

# Inspection Report

## Sample Customer

**Property Address:**  
123 Any Street  
OKC OK 73099



**Gutter2Gully Home Inspections LLC**

**Tim Croley 70001968  
6804 NW 25th St.**

**Bethany. OK. 73008**

**(405) 816-0885**

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## General Info

**Property Address**

123 Any Street  
OKC OK 73099

**Date of Inspection**

3/23/2022

**Report ID**

20220323-Sample

**Customer(s)**

Sample Customer

**Time of Inspection**

09:00 AM

**Real Estate Agent**

## Inspection Details

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Under 10 Years

**Home Faces:**

North

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

## Comment Key & Definitions

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**(Repair or Replace)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

1. Roof System / Chimneys and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Pole Camera

Chimney (exterior):

N/A

Attic Insulation:

Cellulose

R-30 or better

Ventilation:

Soffit Vents

Roof Structure:

2 X 6 Rafters

Sheathing

Roof-Type:

Hip

Attic info:

Pull Down stairs

Light in attic

Method used to observe attic:

Walked

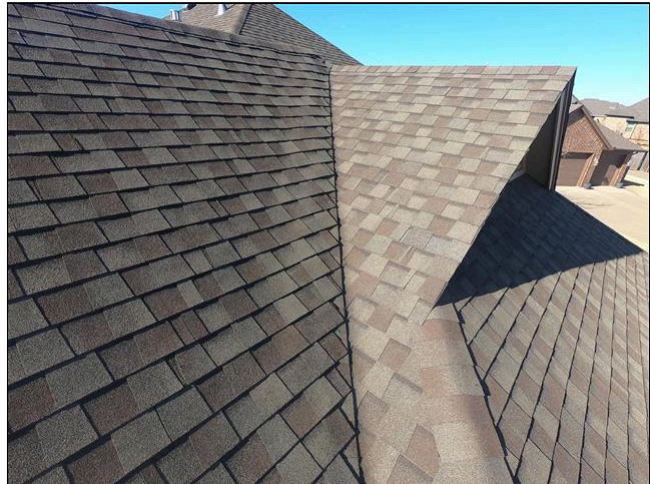
Items

1.0 Roof Coverings

Comments: Inspected



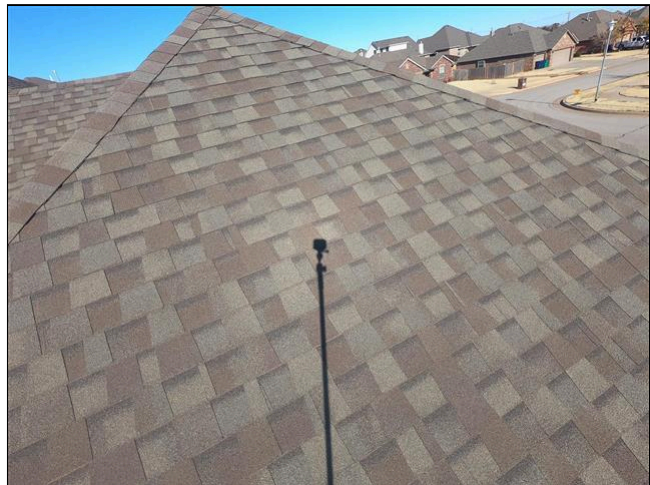
1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)





1.0 Item 5 (Picture)



1.0 Item 6 (Picture)

**1.1 Flashings**

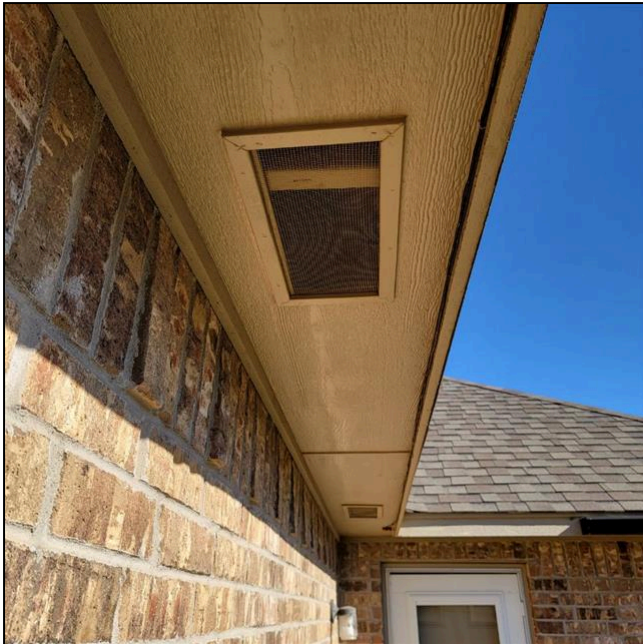
**Comments:** Inspected

**1.2 Skylights, Chimneys and Roof Penetrations**

**Comments:** Inspected

**1.3 Ventilation of Roof/Attic**

**Comments:** Inspected



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)

**1.4 Roof Drainage Systems (Gutters/Downspouts)**

**Comments:** Inspected





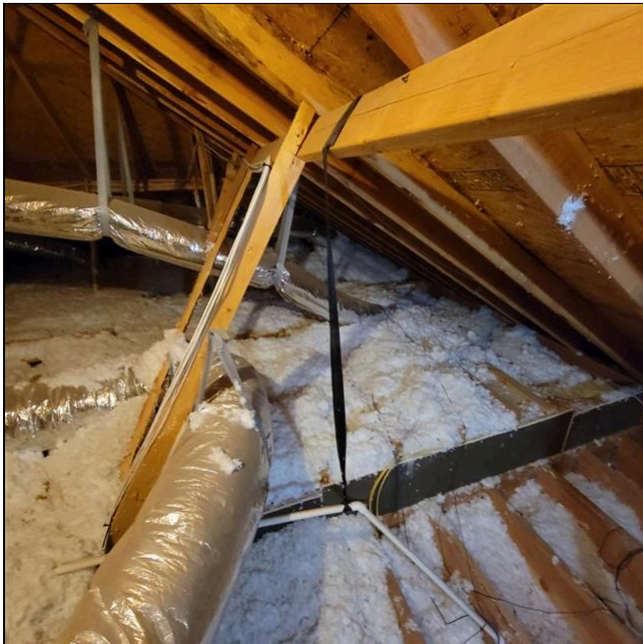
1.4 Item 1 (Picture)



1.4 Item 2 (Picture)

**1.5 Roof Structure and Attic (report leak signs or condensation)**

Comments: Inspected



1.5 Item 1 (Picture) Roof Structure



1.5 Item 2 (Picture) Roof Structure





1.5 Item 3 (Picture)

**1.6 Insulation in Attic**

**Comments:** Inspected



1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)

### 1.7 Visible Electric Wiring in Attic

**Comments:** Inspected

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



2. Exterior

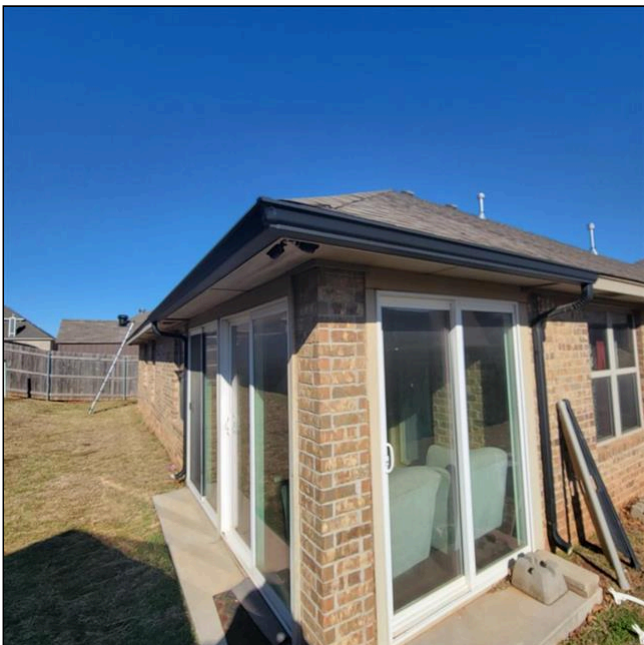
The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Front Entry



East View



Back Porch



North View

Styles & Materials

Siding Material:

Exterior Entry Doors:

Appurtenance:

Brick veneer

Steel

Covered porch

Sidewalk

Patio

**Driveway:**

Concrete

**Items**

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**2.0 Wall Cladding Flashing and Trim**

**Comments:** Inspected

**2.1 Doors (Exterior)**

**Comments:** Repair or Replace

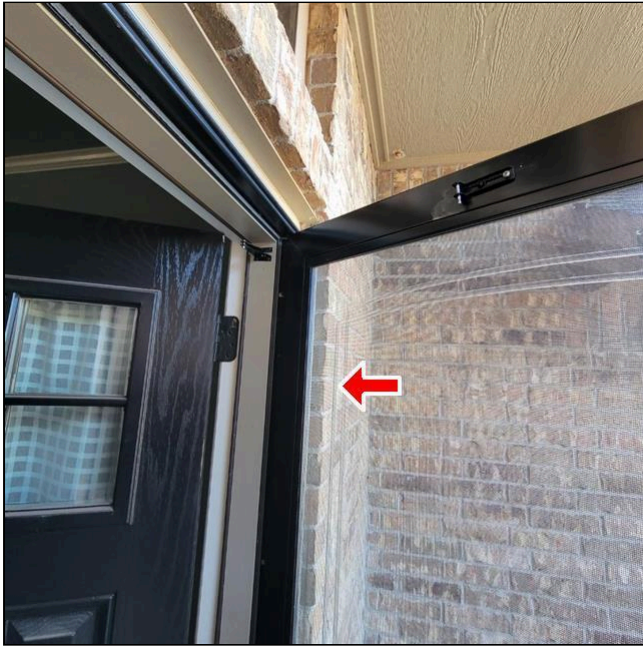
(1) Hydraulic closer is missing on front entry storm door.



2.1 Item 1 (Picture) Front Storm Door

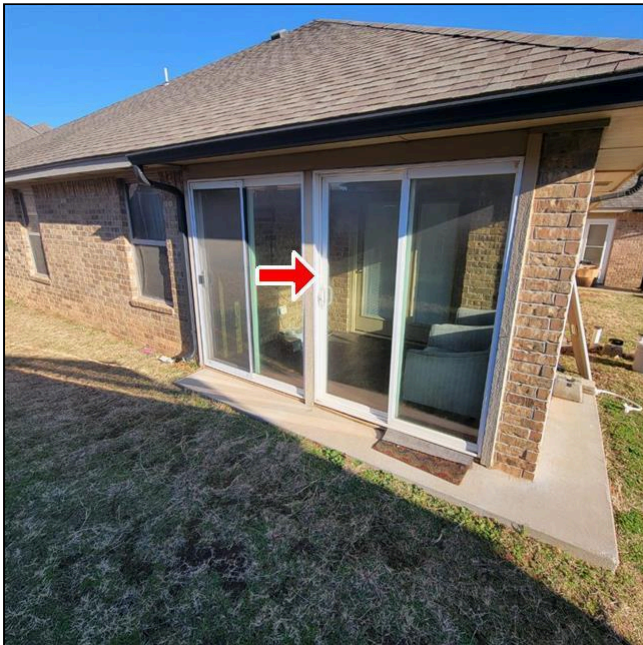


(2) Front entry storm door is missing a retaining clip allowing the window and screen to be loose. Replace clip to tighten window and screen.



2.1 Item 2 (Picture) Front Storm Door

(3) Back porch sliding door is missing screen door.



2.1 Item 3 (Picture) Back Sliding Door

**2.2 Windows**

**Comments:** Repair or Replace



(1) Damage to window screen south side.



2.2 Item 1 (Picture)

(2) Caulking on several windows is cracked and separating. Recommend re-caulking to seal window properly.



2.2 Item 2 (Picture)

**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Comments:** Inspected

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

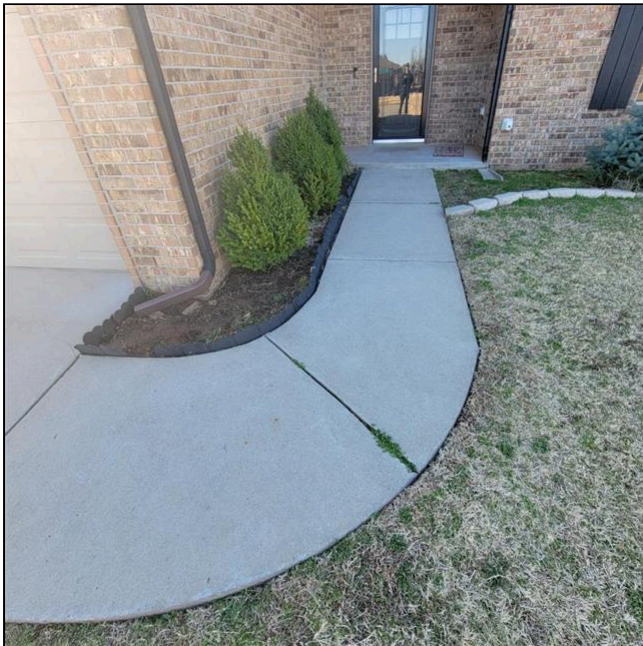
**Comments:** Inspected



2.4 Item 1 (Picture) Driveway



2.4 Item 2 (Picture) Walkway



2.4 Item 3 (Picture) Entry Walkway

**2.5 Eaves, Soffits and Fascias**

Comments: Inspected

**2.6 Water faucets (hose bibs)**

Comments: Inspected

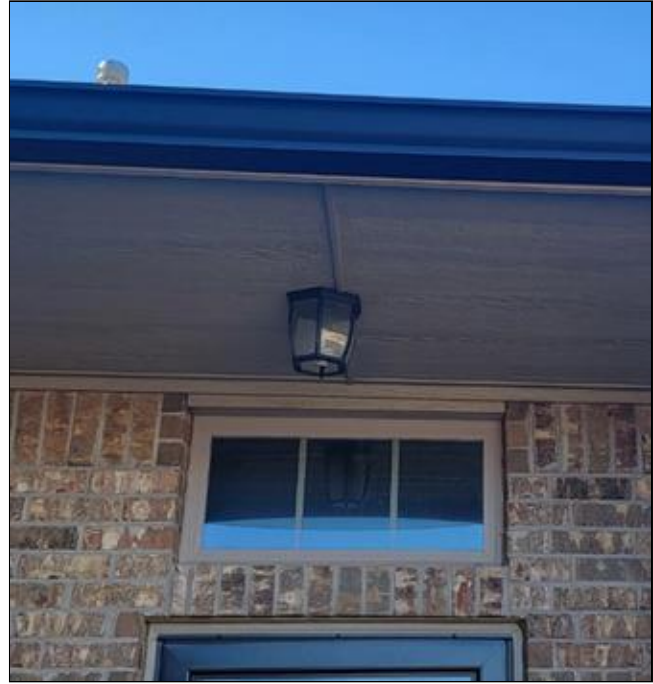
**2.7 Light fixtures and electrical outlets (exterior)**

Comments: Inspected





2.7 Item 1 (Picture)



2.7 Item 2 (Picture)

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 3. Garage

#### Styles & Materials

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

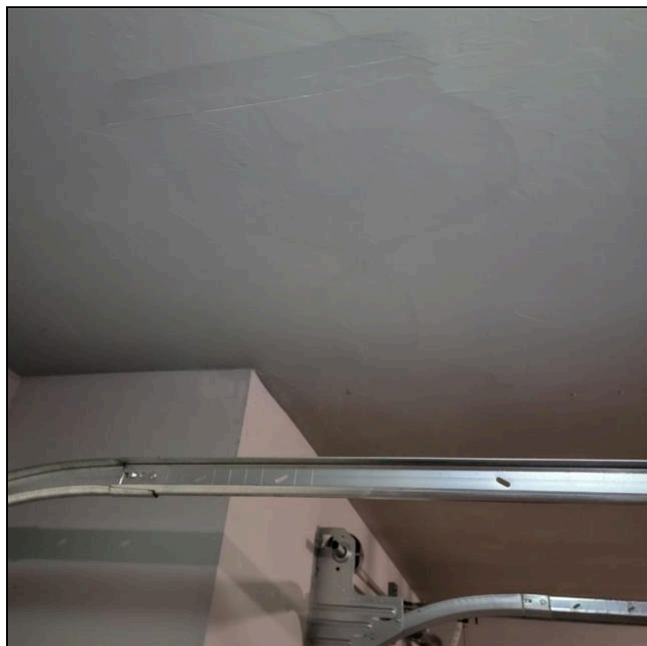
OVERHEAD DOOR

#### Items

##### 3.0 Garage Ceilings

**Comments:** Repair or Replace

The Sheetrock on the garage ceiling reveals a light stain which appears from a water leak. Stain appears old. The moisture meter was used and it did not indicate an active leak. I recommend monitor and repair or replace if the leak repair was not successful.



3.0 Item 1 (Picture)

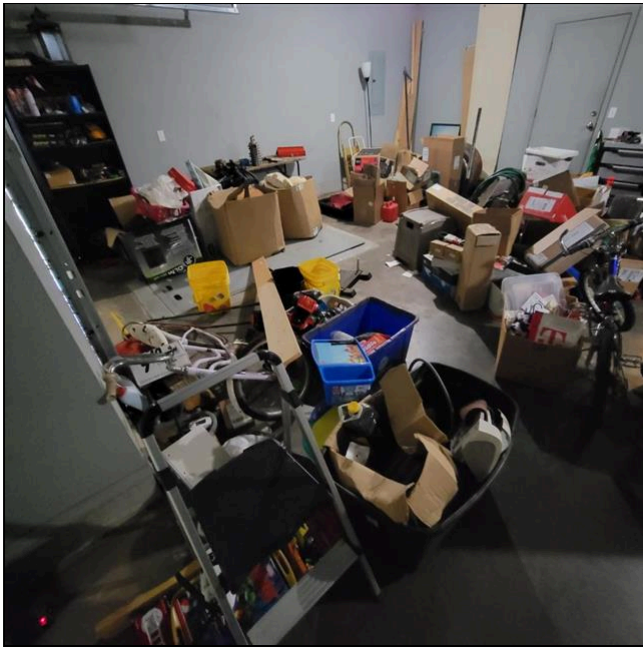
##### 3.1 Garage Walls (including Firewall Separation)

**Comments:** Inspected

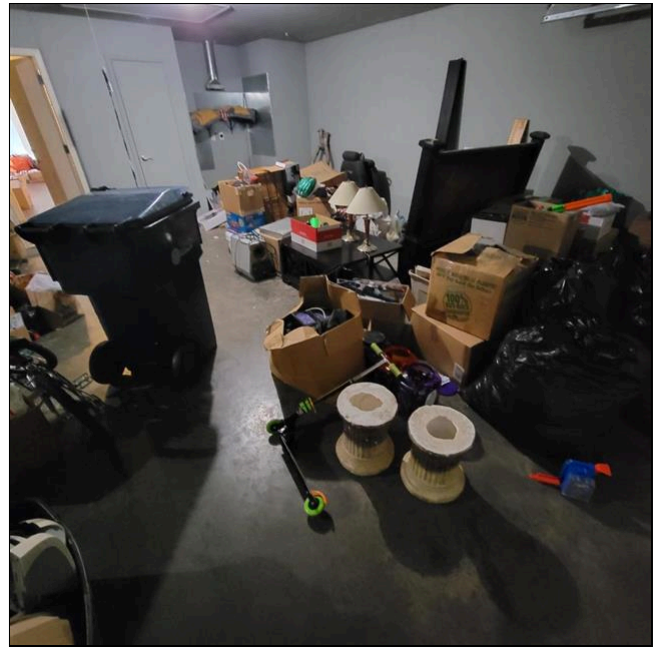
##### 3.2 Garage Floor

**Comments:** Not Inspected

Full inspection of floor was not possible as many items were stored in the garage.



3.2 Item 1 (Picture)



3.2 Item 2 (Picture)

**3.3 Garage Door (s)**

**Comments:** Repair or Replace

The storm door on the single entry door at the back of the garage has broken loose and shows damage to the wall section. Recommend this be repaired or replaced by qualified installer.



3.3 Item 1 (Picture)

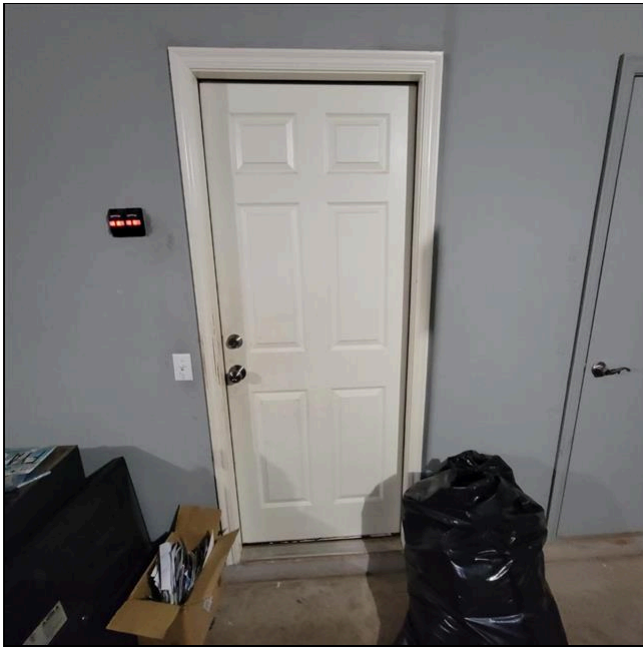
**3.4 Garage window (s)**

**Comments:** Not Present

**3.5 Occupant Door (from garage to inside of home)**

**Comments:** Inspected

This door meets separation requirements for fire ratings.



3.5 Item 1 (Picture)

**3.6 Garage Door Operators (Report whether or not doors will reverse when met with resistance)**

**Comments:** Repair or Replace

(1) The automatic opener at the (left door when facing garage from outside) does not operate properly. A repair or replacement is needed. I recommend a qualified garage door repairman correct as needed.



3.6 Item 1 (Picture)



(2) The automatic opener at the (right door when facing garage from outside) has a missing or burned out light bulb. This is a maintenance issue and is for your information. I recommend a qualified garage door repairman correct as needed.

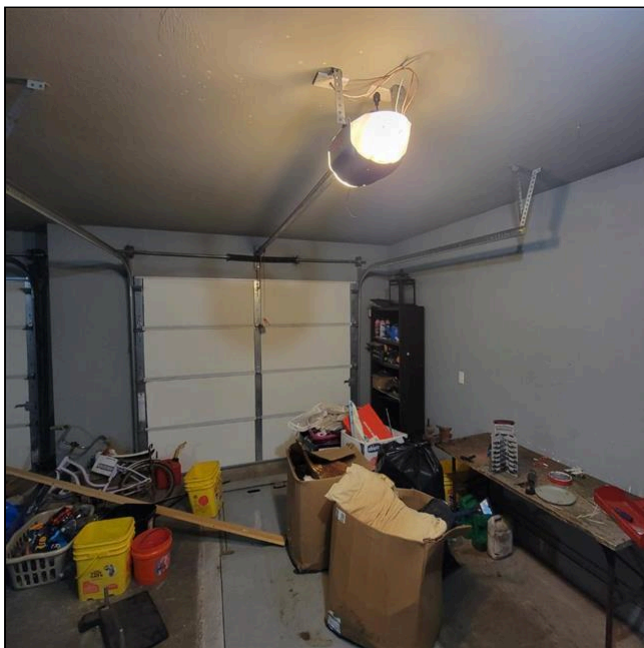


3.6 Item 2 (Picture)

**3.7 Storm Shelter**

**Comments:** Not Inspected

In ground storm shelter was cover by personal items. This shelter was not inspected as personal items are not moved.



3.7 Item 1 (Picture)

## 4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

<b>Dishwasher Brand:</b> WHIRLPOOL	<b>Disposer Brand:</b> UNKNOWN	<b>Exhaust/Range hood:</b> NONE
<b>Range/Oven:</b> WHIRLPOOL	<b>Built in Microwave:</b> WHIRLPOOL	<b>Cabinetry:</b> Wood
<b>Countertop:</b> Granite	<b>Dryer Power Source:</b> 220 Electric Gas Connection	<b>Dryer Vent:</b> Unknown

### Items

#### 4.0 Counters and Cabinets (representative number)

**Comments:** Inspected

#### 4.1 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected

#### 4.2 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Inspected

#### 4.3 Outlets, Switches and Fixtures

**Comments:** Inspected

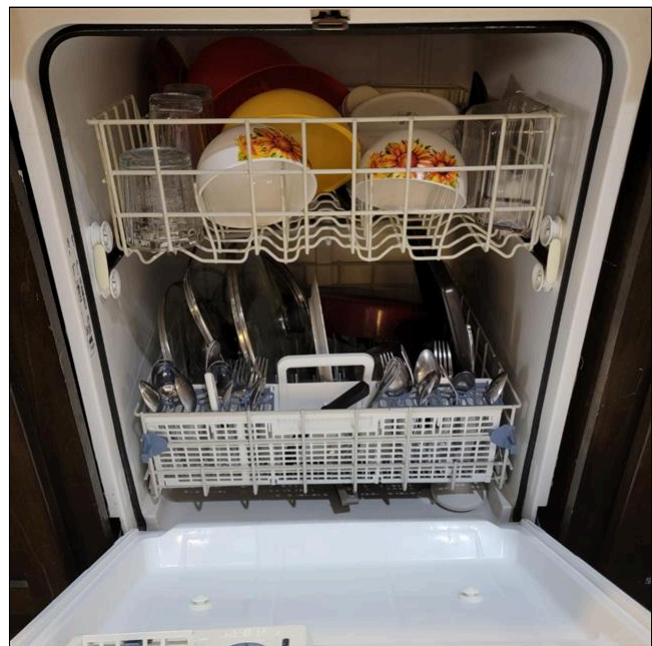
#### 4.4 Dishwasher

**Comments:** Not Inspected

Dishwasher was present but not tested. Personal items are not moved during inspections. Recommend testing after items are removed.



4.4 Item 1 (Picture)



4.4 Item 2 (Picture)

#### 4.5 Ranges/Ovens/Cooktops

**Comments:** Repair or Replace

No anti-tip bracket was installed on oven/range. Recommend installation of Anti-tip valve for safety.



4.5 Item 1 (Picture)

**4.6 Range Hood (s)**

**Comments:** Not Present

**4.7 Food Waste Disposer**

**Comments:** Inspected

**4.8 Microwave Cooking Equipment**

**Comments:** Inspected

The microwave needs cleaning or is stained in areas. I recommend repair as needed.



4.8 Item 1 (Picture)



4.8 Item 2 (Video)



**4.9 Clothes Dryer Vent Piping****Comments:** Not Inspected

Dryer vent piping not located.

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet

Tile

**Interior Doors:**

Hollow core

**Window Types:**

Thermal/Insulated

Single-hung

### Items

**5.0 Ceilings**
**Comments:** Inspected

**5.1 Walls**
**Comments:** Inspected

**5.2 Floors**
**Comments:** Inspected

**5.3 Steps, Stairways, Balconies and Railings**
**Comments:** Not Present

**5.4 Doors (representative number)**
**Comments:** Repair or Replace

(1) The screws are loose on the hinges at bedroom number 2. This is a maintenance issue for your information. Door frame may need to be repaired if screws will not tighten.



5.4 Item 1 (Video)

(2) The top hinge is missing screws at bedroom number 1 door. I recommend repair or replace by a qualified person.



5.4 Item 2 (Picture)

#### 5.5 Windows (representative number)

**Comments:** Inspected

#### 5.6 Outlets, Switches and Fixtures

**Comments:** Repair or Replace

All electrical outlets loose in bedroom 2. Recommend repair by licensed electrician.



5.6 Item 1 (Video)

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 6. Bathroom and Components

### Styles & Materials

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#### Exhaust Fans:

Fan only

### Items

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#### 6.0 Ceiling

Comments: Inspected

#### 6.1 Walls

Comments: Inspected

#### 6.2 Floors

Comments: Inspected

#### 6.3 Doors

Comments: Inspected

#### 6.4 Windows

Comments: Inspected

#### 6.5 Counters and Cabinets (representative number)

Comments: Inspected

#### 6.6 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

#### 6.7 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

#### 6.8 Outlets, Switches and Fixtures

Comments: Repair or Replace

The light fixture does not work properly (try bulb first). This is for your information. I recommend repair as needed.



6.8 Item 1 (Picture)

#### 6.9 Exhaust fan

Comments: Inspected

## 7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

#### Foundation:

Poured concrete

#### Floor Structure:

Slab

#### Wall Structure:

2 X 4 Wood

#### Ceiling Structure:

2X6

### Items

#### 7.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Comments:** Inspected

#### 7.1 Walls (Structural)

**Comments:** Inspected

#### 7.2 Floors (Structural)

**Comments:** Inspected

#### 7.3 Ceilings (Structural)

**Comments:** Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**8. Plumbing System**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

**Styles & Materials**

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> PVC	<b>Plumbing Water Distribution (inside home):</b> PVC
<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC	<b>Water Heater Power Source:</b> Gas (quick recovery)
<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)	<b>Water Heater Location:</b> Garage	<b>WH Manufacturer:</b> RHEEM

**Items**

**8.0 Plumbing Drain, Waste and Vent Systems**

**Comments:** Inspected

**8.1 Plumbing Water Supply, Distribution System and Fixtures**

**Comments:** Inspected

**8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**

**Comments:** Inspected

Hot Water Tank located in garage.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)





8.2 Item 3 (Picture)

8.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main shut off is located outside in the ground.



8.3 Item 1 (Picture)



8.3 Item 2 (Video)



8.3 Item 3 (Picture)

#### 8.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Present

#### 8.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside



8.5 Item 1 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

#### Electrical Service Conductors:

Below ground  
Copper

#### Panel Capacity:

200 AMP

#### Panel Type:

Circuit breakers  
AFCI Breakers

#### Electric Panel Manufacturer:

Unknown

#### Branch wire 15 and 20 AMP:

Copper

#### Wiring Methods:

Romex

### Items

#### 9.0 Service Entrance Conductors

**Comments:** Inspected

Meter located on East side of house.



9.0 Item 1 (Picture) Electrical Meter

#### 9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

**Comments:** Inspected

#### 9.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

**Comments:** Inspected

#### 9.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

**Comments:** Inspected

#### 9.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage,



carport and exterior walls of inspected structure

Comments: Inspected

9.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

9.6 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Inspected

9.7 Location of Main and Distribution Panels

Comments: Repair or Replace

(1) Wrong mounting screws on dead front

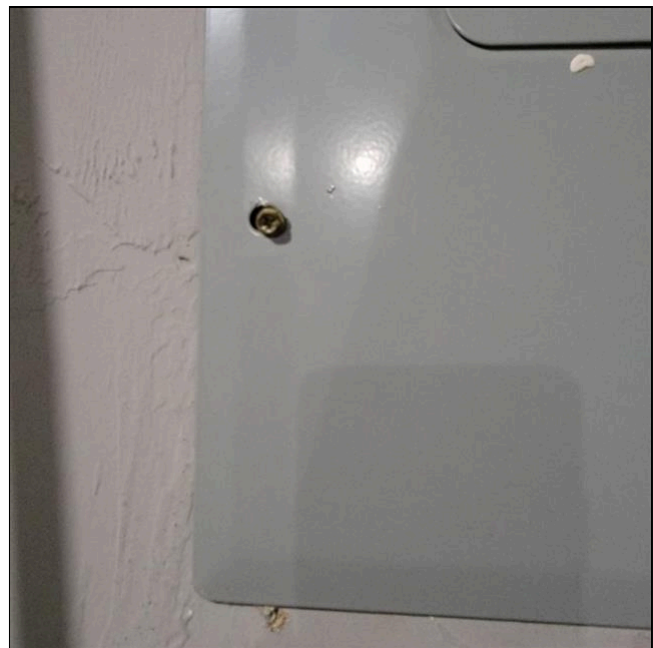


9.7 Item 1 (Picture)

(2) The main panel box is located at the garage.



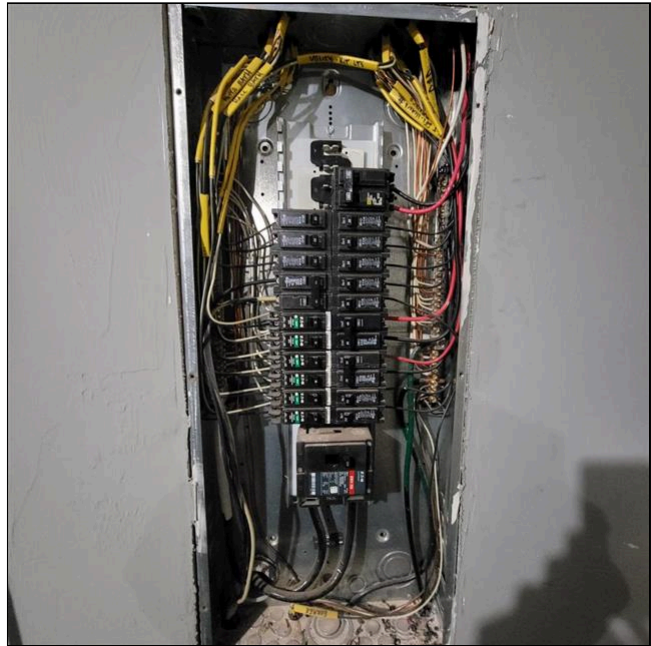
9.7 Item 2 (Picture)



9.7 Item 3 (Picture)



9.7 Item 4 (Picture)



9.7 Item 5 (Picture)

**9.8 Smoke Detectors**

**Comments:** Repair or Replace

The smoke detectors have been disconnected intentionally at the common hallway to bedrooms and in bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified person should repair or replace as needed.



9.8 Item 1 (Picture)



9.8 Item 2 (Picture)



9.8 Item 3 (Picture)

### 9.9 Carbon Monoxide Detectors

**Comments:** Not Present

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

**Heat Type:**

Forced Air

**Energy Source:**

Natural gas

**Heat System Brand:**

TRANE

**Ductwork:**

Insulated

**Filter Type:**

Electronic air cleaner

**Filter Size:**

Filter is missing

**Fireplace:**

Non-vented gas logs

**Cooling Equipment Type:**

Forced Air

**Number of AC Only Units:**

One

**Central Air Brand:**

TRANE

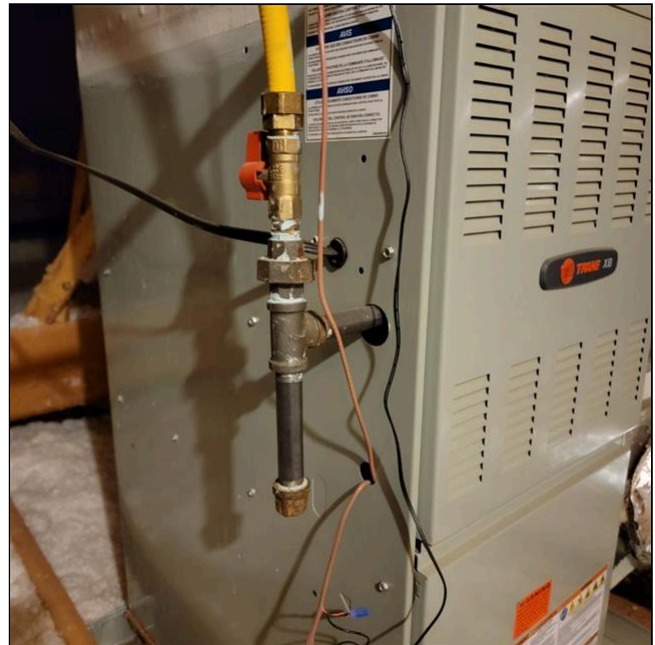
### Items

#### 10.0 Heating Equipment

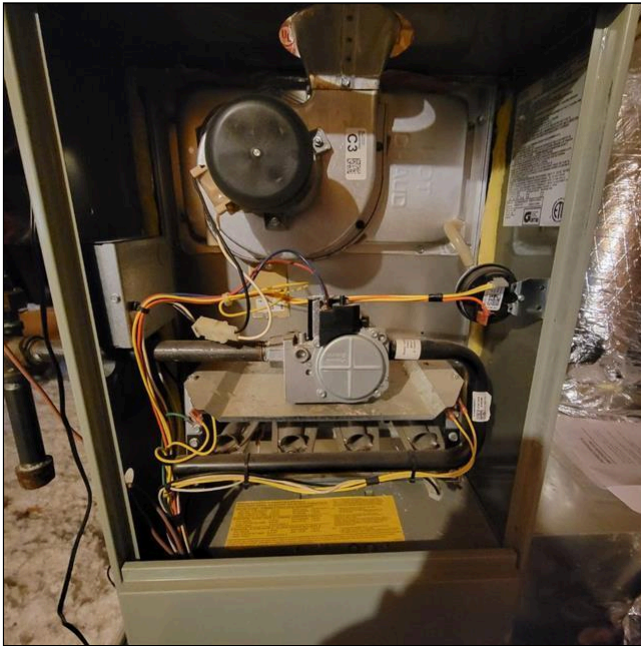
Comments: Inspected



10.0 Item 1 (Picture)



10.0 Item 2 (Picture)



10.0 Item 3 (Picture)



10.0 Item 4 (Picture)

10.1 Normal Operating Controls

Comments: Inspected



10.1 Item 1 (Picture)

10.2 Automatic Safety Controls

Comments: Inspected



10.2 Item 1 (Picture)

**10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:** Inspected

Air filters were removed from return vents.



10.3 Item 1 (Picture)

**10.4 Presence of Installed Heat Source in Each Room**

**Comments:** Inspected

**10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

**Comments:** Inspected

**10.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)**

**Comments:** Not Present

**10.7 Gas/LP Firelogs and Fireplaces**



**Comments:** Repair or Replace

Could not get fireplace to operate. Recommend evaluation and/or repair by licensed installer.



10.7 Item 1 (Picture)

**10.8 Cooling and Air Handler Equipment**

**Comments:** Inspected

A/C was not tested at time of inspection as outside temperature was too low to safely operate the A/C. Outside temperature needs to be above 68 degrees so the compressor is not damaged. Recommend testing A/C when temperature allows.



10.8 Item 1 (Picture)



10.8 Item 2 (Picture)



10.8 Item 3 (Picture)

**10.9 Normal Operating Controls****Comments:** Inspected**10.10 Presence of Installed Cooling Source in Each Room****Comments:** Inspected

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Summary

**Gutter2Gully Home Inspections LLC**

**6804 NW 25th St.**

**Bethany. OK. 73008**

**(405) 816-0885**

**Customer**  
Sample Customer

**Address**  
123 Any Street  
OKC OK 73099

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 2. Exterior

### 2.1 Doors (Exterior)

#### **Repair or Replace**

(1) Hydraulic closer is missing on front entry storm door.





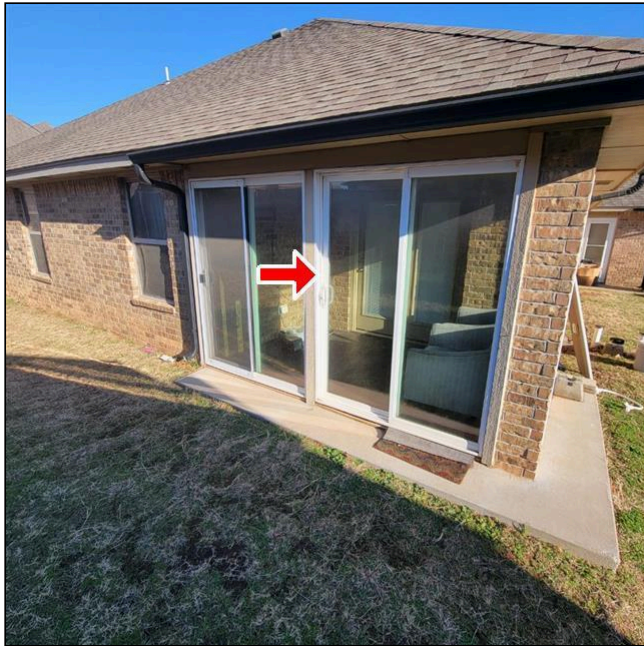
2.1 Item 1 (Picture) Front Storm Door

(2) Front entry storm door is missing a retaining clip allowing the window and screen to be loose. Replace clip to tighten window and screen.



2.1 Item 2 (Picture) Front Storm Door

(3) Back porch sliding door is missing screen door.



2.1 Item 3 (Picture) Back Sliding Door

**2.2 Windows**

**Repair or Replace**

(1) Damage to window screen south side.



2.2 Item 1 (Picture)

(2) Caulking on several windows is cracked and separating. Recommend re-caulking to seal window properly.



2.2 Item 2 (Picture)

### 3. Garage

#### 3.0 Garage Ceilings

##### Repair or Replace

The Sheetrock on the garage ceiling reveals a light stain which appears from a water leak. Stain appears old. The moisture meter was used and it did not indicate an active leak. I recommend monitor and repair or replace if the leak repair was not successful.



3.0 Item 1 (Picture)

#### 3.3 Garage Door (s)

##### Repair or Replace

The storm door on the single entry door at the back of the garage has broken loose and shows damage to the wall section. Recommend this be repaired or replaced by qualified installer.



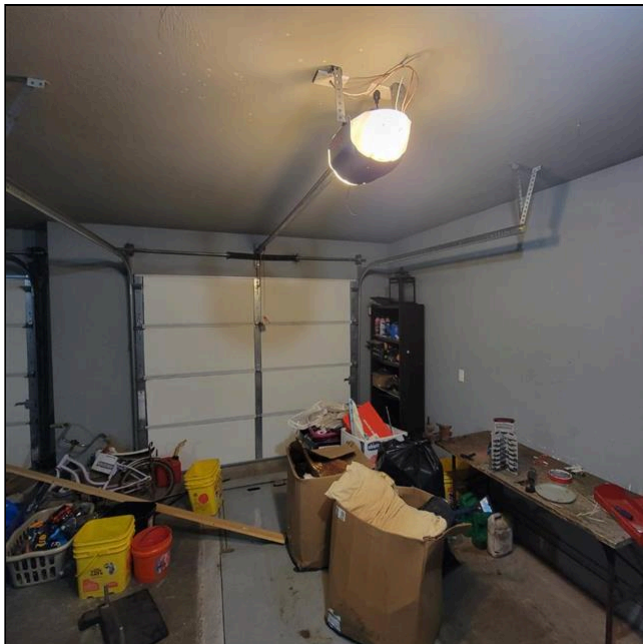


3.3 Item 1 (Picture)

**3.6 Garage Door Operators (Report whether or not doors will reverse when met with resistance)**

**Repair or Replace**

(1) The automatic opener at the (left door when facing garage from outside) does not operate properly. A repair or replacement is needed. I recommend a qualified garage door repairman correct as needed.



3.6 Item 1 (Picture)

(2) The automatic opener at the (right door when facing garage from outside) has a missing or burned out light bulb. This is a maintenance issue and is for your information. I recommend a qualified garage door repairman correct as needed.



3.6 Item 2 (Picture)

#### 4. Kitchen Components and Appliances

##### 4.5 Ranges/Ovens/Cooktops

###### Repair or Replace

No anti-tip bracket was installed on oven/range. Recommend installation of Anti-tip valve for safety.



4.5 Item 1 (Picture)

##### 4.9 Clothes Dryer Vent Piping

###### Not Inspected

Dryer vent piping not located.

## 5. Rooms

### 5.4 Doors (representative number)

#### Repair or Replace

(1) The screws are loose on the hinges at bedroom number 2. This is a maintenance issue for your information. Door frame may need to be repaired if screws will not tighten.



5.4 Item 1 (Video)

(2) The top hinge is missing screws at bedroom number 1 door. I recommend repair or replace by a qualified person.



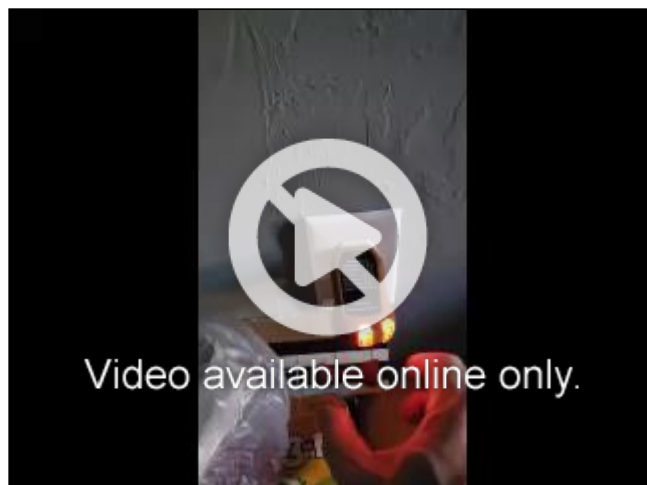
5.4 Item 2 (Picture)

### 5.6 Outlets, Switches and Fixtures

#### Repair or Replace

All electrical outlets loose in bedroom 2. Recommend repair by licensed electrician.





5.6 Item 1 (Video)

## 6. Bathroom and Components

### 6.8 Outlets, Switches and Fixtures

#### Repair or Replace

The light fixture does not work properly (try bulb first). This is for your information. I recommend repair as needed.



6.8 Item 1 (Picture)

## 9. Electrical System

### 9.7 Location of Main and Distribution Panels

#### Repair or Replace

(1) Wrong mounting screws on dead front



9.7 Item 1 (Picture)

(2) The main panel box is located at the garage.



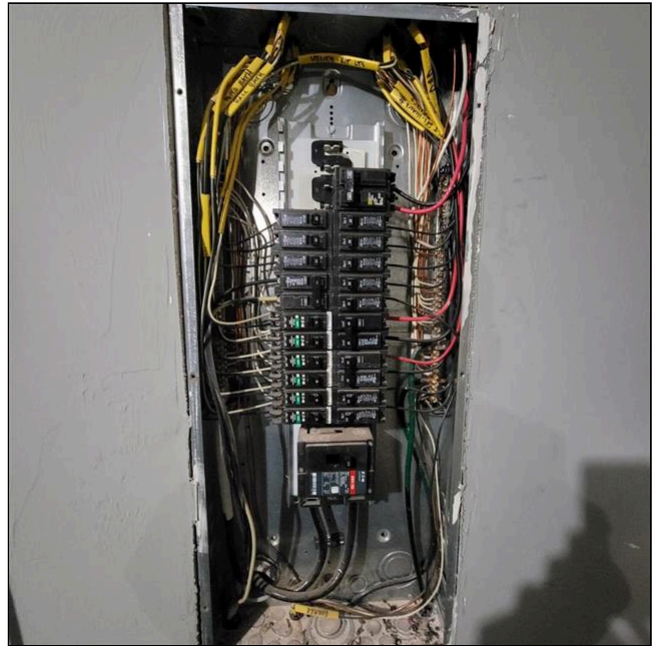
9.7 Item 2 (Picture)



9.7 Item 3 (Picture)



9.7 Item 4 (Picture)



9.7 Item 5 (Picture)

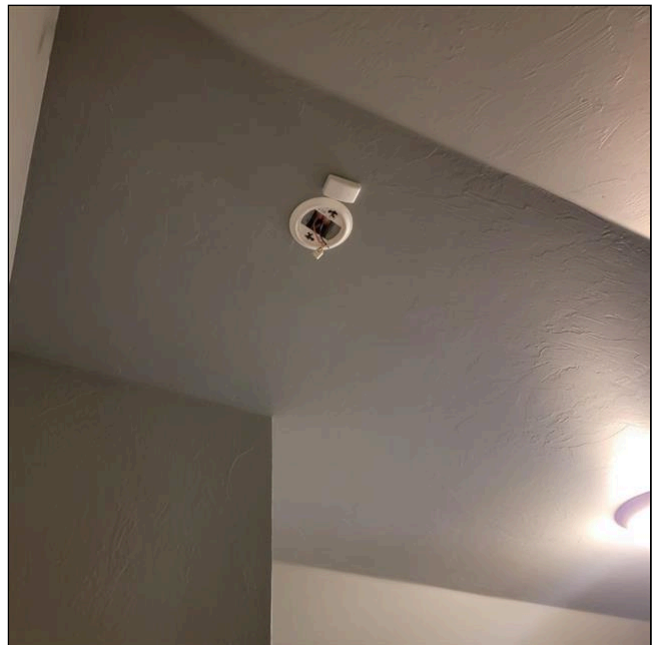
**9.8 Smoke Detectors**

**Repair or Replace**

The smoke detectors have been disconnected intentionally at the common hallway to bedrooms and in bedrooms. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified person should repair or replace as needed.

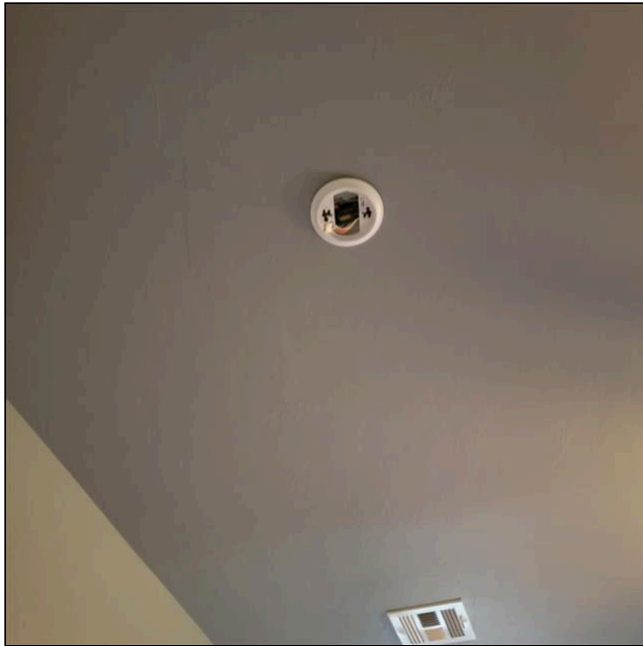


9.8 Item 1 (Picture)



9.8 Item 2 (Picture)





9.8 Item 3 (Picture)

## 10. Heating / Central Air Conditioning

### 10.7 Gas/LP Firelogs and Fireplaces

#### Repair or Replace

Could not get fireplace to operate. Recommend evaluation and/or repair by licensed installer.



10.7 Item 1 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic

items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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