

Report ID:

Prepared For:

Property Address:

Broken Arrow, OK 74012



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NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HMA Franchise Systems, Inc. ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company rather than the Franchisor.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard home inspection **does not include** aesthetic considerations (appearances, cosmetics, odors, finishes, carpeting, etc.), nor does it include a determination of all potential concerns or conditions for a house or property.

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the acceptability of a house floor plan or other design features. Furthermore, determinations or disclosures regarding specific product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings are not included.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and **are provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUM - The Inspection of condominium/cooperative do not include exteriors/typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Any pictures (photographs, graphics or images) included in or otherwise provided in conjunction with the Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the Report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the Report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the Report are the property of the company and are maintained for a limited time for reference purposes only.

As you take on new ownership of your home it is recommended that you visit the Consumer Product Safety Commission web site (<http://www.cpsc.gov>) for information on any recalls and safety notices associated with the materials or equipment in the dwelling.

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Finished Surfaces - Spalling or cracking of concrete surfaces may not affect function provided no lateral displacement has occurred. Maintain as required or correct to eliminate any trip hazard that may exist or develop.

Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

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2.3 EXPOSED FLASHING Picture 3

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Chimney/Vent Inspections - The type of limited visual inspection of chimneys, vents, fireplaces and stoves performed as part of a home inspection does not include the in-depth evaluations that professional chimney and fireplace inspectors and technicians generally must conduct to comply the current code requirements and/or identify concealed conditions and deficiencies. These inspection requirements may include three types of inspections - Level 1 through Level 3 - with a level 3 inspection being the most technically exhaustive. If such inspections are desired or locally required, they must be performed by a qualified chimney inspector or technician.

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Hail Storms -

This area is prone to hail storms. Hail can damage a roof in imperceptible ways: the evidence or extent of damage may not become apparent until sometime in the future. If hail damage has occurred, as the roof ages, it may loose granules prematurely or exhibit other signs of wear/damage. Not all roofs affected by hail need to be replaced; however, the service life of the roof may be less than the typical design life. Recommend questioning the seller/homeowner and local building officials for information on any known storms that may have passed through the area and adversely affected the roof. Address insurance coverage issues as well. Obtain a roofer's opinion if hail damage is suspected or reported.

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3.1 SIDING 2 Picture 1



3.1 SIDING 2 Picture 2



3.1 SIDING 2 Picture 3



3.1 SIDING 2 Picture 4



3.1 SIDING 2 Picture 5



3.2 TRIM Picture 1



3.2 TRIM Picture 2



3.2 TRIM Picture 3

NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Hardboard/Composition - Many hardboard or other composite sidings are subject to rapid deterioration due to improper installation, finishing or maintenance. Monitor conditions and/or perform any required remedial work promptly to maximize the service life. If significant deterioration is allowed to occur, repair may not be feasible. Product identification in the field is generally not possible. Contact the manufacturer or installer for repair or warranty information, when possible. There may be some recourse for certain repair needs under class-action settlement.

Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present.

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SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.,) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

Ventilation Provisions - Adequate vent provisions must be provided for all attic areas to prevent excessive heat/ moisture buildup and consequential concerns such as roof or sheathing failure.

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rooms and closets should be checked during a final walk-through of the home prior to closing, when the home is vacant.

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SUPPLEMENTAL INFORMATION - Review the additional details below.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

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10.4 DEVICES Picture 1

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). All of the Ground Fault Circuit Interrupter (GFCI) outlets in the kitchen may not have been tested due to current homeowners electronics in use. Test all GFCI outlets prior to closing and regularly.

AFCI - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-fault Circuit-interrupter (AFCI's), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. AFCI's are not be evaluated as part of a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip," it should be left in the tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician. Some of the ARC Fault Circuit Interrupter (GFCI) breakers in the electric panel may not have been tested due to current homeowners electronics in use. Test all AFCI breakers prior to closing and regularly.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Smoke/Carbon Monoxide Detector Test -

The inspection of smoke/carbon monoxide detectors is limited to the observation of general unit location and a test using the built-in test feature only. Since these units are subject to subsequent removal or relocation, as well as the removal or failure of batteries or malfunction for various reasons, it will be necessary to confirm operation and placement acceptability at the time of occupancy, and regularly thereafter. It is generally recommended that at least one smoke/carbon monoxide detector be placed on each floor level and in each sleeping area. Hardwired units are now often required, however, no specific determination was made as to whether units are hardwired or properly interconnected. Most detectors have a finite service life and typically need replacement every five to ten years, subject to manufacturer recommendations. For this reason, unless documentation is available on the age of the detectors, it would be prudent to replace all detectors prior to occupancy. While not tested as part of this inspection, similar warnings and testing recommendations apply for carbon monoxide detectors. At the very least smoke/carbon monoxide detectors should be tested at least twice annually; more frequently would be advisable.

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11.8 DISTRIBUTION SYSTEM Picture 1



11.8 DISTRIBUTION SYSTEM Picture 2

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Hot Air Furnace - The heart of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Check filters monthly; replace/clean as needed.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

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12.2 OUTDOOR UNIT(S) Picture 1



12.3 CONDENSATE PROVISIONS Picture 1

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Outdoor Unit - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided.

Refrigerant Tubing - The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

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3. EXTERIOR ELEMENTS

3. East of the gable window on the South side
4. North side of the dormer on the rear of the house
5. Bottom of the patio cover at the bottom of the roof line
6. East side of the chimney at the brick ledge.

Siding is composition hardboard and easily damaged if water penetration occurs. This material is adversely affected by moisture. Ongoing homeowner maintenance requires immediate sealing and painting on notice of any exposed composition. Failure to paint and seal exposed areas will most likely result in rotting siding that will have to be replaced.

3.2 TRIM

Poor/Defective

Wood decay at the following areas, replace affected materials:

1. Front door jamb (termite damage)
2. Rear service door door jamb in the garage
3. Bottom of South garage door opening
4. East side of the chimney at the brick ledge

Trim board on the 45 degree brick angle over the North garage door has fallen off.

3.3 WINDOWS

Poor/Defective

The South most window in the living room is broken, have window contractor correct.

3.4 ENTRY DOORS

Poor/Defective

Front door threshold and jamb is damaged from termites. Have door replaced.

4. GARAGE

4.2 VEHICLE DOOR(S)

Poor/Defective

The bottom panels on the middle and South doors have wood rot and need to be replaced. Contact overhead door company for assistance.

4.5 SERVICE / HOUSE DOOR

Poor/Defective

Dog has damaged the door jamb and trim boards and weather stripping is missing on the service door. The house door is not installed. Correct

5. ATTIC

5.0 ROOF FRAMING

Poor/Defective

The ridge rafter has been cut away to only a 2" depth of wood remaining in the room over the left front corner that is being finished out. This rafter is no longer properly supported. Have a framing contractor install a proper vertical strut to a load bearing point. A structural engineer could be consulted as desired to check the rafter and advise on a repair.

Only attic access areas are above the garage, a very small area over the left front corner and a small room off the upper bathroom.

7. INTERIOR ELEMENTS

7.6 WINDOWS

Poor/Defective

See Exterior section.

7. INTERIOR ELEMENTS

7.7 ROOM DOORS

Poor/Defective

Hole in the veneer on the upper hallway door, replace.

8. KITCHEN

8.3 WALL OVEN

Poor/Defective

The touch pad doesn't work properly, have repaired or replaced.

9. BATHROOM

9.0 SINKS

Poor/Defective

There is a leak in the cold water connection under the right master sink, have plumber correct.

Note: Replace missing stopper missing in upper bathroom sink.

10. ELECTRIC SYSTEM

10.4 DEVICES

Poor/Defective

Have an electrician correct the following:

1. Exposed wiring and outlet in the ceiling of the room being finished out upstairs.
2. The stairway lights are not functioning.
3. Reversed polarity found on the outlets at the bottom of the stairs. This is a potential shock hazard.

11. HEATING SYSTEM

11.0 HEATING SYSTEM 1

Fair

Although working well today with no indications of any problems, system is 15 years old, approaching the normal serviceable life of 15-20 years. Anticipate repairs.

11.1 HEATING SYSTEM 2

Fair

See above

11.8 DISTRIBUTION SYSTEM

Poor/Defective

The duct system has several openings where air is escaping and not being properly delivered to tall the registers for the downstairs system. Air is escaping from the plenum connection of the West duct run on the upstairs furnace. Have an HVAC contractor correct all ductwork issues.

12. COOLING SYSTEM

12.0 COOLING SYSTEM 1

Fair

Desired temperature variance between supply and return air is 15-22 degrees. Obtained 16 degrees at time of inspection.
Supply temp = 53 Return temp = 69 Outside temp = 80

System is 15 years old, approaching the typical life of 10-18 years. Anticipate repairs.

12. COOLING SYSTEM

12.2 OUTDOOR UNIT(S)

Poor/Defective

The aluminum fins on the smaller condensing unit are about 60% smashed. This will restrict the airflow through the coil and cause the system to not operate properly. Have an HVAC contractor comb the fins.

12.3 CONDENSATE PROVISIONS

Fair

The PVC line at the downstairs furnace is not glued at the joints, have glued so it does not come apart.

13. PLUMBING SYSTEM

13.4 FIXTURE DRAINAGE

Fair

Upper bathroom sink drains slow, have plumber clear P-trap.

13.7 OTHER

Poor/Defective

Dryer vent hood missing, replace.

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