	oto:I	c column		Cafaty lagra
Monitor		Repair	KE	<mark>epair see D</mark> e	tdII:	s column		Safety Issue

### 3.0 ROOF/ATTIC

	NOOT/ATTIC		
3.7	Details and further explanation	3.8 Photos and further explanation of items noted, eval	luation/repairs that need to be addressed before closing:
	Inadequate roof ventilation will shorten the life of your roof and increase your utilities bills/overwork your A/C condenser and void your shingle warranty.	THIS PHOTO IS JUST	THIS PHOTO IS JUST
	Due to outside temperature and/or height, power vent control could not be tested	FOR POSTION AND NOT INTENDED AS NOT OF THIS NOT OF THIS	FOR POSTION AND NOT INTENDED AS NOT OF THIS OF THE STATE
	BUYER - If house has board decking, recent code changes in some cities no longer allow board roof decking with roof replacement.	NOT INTENDED AS  PHOTO OF THIS  PHOTO DISREGARD  PORT. DISREGARD	NOT INTENDED AS A PHOTO OF THIS REPORT. DISREGARD
	Board decking may have to be replaced with sheet boards.	REPORT	REPO
See 3.	6 Column and 3.8 Photos for repair Items		
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### **4.0 APPLIANCES**

4.1 Appliances	These Forms And Report Cann	ot Be Reproduced Without	t Permission Of The Buyer Or <b>Josep</b>	h Hanselman		▼ 4.7 Visible conditions, items noted, and evaluation/repairs that need to be addressed before closing:
Washer:	None present	110v.	220v.	Cond:		400 Have a professional technician evaluate and repair as needed
Combination Washer/I	Dryer	Checked:	Hot	Cold	Drain	401 No gas – could not fully inspect gas appliances
Dryer:	110v.	220v.	Gas	Cond:		402 No electricity – could not fully inspect electric appliances
None present	Vented			Gas Lin	e Capped	403 No water – could not fully inspect appliances that use water
Range top:	Elec. 220	Gas	Corning type		None present	▼ Kitchen appliances Inoperative or conditions noted:
Stove	Commercial st	ove	Grill	Cond:		404 Oven: upper element lower element
Oven:	Elec. 220	Gas	Single	Double		405 Range: no anti-tip device/controls
None present	Temps:	° Bake	° Broil	° Bake	° Broil	406 Range: range burner(s)
We do not check self c	leaning			Cond:		409 Refrigerator: ice maker light fountain
Fan: Exhaust:	Filter			Cond:		410 Freezer
Refrigerator:	Frost free	Fountain	Icemaker	Dispens	ser	412 Range fan: did not operate missing
Walk in freezer	Water hookup	(for ice maker,	etc)	Not test	red	418 Microwave: missing plate did not operate properly
None present	Temps:	° Freezer	° Refrig	Cond:		419 Trash compactor
						437
Microwave Cond:		Dishwasher		° Cond		▼ Sink equipment
Garb. disposer Cond:		Wine cooler		° Cond		420 Dishwasher needs repair
Trash compr. Cond:		Additional F	reeze Temp:	° Cond	:	421 Dishwasher not secured properly
				None pre	esent	422 Dishwasher/drain line
4.2 Water management systems					ed per Buyer	423 Dishwasher did not fully drain
Lawn sprinkler:			Rain sensor (not t		1 7	424 Disposer feed guard stress clamp missing
	Zones 0		Backflow prevente		ed)	425 Disposer has seized and does not operate
Other:			Sump pump (not t		,	426 Disposer needs repair
						▼ House appliances Inoperative or conditions noted:
4.3 Pool/SPA equipment	(Leak test beyond sco		Present		e present	407 Fan: house
See separate page					per Buyer	408 Fan: attic
Pool, hot tub, fountain, an plumbing are not inspect		J	ectrical, decking, cop	ing, cover	s, and	411 Central vac
pranising are not inspect	ed unless specially	contracted.				413 Washer
4.4 Overhead garage door	equipment					414 Washer/hookup
Overhead doors				er of opene		415 Washer drain
Auto reverse:	Pressure se	nsitive	Laser e	ye operabl	е	416 Dryer
Dock bumpers						417 Dryer vent
4.5 Water well & septic sys	stem		Present	None pre	sent	435 The dryer vents through the roof. Recommend cleaning vent annually.
See separate page	10.0 Well/Septic I	spection det	ails	Not teste	d per Buyer	436 Door bell/chime: missing damaged
ooo soparato page						▼ Garage door Inoperative or conditions noted:
	nont					
4.6 Miscellaneous equipn		1	Doorhall	Condi		427 Garage door laser sensors
4.6 Miscellaneous equipn  Central house vac	Cond:		Door bell  Attic fan(s)	Cond:		<ul><li>427 Garage door laser sensors</li><li>428 Garage door auto reverse</li></ul>
4.6 Miscellaneous equipn  Central house vac  House fan(s)	Cond:	g when income	Attic fan(s)	Cond:	or or realter	
4.6 Miscellaneous equipn  Central house vac	Cond:	g when inspect	Attic fan(s)	Cond:	er or realtor.	428 Garage door auto reverse
4.6 Miscellaneous equipn  Central house vac  House fan(s)	Cond:	g when inspect	Attic fan(s)	Cond:	er or realtor.	428 Garage door auto reverse 429 Damaged garage door-panel(s)
4.6 Miscellaneous equipn  Central house vac  House fan(s)	Cond:	g when inspect	Attic fan(s)	Cond:	er or realtor.	428 Garage door auto reverse 429 Damaged garage door-panel(s) 430 Garage door opening system: needs adjustment
4.6 Miscellaneous equipn  Central house vac  House fan(s)	Cond:	g when inspect	Attic fan(s)	Cond:	er or realtor.	428 Garage door auto reverse  429 Damaged garage door-panel(s)  430 Garage door opening system: needs adjustment  not installed properly needs maintenance

433 Sprinkler(s) spraying

Repair

**▼** Legend

Monitor

building

Repair see Details column

434 Have a sprinkler specialist evaluate entire system

driveway

Safety Issue

### **4.0 APPLIANCES**

old.

4.8	Details and further explanation				
	Average life expectancy of appliance is 10 to 15 years. We only inspec				
	appliances to see that they work. We are not inspecting for quality or				
	cleanliness. Budget replacement if appliances appear over 10 years				

See 4.7	See 4.7 Column and 4.9 Photos for repair Items				
#	Description				

Zones	Sprinkler System
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

4.9 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing:





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### 5.0 Plumbing

5.1 Wat	er supply & dr	ainage services to	building						
Pu	blic water	Private water	Unk	nown		* Sep	arate sheets	& info provided for	
Pu	blic sewer	Private sewer	Unk	nown		water wells, seption		c tanks, aerobic	
Su	pply pipes:					syste	ms		
	Copper	ABS/PEX	Galv stee		Plast	tic	Mar	ifold	
Dra	ains/vents:								
	Copper	ABS/PEX	Galv stee	el 📗	PVC		Cast iron		
Ora	angeburg	Corrosion at dra	ains/pipe	s could	mea	n pin l	nole leakage	/(monitor)	
	use/garage/ca yer check befo	binets are full of fur re closing	rnishings	– could	d not i	inspec	t everything	-recommend	
5.2 Wat	er main/meter	•							
Wa	ater Off or disco	onnected			Back	Flow	Preventer (N	OT TESTED)	
Wa	iter Meter Leak	s (NOT TESTED):			Fire :	Sprink	ler		
Wa	ater Meter Flow	Detector Stable:							
VE DO N	OT CHECK WAT	ER SHUT-OFFS INSI	DE THE S	TRUCT	URE/H	HOUSE			
5.3 Bath	room(s)/Wash	room(s)/Exterior							
Sir	ık(s)	Toilet(s)/Bidet(s	)	Tub(	s)		No access un	ider tub(s)	
No	lip shower	Shower Enclosu	ires	Fan(	s)		Aux heater(s	) Jetted Tub(s)	
M	aterials:	Granite/Marble	Туре		Tile		Metal	Fiberglass Unit	
Pas	st grout/tile rep	pairs (check with sel	ler)	Lam	inate		Solid Surface	Metal	
Sh	ower Pan(s) fill	ed: No lea	akage no	te		Show	ed to buyer	and/or realtor	
Jet	tted tub filled:	Opera	ted			Show	ed to buyer	and/or realtor	
Ext	terior faucets:		Frost pro	of hose	e bibs			Anti-siphon	
5.4 Kitc	hen								
Sir	nk:	Filter Water	Soa	p Disp		Insta	nt Hot Water	Hose Spray	
5.5 Wat	er heater & ass	sociated equipmen	t						
Ар	proximate Age	:			Gallo	ons		Tankless	
Bra	and:				Ener	gy		Circulating	
Но	t Water Temp:				Expa	nsion	Tank(s)	Raised	
Wá	ater softener /tr	eatment/filtration s	system (N	IOTTES	TED)			Pan	
Loc	cation:							Drip Leg	
Ар	prox Age:				Gallo	ons:		Tankless	
Bra	and:				Ener	gy		Circulating	
Но	t Water Temp:				Expa	insion	Tank(s)	Raised	
Wa	ater softener /tr	eatment/filtration s	system (N	IOTTES	TED)			Pan	
Loc	cation:							Drip Leg	
See Phot	os below for se	erial numbers							
5.6 Sup	ply & associate	ed equipment							
Wa	ater Meter	External	Gro	und					
Ma	ain water shut	off							
Cle	eanout Located	l:							
<u> </u>	s meter Locate	q.							

**Buyer FYI/Recommendations: service Tankless Water Heaters every 6 months** 

### Plumbing Data Plate(s)





اکر	on manse	eima	an, Lic. 2085 ● 40	3-412-7321		5.0 Plumbing
_	5.7 Visible	conc	litions, items noted, evalı	uation/repairs that	t need to be addressed	hefore closina:
<u> </u>		500	Licensed plumbing w	· ·		
7	Leakage	,00	Licensed planibility w	iork/evaluation	needed before closi	iiq
		501	Shower:	Head	Shower door	Faucet/Valve
		502	Shower Pan			
	[	503	Tub:	Drain	Spout	Faucet/Valve
		504	Toilet:	Drain	Water Supply	Tank
	[	505	Sink:	Drain	Water Supply	Faucet/Valve
	[	506	Jetted Tub	Drain	Water Supply	Faucet/Valve
,	Exterior fa	ucet(:	s)		117	
	[	507	Exterior faucet(s):	damaged	no anti-siphon val	ve
			leaks at anti-siphon val		leaks at handle/ste	
,	Clogged d	rains				
		508	Slow drains at:	Tub	Sink	Toilet
,	Fixtures					
	[	509	Damaged/seized/loose	:	handle/faucet	spout
	[	510	Toilet(s):	loose	malfunction	
	[	511	Sink(s):	loose	malfunction	
		512	Chipped:	tub(s)-seal	sink(s)- seal	remove rust
	[	513	Reversed pipes:	shower	tub	sink(s)
		514	Inoperative diverter			. ,
	[	515	Missing/inoperative dra	ain stopper		
		516	Sink hose sprayer prob			
	[	517	Shut off valve(s) missin			
	[	536	Bathroom fan:	inoperative	needs to be cleane	ed install
	Installatio	n			_	
	[	518	Unsupported pipes or i	ncorrect drain pi	tch	
		519	Poor, improper drain ve	·		
	[	520	Improper connections/	dissimilar metals		
		544	Corrugated Stainless St	teel Tubing (CSST	) is present	
	Ę	533	Tile:	cracked	unsound wall	loose
,	Water Hea	ter Ta	nk			
		521	Tankless water heater s	hould be serviced	d every 6 months	
		522	Improper wiring at wat	er heater		
	Ţ	523	Relief valve/pipe proble	em at water heat	er	
		524	Water heater:	rusty	leaking	damaged
		525	Hot water temperature	is potentially sca	lding. Adjust heater th	nermostat to 110°-120°
		526	Improper gas connection	•		
		527	Water tank is aged but		·	
		528	Water tank:	not level	raise a minimum o	of 18" above floor
		529	Missing drip leg			
	ŗ	530	Water tank flue has imp			
			ceiling	insulation	roof decking/felt	other
		531	Tank tray:	missing	clean out debris	damaged
	Pipes					
		532	Drain/pipe(s):	corrosion	oxidization	
		537	Missing pipe insulation	n - freeze hazard		
		539	Uncapped gas line(s)!			
		540	Clean-out repair	too low	cover missing	damaged
		541	Could not locate clean	out - ask seller fo	r location if there is a c	clean out
•	Grout/Cau					
	Ţ	534	Grout/caulking repair	rs needed:	deteriorated	missing
			between tiles	11 (6)	under counter at s	•
			tub/shower meets wa		counter joint to b	•
			where tiles meet walls/	tloor/corners	where backsplash	meets wall
7	Disclosure					
		535	Moisture stain(s)	toilet	tub/shower	sink
		542	WE DO NOT CHECK FOR	D MOLD Maicture	بمصنيساء امصانعونا والجنيين	can load to mald
	1onitor	) <del>4</del> 2	Repair		e with limited drying,  Details column	Safety Issue

### 5.0 Plumbing

#### 5.8 Details and further explanation

If the house is over 20 years old, we recommend having the entire system scoped and fully evaluated by a licensed plumber BEFORE CLOSING.

We do not check sewer lines. If this structure is over 20 years old, we advise having the sewer line scoped. If sewer line is over 40 years old, budget for replacement.

If the temperature is below freezing, we do not turn on the exterior faucets. Recommend buyer operate and inspect the exterior faucets before closing.

We only check jetted tubs to see that they come on - we do not run them for more than a minute.

When any shade of yellow CSST flexible gas piping is observed, we are required by the CIB to make this statement: Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.

#### See 5.7 Column and 5.9 Photos for repair Items

See 5.7 Column and 5.9 Photos for repair Items				
#	Description			

#### 5.9 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing:

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A O Floctric

.1 Service to Building electromagnetic fields not	-hackad)	These Forms And The Buyer Or <b>Jos</b>	Report Cannot Be Reproduced Without Permission Of eph Hanselman
Location Of Main Panel			
Electric panel(s):	Main panel	Sub panel(s	) 0
Entry cable: Type:	Walli palici	Service	
Ampere rating:		Scrvice	
Number Of Meters:	1	Located:	
Voltage Rating:			
Box Brand Name?		SubPanels:	
.2 Panel Box(es) & Dist	ribution	0.1	и >
Panel type:		Sub pa	
Main disconnect:			Location
Service grounding to:			
120 V. Wiring:	Copper		um (Consult an electrician)
240 V. Wiring:	Copper		um (Approved in most areas)
Wiring type:	Romex	Cloth	BX Conduit
			udget Possible Upgrade)
Original wiring:		placement proba	bility:
		d In part	
120 V outlets:	3-Pin gro		2-Pin (Not grounded)
220 V. Outlets:		/. Outlets	
Ground Fault Interrupt		Main panel	Kitchen Garage
Bathrooms	Jetted tu		exterior Basement
			cessible/Tested At The Inspection)
Note: Not all GFCI fixtu	•		•
Grounded outlet advise			·
Not all light switches /r		•	
Aluminum branch circu (approximately 1965 to	,	e present–advise	e electrician to evaluate
	· · · · · · · · · · · · · · · · · · ·		
.3 Equipment present	in building		
Smoke detectors:			Ceiling fan(s)
Carbon monoxide mor			Recessed Lights
ecommend replace all batt	eries in detecto	rs/monitors	
Standby backup gener	ator		
Location			
Arc fault breakers			On concrete pad
Fuel/energy type /sour	ce		Transfer switch
Fuel storage tank			
Voltage rating:			
ecommend buyer receive l			-
/e do not inspect or test: So Ionitors, Intercom/Radio, L		• •	er, TV Cable, Antenna, Detectors/

circuits/outlets may be on a GFCI. Install carbon monoxide detectors if gas appliances are present. Missing/burned out light bulbs are not checked.





FYI: Garage refrigerator working after inspection FYI: Garage freezer working after inspection

J	oseph Hansein	nan, Lic. 2085 ● 405-4	12-/321		6.0 Electric	
7	6.4 Visible condition	ons, items noted, and evaluation	n/repairs that ne	ed to be addressed be	fore closing:	
	600	Licensed electrical work/ev	aluation need	ed before closing		
	Service					
	601	Inadequate wire/ground cl	learance			
	602	Improper drip loops:	missing	non-professional v	work	
	603	Damaged entry cable insu	lation			
	604	Obstructed main cable/lim	ıb contact			
	605	Loose meter/panel				
	606	System ground weak/disco	nnected			
	Service Panel(s					
	607	Panel not bonded or inade	equate bonding	g		
	608	Missing panel blanks/know	ck-out covers			
	609	Panel screws:	missing	improper type		
	610	Wrong size breaker or fuse	!	breaker(s) do no	t match electric pane	
	611	•			,	
	612		missing	incorrect	unreadable	
	613					
		Improper access to electric	panel			
	615	· ·	•			
	616	· · · · · · · · · · · · · · · · · · ·				
	617	·	incorrect size	wiring	improper	
	618	• '			шргорог	
	619	· · · · · · · · · · · · · · · · · · ·		, and (3)		
		ARC Fault breaker(s)	9 0 000(0)	missing	damaged	
	621		e that has hee		damaged	
	OZ I	Federal Pacific	Zinsco	Bulldog	Sylvania	
	622		ZIIISCO	obstructed	sealed	
	623	Tripped breaker/ blown fus	20	obstructed	Sealeu	
	Installation	impled bleaker/ blown ids	oc .			
	624	Open junction boxes/miss	ing cover(s)			
	625	Wire splices not in junction	_			
	626					
		•	:5)			
	627	Loose unsupported wires				
	628	Missing conduit/unprotect		11 1		
		if need repair see stickers for re			1 1	
	633	Limited outlets:	room(s)	bathroom(s)	kitchen	
	634		·		1 1	
	635		limited	missing	damaged	
	636	scorched outlet(s)/swit		outlet(s) no power		
		outlet(s) reverse polari	•	outlet(s) open gro	und [OG]	
	637	Missing/inoperative bulbs				
	638	Can lights covered with ins	sulation in attic			
	639	Outlets/Receptacles	loose[L]	damaged[D]	missing cover[M	
	640	Light fixtures:	loose[L]	damaged[D]	missing globes[N	
	641	Switch/dimmer:	broken[B]	overheated[O]	missing screws[S	
	Other Items					
	629	Smoke Detectors:	missing	aged	damaged	
	630	CO monitor(s):	missing	not found	damaged	
	631	Ceiling fans:	damaged	out of balance	not tested	
	632	Standby Backup Generator		service		
	642	Improper/non-standard/te	mporary/recen	it repairs		
		Improper/non-standard/te Corrugated Stainless Steel		•		

### 6.0 Electric

# 6.5 Details and further explanation

We do NOT inspect detached building, including electrical and plumbing unless specifically contracted.

If the house is over 25 years old, we recommend having the entire electrical system completely evaluated by a licensed electrician BEFORE CLOSING.

Possible hazard/electrical panel if you have any Stablock breaker/panel: ie. Zinsco, Federal Pacific or Sylvania) have evaluated by a licensed electrician.

When any shade of yellow CSST flexible gas piping is observed, we are required by the CIB to make this statement: Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.

### See 6.4 column and 6.6 Photos for repair Items

#	Description

6.6 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing:

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#### These Forms And Report Cannot Be Reproduced Without Permission Of The Buyer Or **Joseph Hanselman** 7.1 Data/info Max Fuse Apprx Ton 0.0 Apprx Age: COND Max Fuse Apprx Ton 0.0 Apprx Age: Max Fuse Apprx Ton 0.0 Apprx Age: HEAT Apprx Age: Location Apprx BTU Apprx Age: Location Apprx BTU Apprx Age: Location Apprx BTU See Photos below for serial numbers and model numbers 7.2 Heating source Humidifier (Not tested) Energy Type Heat Type Evaporator located over furnace Heat tape (Not tested) Inspection door Type Electric air cleaner (Not tested) System Motor/Blower Heat Exchanger: No damage/holes evident Fuel valve shutoff location Flue 7.3 Cooling source Uses heat ducts Energy Zones 1 Type 7.4 HVAC system Ductwork Window Units Condensation: Wall Units Slab Ducts Crawlspace Tray Float Switch Supply registers located Inside Panels Taped And Sealed [No Access] Return registers located Pipe Pump [Not Tested] Transite Thermostat 7.5 Test results Outside Temperature Prohibited Test of AC Tested For: Temp Reset to Temp Degrees Degrees Cooling Supply Return Degrees Degrees Supply Return Degrees Degrees Supply Return Heating Supply Degrees Return Degrees Supply Degrees Return Degrees Degrees Degrees Supply Return **Emergency Heat only Supply** Degrees Return Degrees

### AC Data Plate(s)



### Furnace Data Plate(s)

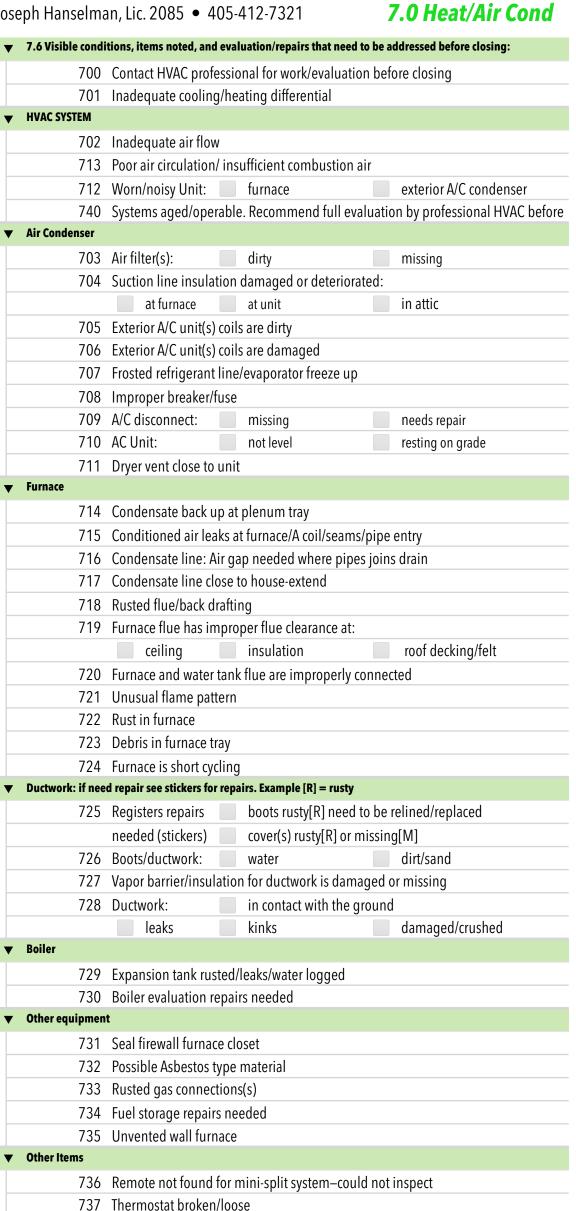












Disclosure 738 Annual service/clean advised (maintain)

Repair see Details column

Safety Issue

Disclosure 739 WE DO NOT CHECK FOR MOLD

Repair

Monitor

### 7.0 Heat/Air Cond

### 7.8 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing: 7.7 Details and further explanation If slab ductwork is over 10 years old, we advise having it scoped. THIS PHOTO IS JUST THIS PHOTO IS JUST Rust or sand or excessive dirt in filters indicates a need for FOR POSTION AND FOR POSTION AND NOT INTENDED AS NOT INTENDED AS A PHOTO OF THIS A PHOTO OF THIS All heat/air systems should be cleaned every 2 years. REPORT. DISREGARD REPORT. DISREGARD If your heat/air system is over 10 years old, we recommend having it serviced and evaluated by a professional heat/air contractor. See 7.6 column and 7.8 Photos for repair Items Description THIS PHOTO IS JUST THIS PHOTO IS JUST FOR POSTION AND FOR POSTION AND NOT INTENDED AS NOT INTENDED AS A PHOTO OF THIS PORT. DISREGARD A PHOTO OF THIS REPORT. DISREGARD THIS PHOTO IS JUST THIS PHOTO IS JUST FOR POSTION AND FOR POSTION AND NOT INTENDED AS NOT INTENDED AS A PHOTO OF THIS A PHOTO OF THIS REPORT. DISREGARD REPORT. DISREGARD THIS PHOTO IS JUST THIS PHOTO IS JUST FOR POSTION AND FOR POSTION AND NOT INTENDED AS NOT INTENDED AS A PHOTO OF THIS A PHOTO OF THIS REPORT. DISREGARD REPORT. DISREGARD THIS PHOTO IS JUST THIS PHOTO IS JUST FOR POSTION AND FOR POSTION AND NOT INTENDED AS NOT INTENDED A PHOTO OF THIS A PHOTO OF THIS REPORT. DISREGARD REPORT. DISREGARD

. = 1		
B.1 Floor finishes		
Tile/Vinyl	Sheet Goods/Vinyl	Rugs Carpet
Terrazzo	Laminate Type	Marble Brick Wood
	Ceramic Tile	Clay Tile Concrete Visible Crac
B.2 Wall/ceiling fi	inishes	
Material:	Plaster	Brick/Stone Tile Sheet Rock
Walls:	Paneling	Wallpaper Textured/Paint
Ceilings:	Drop/Tile	Ceramic Tile Vaulted Open Beam
	Popcorn/Paint:	Tray Flat Texture/Paint
3.3 Windows		
Sliding	Casement	Awning Tint Double Glazing
Single Hung	Double Hung	Jalousie Fixed Single Glazing
Aluminum	Vinyl	Wood Steel Storm
Tilt Latches		Screens Glass/Plastic Block
Security Bars (	(Not Tested)	Security Window - Mesh Wire
3.4 Doors		
Hinged	Slider Bi	Fold Pocket Solid Screens
Arch	French Door St	orm Hollow Paint/Stain Veneer
3.5 Fireplaces	Have fully evaluate	d by chimney sweep. We CANNOT see inside chimne
None present	Stove Insert	Gas Starter Lit
Show to Buyer	Sealed	Prefab/Masonry Ash Drop
and/or Realtor	Mantle	Heatolater W/Fan
# In Use	1 Stone	Tile Brick Wood
Ext. Air Intake	Glass Door	Glass Panel Direct Vent
Damper/Opera	ated	Gas Log Only Unvented
Gas Starter	Do Not	Burn Wood/Combustibles In This Fireplace
3.6 Porches/entry		
Open Co	overed Enc	osed Screen Fl. Room B-B-Q
Heat Co	ool Bar Lan	ai Grill Fan(s) Sink
3.7 Features		
Bedroom Clos	ets Laundry Chut	e pantry Ironing Board
Attic:	W/Stairway	Dumb Waiter/Elevator (Not Tested)
Staircase	Wet Bar	
Furnishings Pr	event Full Inspections (	Check During Final Walk-Through)
Garage	Full (Check D	uring Final Walk-Through)
Kitchen Count	ers: Tile	Laminate Metal Quartz

Structures Built Before 1978 May Contain Lead Paint. We Do Not Test Fo **All Exterior Doors Are Reported On Page 2.0 Exterior** 





<ul><li>Joseph</li></ul>	Hans	elman, Lic. 2085	o ● 405-412-73	321	8.0 Interior		
8.8 Visible	e Condit	tions, Items Noted, An	d Evaluation/Repairs	That Need To Be Addressed	d Before Closing:		
		Professional eval	uation and repair a	ndvised			
Walls, Flo							
		Tile Flooring:	damaged	loose	cracked tiles		
		Wood/laminate fl		loose	damaged		
		Transition thresho		loose [L]	missing		
		Carpet:	stained	torn	loose		
		Drywall:	cracks	nail pops	damaged		
		Wall surface damag	_				
Daawa 0 W		Ceiling surface da		amula (F) Farmad			
Doors & W		: If Need Repair See S	-				
		Window sill ledge			anring(a)		
		Damaged: Windows see stic	grille(s)	sash cord(s)	spring(s)		
		Cracked glass: ma		painted closed	could not open		
					1		
		Worn/torn/missin		fogged : see sticker [F			
		Holes/damage		cabinets	doors		
		Sticking:[s]	countertops		cabinet doors		
		Hardware:	door(s)	window(s)			
	010	door handle(s)	door latch(es)	damaged [D] cabinet handle(s)	missing [M] door latch plate(s)		
		dead bolt(s)	hinge(s)	window latch(es)	window tilt latch(e.		
	817	, ,		rotted			
		Door(s):	damaged missing	delaminating	leaking Poor weatherstripp		
		` '		jed and difficult to insp			
Grout, Cau			ecosibie/unty/logg	jed dila dililedit to ilisp			
,		Deteriorated	grout	glazing	putties/caulking		
		flooring	windows	thresholds	exterior doors		
Stairs		licoming	Willdows	unconordo	OKCOTOT GGGTS		
	826	Loose rails or balu	ıstrades				
	827						
		Uneven steps/rise					
		Missing stair sup					
Fireplace		missing stail supp	portorottinigot				
	820	Soot/creosote bui	ld up in flue				
		Rust to firebox (no	•				
		Adjust/repair dam	· · · · · · · · · · · · · · · · · · ·				
		Loose mantle					
	824	Defective firebrick	√point up				
		Fireplace unlined	· · · · · ·				
		Clean fireplace, fl		if present			
Fyi Items:		Repair See Stickers Fo					
	831	Recently painted/	carpeted				
	832	Repairs/alteration	ns - check with selle	er			
	833	Evidence rising tr	uss				
Misc Item							
Disclosure	834	Water/moisture/condensation stains					
Disclosure	835	Flooring irregular	rities/imperfections	5			
		House is new con	·				
		House is full of fu		·			
	839	FYI: Door from house to garage should be self closing					
				<u> </u>			
Cosmetic rep	airs are	not part of the standa	ard report.				

### 8.0 Interior

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8.10 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing:



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