

Standard Building Inspection Report

**For Daniel & Misty Chandler at 1004 NW Kingswood
Lawton, OK**

HHI, Inc.
Sam Haubrick



Report Number: 041807A
Email Address : HaubrickHomeInspections.com
Phone: (580) 351-0484



Standard Building Inspection Report

INVOICE

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Report: 041807A (4/18/2007 - 1004 NW Kingswood)

CLIENT INFORMATION

Client Name: Daniel & Misty Chandler
Mailing Address: 1004 NW Kingswood
City, State, Zip: Lawton, OK.

PROPERTY INFORMATION

Property Address: 1004 NW Kingswood
City, State, Zip: Lawton, OK.
Property Type: Pre-Listing Inspection
Occupied: Yes Utilities On: Yes

INSPECTOR

Sam Haubrick
2202 SE 90th Street
Lawton, OK, 73501

WEATHER CONDITIONS / TIME

Today's Weather: Overcast Temperature: 60 - 70
Recent Weather: Light Rain
Start/Finish Time: 9:30 - 12:00 PM

SELLING AGENT INFORMATION

Linda Purdue
Parks Jones

ATTENDEES

Seller

WARRANTY RECOMMENDED: YES

INSPECTION FEES

Pre-Listing Inspection	\$0.00
Billed through Parks Jones	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
Sub Total:	\$0.00
Sales Tax:	\$0.00
Total Fees:	\$0.00
Amount Received:	\$0.00
Balance Due:	\$0.00

PAYMENT INFORMATION

Payment Method:
Credit Card Type:

INSPECTOR'S SIGNATURE

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1.0 Structure

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CHARACTERISTICS:

1.1 FOUNDATION TYPE

Slab on Grade

1.2 ABOVE GROUND

Comments - N/A

1.3 SLAB ON GRADE

Entire

1.4 CRAWL SPACE

Comments - N/A

1.5 BASEMENT

Comments - N/A

1.6 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

Comments - N/A

STANDARD DISCLOSURES:

101. Visible Settlement: Minimal / Average Settlement

The most essential function of a building foundation is to distribute the building's weight on the soil. It must be made of a material of sufficient

strength to resist the loads from the building it supports. The general rule of thumb with soil engineers regarding soil mechanics is that there is not a rule. Soils are such variable materials that only generalized statements representing average conditions can be made. Practically speaking, however, the primary parameter in dealing with soils as they affect residential buildings involves settlements. Several types of settlements are important, all of which can be uniform or differential in movement. Some will be long term and some will be short term. From an inspection standpoint, based on the conditions noted at the time of the inspection, these settlements are recorded as (1) minimal, (2) average or (3) severe.

Determining whether cracking is structural or cosmetic is not always possible without invasive investigation. Seasonal or ongoing conditions may also affect the extent of cracking over time.

In considering long-term settlements, it is important to make a distinction between uniform and non-uniform building settlements. If the house moves downward uniformly in all directions, there may be little or no visible affect on the house. No cracking occurs and sometimes occupants are unaware of any problem until such time as a newly formed settlement has ruptured plumbing, electrical lines, separated annexes or exterior staircases. Non-uniform or differential settlement is by far the most common type of settlement and can introduce stresses that may seriously weaken the structure. It often causes cracks in foundation walls, unsightly cracks in finished walls and ceilings, sloping floors and windows or doors that bind. When differential settlement is severe or excessive, it can result in the structural failure of a portion of a foundation wall. This is a condition that is more easily recognized and one that can be quite costly to correct.

When identifying cracks, the age and type of building is

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important. For example, cracking in an older home may not be as big a concern as in a newer home because the settlement has already occurred along with any accompanying problems. In this instance, what you see is generally what you get. However, if what we see is a house with severe settlement (such as a house out of plumb with sagging sections or structural problems), the services of a professional contractor, soil analyst or similar expert should be sought to determine what remedial action, if any, is required. This is always a major liability concern.

If cracks are found to be in the average to minimal range with regard to settlement, then regular monitoring is all that is needed and typically the probability of future settlement will be low. Possibly improving existing grading and/or adding down spout extensions (8 to 10 feet) to take the rainwater away from the house may be all that is needed. Please note that no guarantee can be offered as conditions change. Regular monitoring is always recommended. Consult your inspector for information on annual maintenance inspections.

One-time or initial settlements can occur at any time during or after the building has been constructed, although typically within the first year of construction. Initial settlements can be the result of shrinkage, soil compaction, thermal movement or a combination of these. If settlement is in the vicinity of plumbing lines, additional problems can occur, particularly if the settlement is severe. These one time or initial settlements could typically range up to 1/8". Exclusive of such problems, settlements rarely have any long-term effects on a house. However, with any form of settlement, monitoring is always advised. Long-term settlements lead to most of the foundation problems in residences today.

Note: When inspecting relatively new homes, it will be difficult for the inspector to differentiate between one-time settlements and long-term liabilities. Historical performance is not available. Report such limitations accordingly.

The speed at which settlement occurs is also an important factor. In many cases, long-term settlement will normally cease movement and have little or no effect on the structure. If the same extent of settlement were to take place on the same structure over a much shorter term, these same settlements could be catastrophic, resulting in ruptured mechanical and electrical equipment, cracked masonry, etc.

Settlement can occur from a number of reasons, soil type, water, site slope, under design or alterations to mention a few. During an inspection it is not possible to determine or predict ongoing or future movement, calculate stability or adequacy of structural components or whether the settlement has ceased being non-recurring or seasonal. Inspectors are limited to their experience and to what is visible at the inspection. There have been cases where no settlement had occurred to houses for years, but subsequent drought problems, shrinkage of soils all led to movement and structural settlement. Similar to this situation is where periods of heavy precipitation caused swelling of the surrounding soils and subsequent heaving. In all cases, settlement was severe but was not visible until some time or years after occupation.

There are many factors that will affect the settlement of a building. It is almost impossible for any inspector to predict or determine the likelihood or extent of future settlement, but inspectors must report the conditions or issues that are conducive to settlement. Monitoring is always recommended as part of a regular homeowner's maintenance requirement. If buildings are located in areas prone to high water tables, expansive soils or other conditions relevant to soil movement, precautionary measures must be implemented to minimize the probability of future movement.

Minimal Settlement

Minimal settlement refers to some slight movement noted in the

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building structure or foundation system. This settlement reference is normally used when inspecting newer construction where the initial settlement has yet to cease. Anticipate possible future movement. No adverse settlement was observed at the time of the inspection. Monitoring is needed.

Average Settlement

Settlement is to be expected in every building. The various materials used in construction will show different signs of settlement. Determining whether settlement has ceased or not is not part of a visual-only inspection, however a higher degree of confidence can be placed on older homes showing no signs of adverse settlement. This is not to say that settlement will not take place should future conditions or changes such as inadequate surface or ground water maintenance or control, overgrown trees, etc. lead to settlement. Monitoring should be continuous (on-going).

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2.0 Exterior

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CHARACTERISTICS:

2.1 SURFACE MATERIALS

Surface Type: Brick Veneer

Siding: Vinyl Siding, No Inspection Conducted Behind Siding

2.2 OUTBUILDINGS / GARAGE

Garage Description: Double Car Garage, Integral, Attached

Garage Door: Aluminium Door, Roll-Up Door, Electric Eye, Auto Reverse, Auto Opener

2.3 FEATURES

Front Porch: Roof Canopy Only

Windows / Doors: See Section 8.0 For Details, Aluminum Windows

Driveway: Concrete

Patio / Paths: Concrete

Fences: Wood Fencing

2.4 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

201. Cracked / Damaged / Spalled Brickwork - Cultured Stone [+]

202. Deteriorated Mortar

Condition above noted due to slight settlement of Chimney structure. Suggest Re-Pointing Where Needed. Cracks on exterior seem to transfer to interior of fire box. Suggest further evaluation by brick mason

215. Damaged Garage Door Panels

Condition noted at upper panel of south garage door where opener attaches to garage door. See Picture

STANDARD DISCLOSURES:

211. Caulk / Seal Door / Window Openings

Suggest caulking around the outside of several of the windows.

Caulking is an ongoing maintenance item that needs to be watched by the homeowner.

227. Cracked Drive / Path - Typical

Settlement cracking to external concrete surfaces is common and is normally considered a cosmetic issue, unless associated with a safety hazard.

230. Large Trees Adjacent To Structure

Maintain growth/monitor.

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3.0 Roof

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5 Year Roof Replacement Probability = Low Roof Replacement Probability

CHARACTERISTICS:

3.1 CONSTRUCTION STYLE

Roof Age: 6 +/-

Inspected From: Partial Roof walk

Roof Type: Gable Roof, Rafter Framing

Roof Complexity: Typical

Leak Probability: Medium

3.2 MATERIALS / COMPONENTS

Sheathing / Type: Orientated Strand Board Sheathing

Shingle Type: Fiberglass Asphalt Shingles

Metal Roof Type: Coated Metal Roofing

Flashings: Galvanized Steel Flashing, Neoprene Boot Flashing

Fascia / Soffit: Vinyl Soffits, Aluminum Fascia, Roof Over Hang >18"

3.3 ATTIC

Restricted Access To: Corners, Limited Access To Chimney Chase

Visible Insulation: Cellulose Blown In Insulation

Insulation Thickness: (inches): < 8" +/-

Ventilation: Gable Ventilation, Mechanical Attic Fan(s)

Number Of Attic Fans: 2

3.4 CHIMNEY(S)

Type: Brick Chimney, Cement Coping

Visible Flue Liner: Clay Flue Liners, Maintain Annual Service, Needs Cleaning

3.5 GUTTERS / SPOUTS

Coverage: Full Gutter/Downspout System Present

Type: Galvanized Steel System

3.6 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

307. Prior Limb Contact Noted With Roofing Material
Repairs needed.

309. Open Seams noted at aged vent collars
Flashing for chimney stack does not appear to be completed and sealed into place. Suggest repairing and resealing seams.

312. Surface Damage noted to roofing material
Surface damage noted to roofing materials due to wind.

331. Dislodged / Missing Insulation Noted
Condition exists in attic area. See Picture

STANDARD DISCLOSURES:

305. Valley Flashing Not Visible
No leakage noted at time of inspection.

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4.0 Plumbing

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CHARACTERISTICS:

4.1 WATER SUPPLY AND DRAINAGE SERVICES TO BUILDING

Water Service: Public Water, Public Sewer (Municipal)

Supply Pipes: Copper Piping

Drains / Vents: Plastic Drain Lines, Copper Drain Lines

4.2 WATER MAIN / METER

Water Main: Copper Water Main

Water Meter: External, Ground

Meter Location: Front Yard

House Shut Off Valve Location: At main

Water Meter Flow Detector Stable: Yes (Not Guarantee)

Other: Frost Proof Hose Bibs

4.3 BATHROOM(S)

Fixtures: Tub - Shower Enclosure Combination, Shower Enclosure, Wall Mounted, Toilet(s), Floor Mounted, Jacuzzi-Whirlpool Tub (Clean Prior To Use), Fan(s)

Bath Materials: Metal - Enamel Cast, Fiberglass Unit, Tile

Safety Glass Stamp At Shower Enclosure? Not Confirmed Due To Visibility

4.4 KITCHEN

Fixtures: Double Kitchen Sink, Disposal, Hose Spray

Disposal Switch Location: Wall

4.5 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

402. Leakage Noted At Whirlpool

Condition noted at master bathroom Jacuzzi pump. Possibly allowing jets to work intermittently. Repair/replace as needed

403. Leakage noted at drains/connections

Condition noted at drain connection at sink in upstairs hall bathroom.

405. Leakage Noted At Base/Handle Area Of Faucet

Evidence of previous leakage noted. See Picture

413. Loose Toilet noted at base connection

413. Inoperative Flushing Mechanism

1) Condition noted at upstairs hall bathroom.

2) Flushing Mechanism appears to need slight adjustment noted at 1/2 bathroom area.

423. Caulking Suggested/Needed

Condition noted at counter top in upstairs hall bathroom..

STANDARD DISCLOSURES:

Comments - N/A

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5.0 Electrical

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CHARACTERISTICS:

5.1 SERVICE TO BUILDING (electromagnetic fields not checked)

Main Panel Location: Garage Wall

Ampere Rating: 200

Meters: 1 Meter, Located Outside

Voltage Rating: Service Lateral - PVC Conduit, 120 / 240 (three wire)

5.2 PANEL BOX(S) AND DISTRIBUTION

Panel Type: Circuit Breaker Panel

Sub Panel(s): Condensor

Main Disconnect: Located Inside, Circuit Breaker

Service Grounding To: Outdoor Rod - Rods(s) (Not Visible)

120 Volt Wiring: Copper Conductors

240 Volt Wiring: Copper Conductors

Wiring Type: Romex, Conduit

Five Year Replacement Probability: Low

Ground Fault Interrupter (GFI): Bathrooms, Kitchen, Exterior, Whirlpool

120 Volt Outlets: GFCI Receptacles, 3-Pin Grounded

Light Switches: Not All Receptacles Identified - Operated (Check W/Seller), Not All Light Switches Identified Operated (Check W/ Seller), Toggle Light Switches

5.3 EQUIPMENT PRESENT IN BUILDING

Smoke Detectors: Battery Type - Replace Quarterly (Test Regularly - Prior to Occupation)

Other: Security System (not inspected), Switch Operated Ceiling Fans, Wall Mounted Uplights, Fluorescent Strip Lights, Recessed Lights, Dining Room Chandelier, Central Vacuum (not tested)

5.4 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

524. Inoperable GFI Circuit Breaker

Condition exists at exterior receptacles and at 1/2 bathroom GFI receptacle.

528. 120 Volt Outlets: Reverse Polarity

Condition noted at receptacle located in upstairs hallway (marked with blue dot).

533. Open Junction Box / No Cover

537. Improper Wiring And Installation Noted

Noted in the attic. Cover plate needed.

538. Limited / No GFI Protection

No GFI protection noted at receptacles in garage at back wall.

541. Fixture Inoperative

Condition noted at fixture over Jacuzzi area due to switch location.

STANDARD DISCLOSURES:

Comments - N/A

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6.0 Heat/Cool

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CHARACTERISTICS:

6.1 HEATING SOURCE

Energy Type: Gas

Delivery Type: Forced Air

6.2 FORCED AIR HEATING

Number Of Heat Zones: 2

Age: 1996

Furnace Type: Induced Air Furnace

Motor Blower: Blower Fan, Direct Drive

Flue: Metal Flue, Metal Flue Cap

Furnace Features: Inspection Door, Heat Exchanger, Electronic Pilot Light, High Limit Switch, Gas Valve, Drip Leg on Pipe, Thermocouple, Air Filter

BTU Rating: 100,000

Supply Registers Located: High

Return Registers Located: Low, High

6.3 COOLING SYSTEM

Number Of Cooling Zones: 2

Age: 1996

Tonnage: 2 # 3.5 Ton Units

Characteristics: Heat Pump System

Condensation: Condensate Pipe

Cooling Testing: Reverse Valve Not Checked

6.4 WATER SYSTEM

Comments - N/A

6.5 MISCELLANEOUS

Thermostats: Heat Pump Thermostat

Ductwork: Flex Ductwork, Metal Ductwork, Insulated

6.6 ZONES

Zone 1: Attic Area, Ext.Unit S/N: 9605076070, Ext. Unit 5 Year

Replacement Probability: Low Probability of Replacement, Int.Unit S/N: 9505817804, Int. Unit 5 Year Replacement Probability: Low Replacement Probability, Tested For Cooling, Tested For Heating, Supply/Return Temp: 70/70 - 110/75

Zone 2: Upper Attic, Ext.Unit S/N: 9605076284, Ext. Unit 5 Year Replacement Probability: Low Replacement Probability, Int.Unit S/N: 9505817813, Int. Unit 5 Year Replacement Probability: Low Replacement Probability, Tested For Cooling, Tested For Heating, Amp Draw Ext. Unit: 56/76 - 120/78

6.7 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

- 603. Dirty Air Filter/ Coils /Blower Chamber Noted
- 605. Inadequate Cooling Differential
- 624. Evaluation by HVAC Contractor
- 625. Annual Service / Clean Advised

Conditions Noted at Unit for downstairs zone.

STANDARD DISCLOSURES:

Comments - N/A

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7.0 Appliances

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CHARACTERISTICS:

7.1 WATER HEATER AND ASSOCIATED EQUIPMENT

1. Gallons: 50, Years Old: 1996, Serial Number: M150362N10

Description: Gas, Relief Pipe to Bottom Of Tank, Relief Valve Fitted, Min 18" Off Floor Slab, Pan, Blanket, Gas Shut Off, Gas Valve, Thermocouple, Drip Leg, Flue Cap, Metal Flue

7.2 APPLIANCES

Range Top: Electric, Corning Top, Good Condition

Oven: Electric, Double, Good Condition

Fan: Filter, Good Condition

Dishwasher: Good Condition

Disposal: Good Condition

7.3 WATER MANAGEMENT SYSTEM PRESENT

Lawn Sprinkler System: Multiple Zones, Valves Not Located - Inspected, Rain Sensor (Not tested), Programable Controls

7.4 POOL / SPA EQUIPMENT PRESENT

Comments - N/A

7.5 MISCELLANEOUS EQUIPMENT

Attic House Fans, Door Bell(s), Garage Door Opener

7.6 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

Comments - N/A

STANDARD DISCLOSURES:

Comments - N/A

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8.0 Interior

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CHARACTERISTICS:

8.1 FLOOR FINISHES

Vinyl Floor: Vinyl Roll Flooring

Other Floor: Carpets, Ceramic Tile Flooring

8.2 WALL / CEILING FINISHES

Material: Gypsum Board

Walls: Wallpaper, Paint, Textured Paint

Ceilings: Flat Ceiling, Painted Ceiling Finish, Textured Ceiling Finish

8.3 WINDOWS

Aluminum Windows, Double Glazed, Single Hung Sash

8.4 DOORS

Metal Doors, Wood Doors, Wood Frames, Hollow Core, Solid Core, Hinged Doors, French Doors, Pocket Doors, Bi-Fold Doors, Painted, Veneer Finish, Stain

8.5 FIREPLACES

Brick - Masonry Fireplace, Damper Closed (not opened), Wood Mantle, Glass Door, Ash Drop

8.6 PORCHES

Open Porch , Concrete Slab

8.7 FEATURES

Wood Staircase Railings, Metal Staircase Railings, Staircase Lighting, Carpet Stair Finish, Bedroom Closets, Garage Full Prevents Full Inspection, Furnishings Prevent Full Inspection

Kitchen Counters: Hardwood Kitchen Cabinets, Hardwood Bathroom Cabinets, Solid Surface Counter Tops

8.8 OTHER COMMENTS

Comments - N/A

MAJOR CONDITIONS (= greater than \$500):

Comments - N/A

MINOR CONDITIONS (= greater than \$50):

826. Defective Firebrick / Cracked Refractory Panel

Fireplace brick deteriorated. Evaluation by chimney sweep advised.

STANDARD DISCLOSURES:

Comments - N/A

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101. Visible Settlement: Minimal / Average Settlement



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215. Damaged Garage Door Panels



307. Prior Limb Contact Noted With Roofing Material



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307. Prior Limb Contact Noted With Roofing Material



309. Open Seams noted at aged vent collars



309. Open Seams noted at aged vent collars



309. Open Seams noted at aged vent collars



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309. Open Seams noted at aged vent collars



309. Open Seams noted at aged vent collars



309. Open Seams noted at aged vent collars



312. Surface Damage noted to roofing material



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331. Dislodged / Missing Insulation Noted



331. Dislodged / Missing Insulation Noted



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402. Leakage Noted At Whirlpool



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402. Leakage Noted At Whirlpool



403. Leakage noted at drains/connections



403. Leakage noted at drains/connections



405. Leakage Noted At Base/Handle Area Of Faucet



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423. Caulking Suggested/Needed



533. Open Junction Box / No Cover



533. Open Junction Box / No Cover



826. Defective Firebrick / Cracked Refractory Panel



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