

Freedom Express Home Inspections

Property Inspection Report



, Ponca City OK, 74601
Inspection prepared for:
Inspection Date: 1/4/2008 Time: 10:30 AM
Weather: Clear 45 degrees

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Freedom Express Home Inspections LLC
Addendum 1-1

1. A. The dryer vent within the attic appears to be stopped up with lint, does not properly extend beyond the roof decking and has improper flex corrugated duct installed. Flex duct cannot extend beyond the dryer connection at the wall. B. The main bathroom just off of the hall tub faucet is leaking at the stem. C. The drain valve for the hot water heater is dripping water. D. The hotwater heater relief valve downspout has a rubber hose traveling to a PVC plastic drain that is not rated for hot water. Recommend a metal downspout be installed within 6 inches of the floor for safety. E. The dishwasher drain hose does not have a high loop to prevent waste from backing into the dishwasher in the event of sewer line blockage. F. The furnace flue vent does not have the required 1 inch clearance to combustibles at the roof penetration. Estimated cost of labor and material \$400.00

G. There is a small gas leak on the top side of the shut off valve to the gas meter, which is the responsibility of the gas company, recommend they be notified.

2. A. The electrical outlet in the cabinet for the microwave has reverse polarity. B. The front entry exterior light and the exterior light from the walk through door of the garage does not operate recommend it be determined bulb or fixture. C. The electrical supply wiring from the wall to the gas fired furnace does not meet requirements. Estimated cost of labor and material \$200.00

3. The wood type cricket installed on the surface of the shingles to deter water away from the chimney is improperly installed and constructed of the improper type of material. Crickets are normally constructed of metal and are installed under the shingles not on the surface. When wood crickets are used they normally are covered with shingles the same as the roof covering. Recommend a roofing contractor be consulted for a price estimate of repairs.

4. The S.E. and the S.W bedroom closet doorknobs do not catch on their striker plate. Estimated cost of labor and material \$50.00

The topography of the landscape in the front yard with reference to the home facing east is basically flat with little to no drainage in any direction. The west 1/2 of the back yard drains away from the foundation toward the west. Water does appear to pool along the foundation S.W. corner west side due to a lack of guttering in this area. The brick veneer type exterior wall siding has a hair line mortar joint crack below the window S.W. corner west side that can be contributed to the lack of guttering and pooling of water near the foundation. The concrete grade on slab type foundation should be considered as having normal settling for its age located on clay base type of soil.

It is recommended for long-term foundation stability that no water be allowed to pool within 3 feet of the foundation. This can normally be accomplished with 100% guttering; properly placed downspouts with extensions and or splashguards. Creative landscaping such as raised flowerbeds or concrete sidewalks along the foundation can also be used to deter water.

The structural supports for the roof as viewed from within the attic has no visible evidence of structural stress. The roughly 8 inches of blown type insulation within the attic should be considered as acceptable for this area of Oklahoma.

The one layer of asphalt type shingles over solid wood decking has no visible evidence of past hail damage. It should not be unreasonable to expect life expectancy of the shingles to be in the area of 12 years of remaining life. This is just an opinion and not meant to imply a warranty or a guarantee of the life of the shingles.

The wood type cricket installed on the roof surface to deflect water away from the chimney was improperly installed with wood and should be constructed of metal and be installed under the shingles instead of on the top of the shingles as indicated in the pictures. When wood crickets are installed they are required to be surfaced with shingles the same as the roof covering. The dry wall ceiling to the north of the fireplace in the living room is indicating a past leak. This dry wall ceiling was check with a moisture meter and an infrared camera that detects moisture. Both moisture detecting devices indicated no moisture present at the time of inspection.

Structural Systems

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or in Need of Repair

I	NI	NP	R	
X				1. Landscaping drainage

Materials: It is recommended for long term foundation stability that no water be allowed to pool within 3 feet of the foundation. This can normally be accomplished with 100% installed guttering properly placed downspouts with extensions and or splashguards. Concrete type sidewalks or raised flowerbeds along the foundation can be used to deter water as long as the downspouts do not drain into the raised flowerbeds., Water appers to pool along the west foundation, The patio doors are above grade level

Observations: Signs of poor drainage

X			
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 2. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Observations: Interior Slab not visible due to floor coverings. Concrete slab on grade type foundation. Foundation settling should be considered as normal settling for the age of the home

X			X
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 3. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Roof Material: Asphalt shingles. The ___1___ layer of asphalt type shingles over solid wood decking as viewed from on the roof has no visible evidence of past hail dings. It should not be unreasonable to expect a life expectancy of these shingles to be in the area of _12_____ years of remaining life. This is just an opinion and not meant to imply a warranty or a guarantee of the life of the shingles.

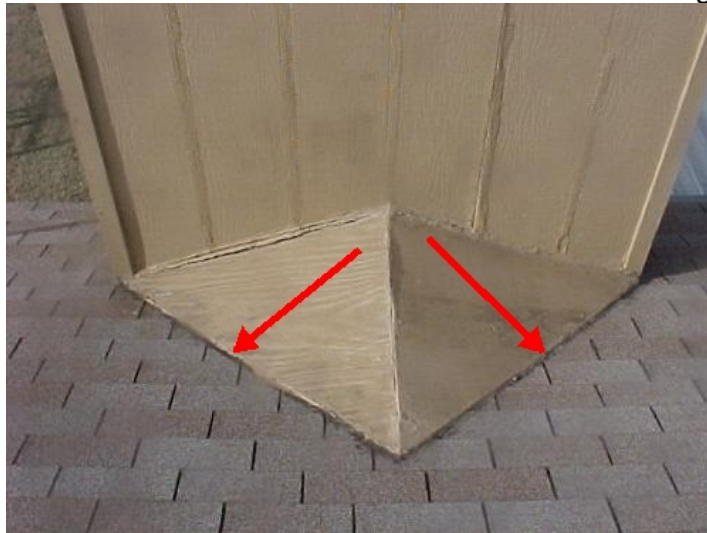
Comments: **Exposed plywood. Irregular flashing materials used. Improperly installed cricket**



Shingles No hail



Past hail dings to vent cover



Improper roof cricket

X 4. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)

Insulation Materials: Blown in insulation. Insulation is 8 inches deep. No visible evidence of structural stress for the roof support system as viewed from within the attic

Comments: Evidence of past leaking. Stains in areas. Truss type roofing present

X 5. Walls (Interior and Exterior)

Wall Materials: Exterior siding brick veneer. Interior walls are covered with Drywall. Hairline mortar joint cracks visible in the brick veneer siding should be considered as normal settling

Comments:



Hair line mortar joint crack below window west side S.W. corner

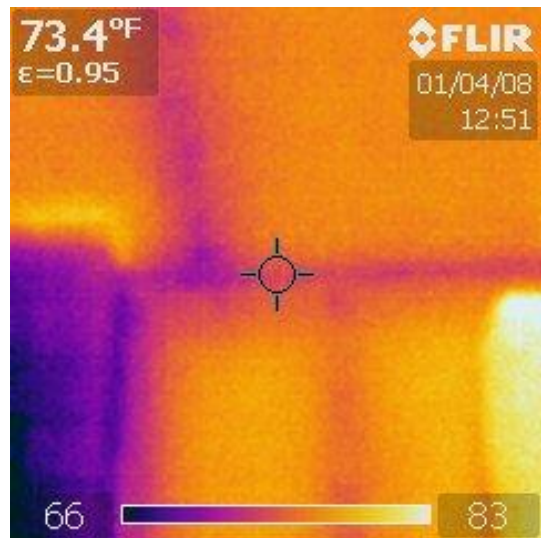
X 6. Ceilings and Floors

Ceiling Materials: Ceiling is made of drywall

Comments: Small stains visible



Ceiling just north of fireplace



Infrared image of ceiling north of fireplace indicating no moisture

X			X
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 7. Doors (Interior and Exterior)

Comments: Folding door present. **S.E. & S.W. bedroom closet doors do not latch at the striker plate**

X			
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 8. Windows

Window Materials: Windows are made of vinyl
Comments: All windows are functional. Windows updated in like new condition



Infrared image indicating air intrusion at the corner of the windows dining room

X			
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 9. Fireplace/Chimney

Materials: Fireplace is located in the living room
Materials: Fireplace flue minor buildup
Comments: Cosmetic brick spalling on the chimney brick, Gas Log only Metal insert, Damper operational



Cosmetic brick spalling exterior chimney as the result of no guttering

X			
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 10. Porches, Decks, Carports (Attached)

Comments: Patio is functional

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Other
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Materials:
Comments:

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or in Need of Repair

Electrical Systems

I	NI	NP	R	
X				1. Service Entrance and Panels

Materials: The electrical panel is located within the bedroom closet
 Materials: 150 AMP
 Observations: Electrical panel is fully functional, Main feed from meter to panel is copper, Service entrance is overhead, FPE Stab-loc panel present

X			X	2. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)
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Materials: 150 Amp service panel
 Comments: 220 volt electrical outlet available in laundry area, Main bathroom just off of the hall has no GFCI type of electrical outlets installed for safety, Due to the age of the home GFCI type of electrical outlets are not a requirement but are highly recommended near sources of water for safety, Due to the age of the home AFCI type safety electrical outlets are not a requirement for bedrooms, The garage has no GFCI type of electrical outlets installed., No GFCI type of electrical safety outlets on the exterior of the home, **The electrical outlet in the cabinet for the microwave has reverse polarity, The walk through garage exterior door light fixture did not operate, The front entry exterior light fixture did not operate, The electrical service cord to the gas furnace does not meet requirements**



Improper electrical supply to furnace

The gas-fired furnace appears to be the same age as the home 1979. The up flow furnace located in the garage closet was operated from its thermostat through a normal cycle. The discharge air from the furnace heat exchanger into the living area was tested for carbon monoxide with a negative results The average life expectancy of a gas fired furnace heat exchanger is 20 to 25 years.

.This furnace was operating normal but should be considered as having exceeded a normal life expectancy and recommend budgeting for replacement.

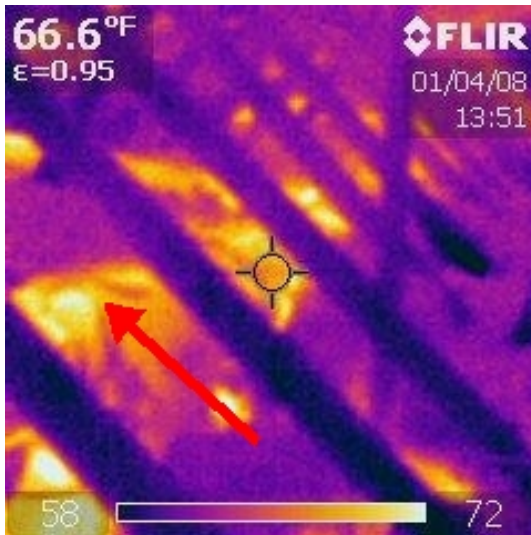
The 220-volt split system A/C unit MFG in 1979 was operated with a deltaT of 20 degrees this being the difference between supply and return air temperature and should be considered as normal. It is highly recommended to have the heating and cooling system serviced by a qualified heat and air contractor at the beginning of each cooling and heating season. The average life expectancy of an A/C unit compressor is 15 to 18 years. This unit has exceeded an average life expectancy by many years recommend you budget for its replacement

Heating, Ventilation and Air Conditioning Systems

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or in Need of Repair

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or in Need of Repair

I	NI	NP	R	
X			X	1. Heating Equipment Materials: AC is located adjacent North exterior wall. Split System. Furnace Date of MFG <u>1979</u> . The average life expectancy of a standard gas fired furnace heat exchanger is 20 to 25 years. Gas fired upflow furnace Observations: The furnace was performing as intended. Recommend having the furnace serviced at the beginning of each heating season. The furnace should be considered as having exceeded a normal life expectancy for this type of equipment. The average life expectancy of the heat exchanger on a standard gas fired furnace is 20 to 25 years. The furnace flue vent does not have proper clearance to combustibles
X				2. Cooling Equipment Type and Energy Source: AC is located adjacent North exterior wall, AC compressor is electric powered, Split System, Date of MFG exterior A/C condensing unit <u>1979</u> , The average life expectancy of a standard A/C compressor is 15 to 18 years Observations: Thermostat is functional, A/C unit performing as intended
X				3. Ducts and Vents Comments: Filter is located below heater. Ridgid Metal duct installed within the attic. Flex duct installed within the attic



Air distribution ducts in the attic with the furnace operating Infrared Picture



A/C ducts in the attic same as Infrared Picture



Furnace flue vent improper clearance at the roof

The domestic water supply piping that is visible above the slab on grade foundation is copper pipe. This piping was providing proper pressure to the appliances and fixtures at the time of inspection. The wastewater drainage and vent piping that is visible is plastic PVC schedule 40. Water was discharged down the various outlets for a period in excess of one hour with no visible evidence of blockage at any fixture or outlet.

The gas fired water heater installed in the garage closet is raised in height to meet requirements and has combustion air for its burner provided from the attic.

This tank was MFG in June of 1998. The average life expectancy of a standard water heater is 10 years give or take depending on water quality and usage. Recommend you budget for its replacement.

Plumbing Systems

X			X	1. Plumbing
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Materials: The wastewater drainage and vent piping that is visible above the foundation and within the attic is schedule 40 plastic PVC piping, The main gas shut off valve is located at the meter, The main water shut of valve is visible at the water meter, There is an addition water shut off valve locate within the bedroom closet, Copper water supply piping in use

Observations: Copper water supply piping in use, **Main bathroom just off of the hall lavatory faucet leaks at the stem and or is dripping**

X			X	2. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
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Energy Source: Water heater is gas powered. Water heater is located in the garage closet. Unit is 40 gallons. Number of hot water heaters 1. The average life expectancy of a standard hot water heater depending on water quality and usage is 10 years give or take

Comments: The gas fired water heater installed within the garage closet is raised in height to meet requirements. The gas fired water heater installed within the garage closet has combustion air for its burner provided from the attic. **Leaking from the drain. The hot water heater relief valve does not have a downspout to within 6 inches of the floor for safety**



Improper Relief valve downspout hot water heater

Appliances

I NI NP R

X				1. Cooktop/Oven
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Materials: Electric Oven # 1 Settings_350_____Temp_340_____, Electric Oven # 2 Settings_350_____Temp_340_____, Self Cleaning

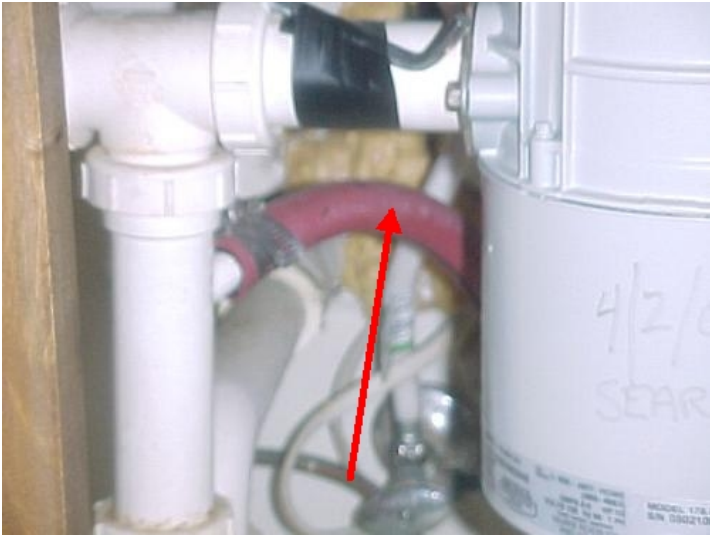
Observations: Unit operated normal, Unit is electric

X				2. Range Hood
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Range Vent Type: Non-vented
Comments: Unit operated normally

3. Dishwasher

Observations: Dishwasher operated normally



No High loop on dishwasher drain line



Dishwasher door prevents drawer from opening

4. Food Waste Disposer

Comments: Garbage disposal operated normal

5. Refrigerator

Observations: Refrigerator Not Present

6. Microwave Cooking Equipment

Comments: Unit operated normal

7. Trash Compactor

Comments: No trash compactor present

8. Bathroom Exhaust Fans and/or Heaters

Comments: Bath fan operated normally

9. Whole House Vacuum Systems

Comments: No vacuum system is present

10. Garage Door Openers

Door Type: Roll-up door
Comments: Garage door operated normally

11. Door Bell and Chimes

Comments: Door bell operated normally

12. Dryer Vents

Comments: 220-volt electrical outlet and gas service available for the dryer, **Vent terminates into attic, Vent does not extend to the exterior of the structure as required, Flex duct not allowed beyond 5 feet of the dryer, Vent is clogged with lint**



Improper dryer vent not exiting the interior of attic

Dryer vent appears to be stopped up from arrow downward

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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13. Ice maker free standing

Observations: No Freestanding Ice Maker Present

Optional Systems

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or in Need of Repair

I	NI	NP	R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Outbuildings

Materials:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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2. Lawn Sprinklers

Observations:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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3. Swimming Pools and Equipment

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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4. Water Wells (A coliform analysis is recommended.)

Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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5. Septic Systems

Type:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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6. Security Systems

Comments:

X			
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7. Fire Protection Equipment

Comments: All smoke detectors operated normally

detached garage

I NI NP R

Report Summary

Structural Systems		
Page 3 Item: 3	Roof Covering (If the roof is inaccessible, report the method used to inspect.)	Exposed plywood. Irregular flashing materials used. Improperly installed cricket
Page 5 Item: 7	Doors (Interior and Exterior)	S.E. & S.W. bedroom closet doors do not latch at the striker plate
Electrical Systems		
Page 6 Item: 2	Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)	The electrical outlet in the cabinet for the microwave has reverse polarity, The walk through garage exterior door light fixture did not operate, The front entry exterior light fixture did not operate, The electrical service cord to the gas furnace does not meet requirements
Heating, Ventilation and Air Conditioning Systems		
Page 7 Item: 1	Heating Equipment	The furnace flue vent does not have proper clearance to combustibles
Plumbing Systems		
Page 9 Item: 1	Plumbing	Main bathroom just off of the hall lavatory faucet leaks at the stem and or is dripping
Page 9 Item: 2	Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)	Leaking from the drain. The hot water heater relief valve does not have a downspout to within 6 inches of the floor for safety
Appliances		
Page 11 Item: 12	Dryer Vents	Vent terminates into attic, Vent does not extend to the exterior of the structure as required, Flex duct not allowed beyond 5 feet of the dryer, Vent is clogged with lint