

# Haworth Residential Inspections

19:54 September 16, 2008

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John Sample

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 1234 Your Street  
City Lawton State OKLAHOMA Zip 73507  
Contact Name Your Realtor  
Phone 580-000-0000 Fax 580-000-0000

### Client Information

Client Name John Sample  
Client Address 1 First Street  
City Lawton State OKLAHOMA Zip 73505  
Phone 333-3333 Fax  
E-Mail Yahooemail.com

### Inspection Company

Inspector Name Wesley Haworth  
Company Name Haworth Residential Inspections  
Company Address 8004 NW Baldwin Ave.  
City Lawton State OK Zip 73505  
Phone 678-4389 Fax  
E-Mail racinman48@sbcglobal.net  
File Number 880  
Amount Received \$275.00

### Conditions

Others Present Buyer Property Occupied Occupied  
Estimated Age 25 years Entrance Faces North  
Inspection Date 8/29/2008  
Start Time 1 PM End Time 4:45  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 85  
Weather Sunny Soil Conditions Dry  
Space Below Grade None  
Building Type Single family Garage Attached  
Sewage Disposal City How Verified Visual Inspection  
Water Source Well How Verified Seller

# Haworth Residential Inspections

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## Lots and Grounds

- |    | A                                   | NP                       | NI                       | M                        | D                                   |   |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Driveway: Concrete  |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Walks: Concrete   |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Porch: Concrete   |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Patio: Concrete   |
| 5. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deck: Treated wood <b>Deck is nailed to the ledger board. Should be lag bolted for safety .</b> |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Grading: Minor slope  |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Vegetation: Shrubs  |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Fences: Wood  |

## Exterior Surface and Components

- |                             | A                                   | NP                       | NI                       | M                        | D                                   |  |
|-----------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| East Exterior Surface _____ |                                     |                          |                          |                          |                                     |  |
| 1.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Type: Brick veneer <b>Bricks and mortar piled against wall , possible safety hazard and possible insect and moisture intrusion .</b> |
| Exterior Surface _____      |                                     |                          |                          |                          |                                     |  |
| 2.                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Type:  |
| West Exterior Surface _____ |                                     |                          |                          |                          |                                     |  |
| 3.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Type: Brick veneer   |
| Exterior Surface _____      |                                     |                          |                          |                          |                                     |  |
| 4.                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Type:  |
| 5.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Trim: Wood   |
| 6.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Fascia: Wood   |
| 7.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Soffits: Wood  |
| 8.                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Door Bell: Hard wired  |
| 9.                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Entry Doors: Metal <b>Wood rot at lower west corner of frame .</b>   |
| 10.                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Patio Door: French door  |
| 11.                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows: Aluminum single hung <b>Cracked, broken or missing glass ,north bottom window by garage door .</b>                          |
| 12.                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Storm Windows: Aluminum framed tempered glass  |
| 13.                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Window Screens: Vinyl mesh   |
| 14.                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Exterior Lighting: Surface mount   |
| 15.                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior Electric Outlets: 110 VAC <b>Non-GFCI outlet</b>  |
| 16.                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hose Bibs: Gate <b>Leaking at stem and packing nut.</b>  |

## Roof

A NP NI M D

### Main Roof Surface

1. Method of Inspection: Ground level
2.      Unable to Inspect: 40% Height of roof
3.      Material: Asphalt shingle
4. Type: Gable
5. Approximate Age: 1 yr.
6.      Flashing: Galvanized
7.      Plumbing Vents: Galvanized
8.      Gutters: Galvanized
9.      Downspouts: Galvanized
10.      Leader/Extension: Galvanized

### North Chimney

11.      Chimney: Brick Chimney appears to have recent repairs at the top, check with seller .
12.      Flue/Flue Cap: Clay
13.      Chimney Flashing: Galvanized

## Garage/Carport

A NP NI M D

### Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2.      Garage Doors: Insulated aluminum
3.      Door Operation: Mechanized
4.      Door Opener: Chamberlain
5.      Exterior Surface: Brick veneer
6.      Roof: Asphalt shingle
7.      Roof Structure: 2x4 Truss
8.      Service Doors: Metal
9.      Ceiling: Texture paint
10.      Walls: Paint
11.      Floor/Foundation: Poured concrete
12.      Electrical: 110 VAC
13.      Windows: Aluminum double hung
14.      Gutters: Plastic
15.      Downspouts: Plastic

## Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2.      Service: Copper
3.      120 VAC Branch Circuits: Copper
4.      240 VAC Branch Circuits: Copper
5.      Conductor Type: Romex
6.      Ground: Rod in ground only

### Garage Electric Panel

7.      Manufacturer: I-T-E
8. Maximum Capacity: 200 Amps

## Electrical (Continued)

9.      Main Breaker Size: 200 Amps  
10.      Breakers: Copper  
11. Is the panel bonded?  Yes  No  
Electric Panel \_\_\_\_\_  
12.      Manufacturer:  
13. Maximum Capacity:  
14.      Main Breaker Size:  
15.      Breakers:  
16.      Fuses:  
17.      AFCI:  
18.      GFCI:  
19. Is the panel bonded?  Yes  No

## Structure

- A NP NI M D  
1.      Structure Type: Wood frame  
2.      Foundation: Poured slab  
3.      Differential Movement: Minimal displacement  
4.      Bearing Walls: Frame  
5.      Joists/Trusses: 2x8  
6.      Floor/Slab: Poured slab  
7.      Stairs/Handrails: Wood stairs with wood handrails  
8.      Subfloor: Plywood

## Attic

- A NP NI M D  
West Attic \_\_\_\_\_  
1. Method of Inspection: In the attic  
2.      Roof Framing: 2x6 Truss  
3.      Sheathing: Particle board  
4.      Ventilation: Gable and soffit vents  
5.      Insulation: Fiberglass Insulation batts have fallen out of position-properly reinstall  
6.      Insulation Depth: 6"  
7.      Vapor Barrier: Paper  
8.      Wiring/Lighting: 110 VAC lighting circuit

### Attic

9. Method of Inspection:  
10.      Unable to Inspect:  
11.      Roof Framing:  
12.      Sheathing:  
13.      Ventilation:  
14.      Insulation:  
15.      Insulation Depth:  
16.      Vapor Barrier:  
17.      Attic Fan:  
18.      House Fan:  
19.      Wiring/Lighting:

## Attic (Continued)

20.      Moisture Penetration:  
21.      Bathroom Fan Venting:

## Air Conditioning

A NP NI M D

### Main AC System

1.      A/C System Operation: Appears serviceable Air is leaking around plenum in garage, A qualified air conditioning contractor is recommended to evaluate and estimate repairs
2.      Condensate Removal: PVC
3.      Exterior Unit: Pad mounted
4. Manufacturer: Unable to determine
5. Model Number: unable to determine Serial Number: Unable to determine
6. Area Served: 1st floor Approximate Age: 10+
7. Fuel Type: 220 VAC Temperature Differential: 12 degrees
8. Type: Central A/C Capacity: Not listed
9.      Visible Coil:
10.      Refrigerant Lines: Suction line and liquid line

### AC System

11.      A/C System Operation:
12.      Condensate Removal:
13.      Exterior Unit: Pad mounted
14. Manufacturer: Comfortmaker
15. Model Number: UUnable to read Serial Number: Unable to read
16. Area Served: 1st floor Approximate Age: 10+
17. Fuel Type: 220 VAC Temperature Differential:
18. Type: Central A/C Capacity: Not listed
19.      Visible Coil: Copper core with aluminum fins
20.      Refrigerant Lines: Suction line and liquid line Torn insulation
21.      Electrical Disconnect: Breaker disconnect

### 2nd floor AC System

22.      A/C System Operation: Functional
23.      Condensate Removal: PVC
24.      Exterior Unit: Pad mounted
25. Manufacturer: Carrier
26. Model Number: 40FKA002300 Serial Number: 3398A29103
27. Area Served: 2nd and 3rd floors Approximate Age: 9 yrs
28. Fuel Type: 220-240 VAC Temperature Differential: 18 degrees
29. Type: Heat pump Capacity: 2.5 Ton
30.      Visible Coil: Copper core with aluminum fins
31.      Refrigerant Lines: Suction line and liquid line
32.      Electrical Disconnect: Breaker disconnect
33.      Exposed Ductwork:
34.      Blower Fan/Filters:
35.      Thermostats:

## Fireplace/Wood Stove

A NP NI M D

### Living Room Fireplace

1.      Fireplace Construction: Brick
2. Type: Wood burning
3.      Fireplace Insert: Standard
4.      Smoke Chamber: Metal
5.      Flue: Metal Recommend cleaning and reinspection
6.      Hearth: Raised

## Heating System

A NP NI M D

### Main Heating System

1.      Heating System Operation: Adequate
2. Manufacturer: Carrier
3. Model Number: 58WAV070-12 Serial Number: 4998A09265
4. Type: Forced air Capacity: 53000 BTUHR
5. Area Served: 1st floor Approximate Age: 10 yrs.
6. Fuel Type: Natural gas
7.      Heat Exchanger: 3 Burner
8.      Blower Fan/Filter: Direct drive with disposable filter
9.      Distribution: Metal duct
10.      Flue Pipe: Double wall
11.      Controls: Limit switch

### 2nd floor Heating System

12.      Heating System Operation:
13. Manufacturer: Carrier
14. Model Number: 40FKA002300 Serial Number: 3398A29103
15. Type: Forced air Capacity:
16. Area Served: 2nd and 3rd floors Approximate Age: 9 yrs
17. Fuel Type: Electric
18.      Blower Fan/Filter: Direct drive with disposable filter
19.      Distribution: Insulflex duct
20.      Controls: Limit switch
21.      Thermostats:
22. Suspected Asbestos:

## Plumbing

A NP NI M D

- 1.      Service Line: Copper
- 2.      Main Water Shutoff: Front of house
- 3.      Water Lines: Copper
- 4.      Drain Pipes: PVC
- 5.      Service Caps: Accessible
- 6.      Vent Pipes: PVC
- 7.      Gas Service Lines: Cast iron

### Garage Water Heater

- 8.      Water Heater Operation: Functional at time of inspection
- 9. Manufacturer: Bradford-White
- 10. Model Number: MI5036EN10 Serial Number: SM3833904
- 11. Type: Natural gas Capacity: 50 Gal.
- 12. Approximate Age: 5 yrs. Area Served: Whole building
- 13.      Flue Pipe: Double wall Improper flue routing, pipe is out of place at top of heater.
- 14.      TPRV and Drain Tube: PVC

### Water Heater

- 15.      Water Heater Operation:
- 16. Manufacturer:
- 17. Type: Capacity:
- 18. Approximate Age: Area Served:
- 19.      Flue Pipe:
- 20.      TPRV and Drain Tube:

## Kitchen

A NP NI M D

### 1st Floor Kitchen

- 1.      Cooking Appliances: Whirlpool Clock inop on range
- 2.      Ventilator: Broan
- 3.      Disposal: Unable to determine
- 4.      Dishwasher: Kenmore
- 5. Air Gap Present?  Yes  No Air gap hose improperly connected
- 6.      Refrigerator: Whirlpool
- 7.      Microwave: General Electric
- 8.      Sink: Porcelain
- 9.      Electrical: 110 VAC Non-GFCI circuit
- 10.      Plumbing/Fixtures: PVC
- 11.      Counter Tops: Laminate
- 12.      Cabinets: Wood Doors over stovetop and south of sink not closing
- 13.      Pantry: Large
- 14.      Ceiling: Texture paint
- 15.      Walls: Paint
- 16.      Floor: Ceramic tile
- 17.      Doors: Hollow wood
- 18.      Windows: Aluminum single hung
- 19.      HVAC Source: Air exchange ventilation

# Haworth Residential Inspections

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## Bedroom

A NP NI M D

### 3rd floor south Bedroom

- 1.      Closet: Small & Walk-in
- 2.      Ceiling: Texture paint
- 3.      Walls: Paint
- 4.      Floor: Carpet
- 5.      Doors: Hollow wood
- 6.      Windows: Aluminum single hung
- 7.      Electrical: 110 VAC
- 8.      HVAC Source: Air exchange ventilation
- 9.      Smoke Detector: Battery operated

### 3rd floor north Bedroom

- 10.      Closet: Walk In and Large
- 11.      Ceiling: Texture paint
- 12.      Walls: Paint
- 13.      Floor: Ceramic tile
- 14.      Doors: Hollow wood
- 15.      Windows: Aluminum crank out South window will not open.
- 16.      Electrical: 110 VAC
- 17.      HVAC Source: Air exchange ventilation
- 18.      Smoke Detector: Battery operated

### 2nd floor NE Bedroom

- 19.      Closet: Small & Walk-in
- 20.      Ceiling: Texture paint
- 21.      Walls: Paint
- 22.      Floor: Carpet
- 23.      Doors: Hollow wood
- 24.      Windows: Aluminum single hung Moisture present inside the layers of glass, south window
- 25.      Electrical: 110 VAC Ceiling fan inoperative, Loose switch or outlet should be resecured in closet
- 26.      HVAC Source: Air exchange ventilation

### 2nd Floor Master Bedroom

- 27.      Closet: Walk In and Large
- 28.      Ceiling: Texture paint
- 29.      Walls: Paint
- 30.      Floor: Carpet
- 31.      Doors: Hollow wood Door to deck is steel .
- 32.      Windows: Aluminum crank out Both west windows will not open. Window has fogging between the layers of glass, all windows in the sitting area.
- 33.      Electrical: 110 VAC Open or missing ground, south plug in sitting area .
- 34.      HVAC Source: Air exchange ventilation

### Bedroom

- 35.      Closet:
- 36.      Ceiling:
- 37.      Walls:
- 38.      Floor:
- 39.      Doors:
- 40.      Windows:
- 41.      Electrical:
- 42.      HVAC Source:

## Bedroom (Continued)

43.      Smoke Detector:

## Living Space

A NP NI M D

3rd floor study Living Space

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- 1.      Ceiling: Texture paint
- 2.      Walls: Paint
- 3.      Floor: Carpet
- 4.      Windows: Aluminum single hung Moisture present inside the layers of glass
- 5.      Electrical: 110 VAC
- 6.      HVAC Source: Air exchange ventilation
- 7.      Smoke Detector: Battery operated

2nd Floor Hall Living Space

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- 8.      Closet: Single
- 9.      Ceiling: Texture paint
- 10.      Walls: Paint
- 11.      Floor: Carpet
- 12.      Doors: Hollow wood
- 13.      Electrical: 110 VAC
- 14.      HVAC Source: Air exchange ventilation
- 15.      Smoke Detector: Hard wired with battery back up

Study Living Space

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- 16.      Ceiling: Texture paint
- 17.      Walls: Paint
- 18.      Floor: Carpet
- 19.      Doors: Hollow wood
- 20.      Windows: Aluminum single hung Window has fogging between the layers of glass, south window
- 21.      Electrical: 110 VAC
- 22.      HVAC Source: Air exchange ventilation

1st Floor Hall Living Space

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- 23.      Closet: Small & Walk-in
- 24.      Ceiling: Texture paint
- 25.      Walls: Paint
- 26.      Floor: Carpet
- 27.      Doors: Hollow wood
- 28.      Electrical: 110 VAC
- 29.      HVAC Source: Air exchange ventilation

Office Living Space

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- 30.      Ceiling: Texture paint
- 31.      Walls: Paint
- 32.      Floor: Hardwood
- 33.      Doors: French
- 34.      Windows: Aluminum crank out North window will not open
- 35.      Electrical: 110 VAC
- 36.      HVAC Source: Air exchange ventilation

Living Room Living Space

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- 37.      Ceiling: Texture paint
- 38.      Walls: Paint

## Living Space (Continued)

- 39.      Floor: Carpet
- 40.      Windows: Aluminum crank out
- 41.      Electrical: 110 VAC
- 42.      HVAC Source: Air exchange ventilation

Dining Room Living Space

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- 43.      Ceiling: Texture paint
- 44.      Walls: Paint
- 45.      Floor: Ceramic tile
- 46.      Doors: Steel, glass panel
- 47.      Windows: Aluminum single hung Hard operation-needs improvements for ease of operation, east windows
- 48.      Electrical: 110 VAC
- 49.      HVAC Source: Air exchange ventilation

## Laundry Room/Area

A NP NI M D

1st Floor Laundry Room/Area

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- 1.      Ceiling: Texture paint
- 2.      Walls: Paint
- 3.      Floor: Ceramic tile
- 4.      Doors: Hollow wood Steel entry door
- 5.      Electrical: 110 VAC/220 VAC
- 6.      HVAC Source: Air exchange ventilation
- 7.      Washer Hose Bib: Gate valves
- 8.      Washer and Dryer Electrical: 110-240 VAC
- 9.      Dryer Vent: Metal flex
- 10.      Washer Drain: Wall mounted drain

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Attic

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1. West Attic Insulation: Fiberglass Insulation batts have fallen out of position-properly reinstall

### Air Conditioning

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2. Main AC System A/C System Operation: Appears serviceable Air is leaking around plenum in garage, A qualified air conditioning contractor is recommended to evaluate and estimate repairs

### Kitchen

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3. 1st Floor Kitchen Cabinets: Wood Doors over stovetop and south of sink not closing

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Deck: Treated wood Deck is nailed to the ledger board. Should be lag bolted for safety .

### Exterior Surface and Components

2. Entry Doors: Metal Wood rot at lower west corner of frame .
3. Windows: Aluminum single hung Cracked, broken or missing glass ,north bottom window by garage door .
4. Exterior Electric Outlets: 110 VAC Non-GFCI outlet
5. Hose Bibs: Gate Leaking at stem and packing nut.

### Air Conditioning

6. AC System Refrigerant Lines: Suction line and liquid line Torn insulation

### Plumbing

7. Garage Water Heater Flue Pipe: Double wall Improper flue routing, pipe is out of place at top of heater.

### Kitchen

8. 1st Floor Kitchen Cooking Appliances: Whirlpool Clock inop on range
9. 1st Floor Kitchen Electrical: 110 VAC Non-GFCI circuit

### Bedroom

10. 3rd floor north Bedroom Windows: Aluminum crank out South window will not open.
11. 2nd floor NE Bedroom Windows: Aluminum single hung Moisture present inside the layers of glass, south window
12. 2nd floor NE Bedroom Electrical: 110 VAC Ceiling fan inoperative, Loose switch or outlet should be resecured in closet
13. 2nd Floor Master Bedroom Windows: Aluminum crank out Both west windows will not open. Window has fogging between the layers of glass, all windows in the sitting area.
14. 2nd Floor Master Bedroom Electrical: 110 VAC Open or missing ground, south plug in sitting area .

### Living Space

15. 3rd floor study Living Space Windows: Aluminum single hung Moisture present inside the layers of glass
16. Study Living Space Windows: Aluminum single hung Window has fogging between the layers of glass, south window
17. Office Living Space Windows: Aluminum crank out North window will not open
18. Dining Room Living Space Windows: Aluminum single hung Hard operation-needs improvements for ease of operation, east windows