

# HOME INSPECTIONS

Neal Hettinger Lic# 11111234 Tel:405/475-0537 Email: [neal@homeinspectorok.com](mailto:neal@homeinspectorok.com)

Inspection Date

**Sat, May 30, 2015**

Inspection Start Time

**1:45**

Inspection Finish Time

**5:30**

Temperature Today

**79°**

Weather Conditions Recently

**Sunny/Warm**

Weather Conditions Today

**Sunny/Warm**



Inspection Property is

**Residential**

Approx Age

**1913**

Approx Sq Ft

**2345**

Occupancy

**Occupied**

Stories

**1**

House faces

**East**

This Home Inspection Has Been Prepared Exclusively For:

Individual/Company **Joe Schooop**

Tel #/Email **555-1111**

[jscp@email.com](mailto:jscp@email.com)

Inspection Address: **1313 Mockingbird Lane Oklahoma City, OK 73666**

## Selling Agent Info

Individual/Company **Gomez Munster**

**First Century**

Tel #/Email **555-4422**

[G.munster@uhavemail.com](mailto:G.munster@uhavemail.com)

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## 2.0 EXTERIOR

### 2.1 SURFACE MATERIALS

<input checked="" type="checkbox"/> Veneer:	<input checked="" type="checkbox"/> Brick/Block	<input checked="" type="checkbox"/> Stucco	<input type="checkbox"/> Concrete/Stone	<input type="checkbox"/> E.I.F.S.
	Weep holes	YES	<input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Siding:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Shakes	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood
	<input checked="" type="checkbox"/> Lap/Panel	<input type="checkbox"/> Plywood	<input type="checkbox"/> Composite wood/fiber	<input type="checkbox"/> Vinyl
<input type="checkbox"/> Parts not visible due to:	<input type="checkbox"/> Weather/Snow	<input type="checkbox"/> Trees/Shrubs/Debris	<input type="checkbox"/> Height	

### 2.2 OUTBUILDINGS / GARAGE

<input checked="" type="checkbox"/> Garage:	<input type="checkbox"/> Single	<input type="checkbox"/> Double	<input checked="" type="checkbox"/> Triple	<input type="checkbox"/> Integral	<input checked="" type="checkbox"/> Detached*
<input checked="" type="checkbox"/> Carport:	<input type="checkbox"/> Outbuildings:	<input type="checkbox"/> As is:	<input checked="" type="checkbox"/> Other	Cabana	
<input checked="" type="checkbox"/> Door	<input type="checkbox"/> Sliding	<input type="checkbox"/> Tilt-up	<input checked="" type="checkbox"/> Roll-up	<input type="checkbox"/> Side hung	
# 2	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Wood	<input type="checkbox"/> Fiberglass		

\* DETACHED BUILDINGS ARE EXCLUDED UNLESS SPECIFICALLY CONTRACTED.

### 2.3 FEATURES

<input checked="" type="checkbox"/> Front Porch or Entry:	<input type="checkbox"/> Wood	<input type="checkbox"/> Wrap around	<input type="checkbox"/> Metal
	<input type="checkbox"/> Railing(s)	<input type="checkbox"/> Enclosed	<input checked="" type="checkbox"/> Roof canopy only
<input checked="" type="checkbox"/> Windows and Doors:	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Metal
	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Vinyl (see 8.0)	
<input type="checkbox"/> Balcony:	<input type="checkbox"/> Metal	<input type="checkbox"/> Concrete	<input type="checkbox"/> Wood
	<input type="checkbox"/> Attached	<input type="checkbox"/> Cantilever	<input type="checkbox"/> Railing(s)
<input checked="" type="checkbox"/> Steps:	<input type="checkbox"/> Metal	<input type="checkbox"/> Stone	<input type="checkbox"/> Concrete
	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Wood	
<input checked="" type="checkbox"/> Deck:	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Pressure treated	<input type="checkbox"/> Plywood
			<input type="checkbox"/> Rail(s)
<input checked="" type="checkbox"/> Driveway	<input type="checkbox"/> Parking lot	<input checked="" type="checkbox"/> Concrete/brick	<input type="checkbox"/> Asphalt
			<input type="checkbox"/> Dirt/gravel
<input checked="" type="checkbox"/> Patio and or Paths:	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Stone/brick	<input type="checkbox"/> Wood
	<input type="checkbox"/> Concrete	<input type="checkbox"/> Dirt	
<input checked="" type="checkbox"/> Fences:	<input type="checkbox"/> Wire	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Brick
	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl	
<input type="checkbox"/> Ret. Walls:	<input type="checkbox"/> Wire	<input type="checkbox"/> Wood	<input type="checkbox"/> Brick
<input type="checkbox"/> Yard Walls	<input type="checkbox"/> Brick	<input type="checkbox"/> Stone	<input type="checkbox"/> Block
	<input type="checkbox"/> Stucco	<input type="checkbox"/> Wood	
<input type="checkbox"/> Ext. Stairs:	<input type="checkbox"/> Metal	<input type="checkbox"/> Concrete	<input type="checkbox"/> Wood
	<input type="checkbox"/> Rail(s)	<input type="checkbox"/> Open tread	<input type="checkbox"/> Non-standard construction
<input type="checkbox"/> Other:			
<input type="checkbox"/> Surface water drains noted. (Not tested/underground)			
<input checked="" type="checkbox"/> Not inspected for lead paint			
<input type="checkbox"/> Alterations/additions to original construction			

We do NOT verify flood plains, permits, or engineering. Check with your real estate agent, your insurance agent, and/or local authority having jurisdiction.

If you have a storm shelter, register it with the local authorities.

### 2.4 VISIBLE CONDITIONS

CONDITIONS NOTED AT HOUSE:	
<input type="checkbox"/> 201	CRACKED/DAMAGED BRICKWORK/STONE
<input type="checkbox"/> 202	DETERIORATED MORTAR-REPOINT
<input type="checkbox"/> 203	BRICK VENEER SEPARATION/SETTLEMENT
<input type="checkbox"/> 204	CORRODED LINTEL(S)/SILL(S)
<input type="checkbox"/> 205	DAMAGED EXTERIOR
<input checked="" type="checkbox"/> 206	EXTERIOR DOOR(S)
<input checked="" type="checkbox"/> 207	EXT. DOORS NOT SEALED/DELAMINATING/DAMAGED/IMPROPER TYPE/WEATHER STRIPPING SILL
<input type="checkbox"/> 208	UNSEALED JOINTS/CRACKS/HOLES
<input type="checkbox"/> 209	INCOMPLETE COVERAGE SIDING/BRICK
<input checked="" type="checkbox"/> 210	STUCCO/SIDING BELOW GRADE
<input type="checkbox"/> 211	MISSING KICK OUT/DIVERTER FLASHING(S)
<input checked="" type="checkbox"/> 212	CAULK/SEAL: DOOR/WINDOW/OPENINGS (MAINTAIN)
<input type="checkbox"/> 213	COMPOSITE SIDING(?)/DECA
<input checked="" type="checkbox"/> 214	WOOD DECAY/ROT
<input type="checkbox"/> 215	SOIL TO WOOD CONTACT
<input checked="" type="checkbox"/> 216	DAMAGED GARAGE DOOR-PANEL(S)
<input type="checkbox"/> 217	CHIMNEY MOVEMENT
<input type="checkbox"/> 218	DOOR THRESHOLD NOT WATER TIGHT
<input type="checkbox"/> 219	MAINTAIN EXTER WATER DRAINAGE AND RUNOFF
<input type="checkbox"/> 220	BUDGET EXT. PAINTING/REPAIR
<input type="checkbox"/> 221	MOISTURE STAIN(S)
<input type="checkbox"/> 222	SEAL/REPAIR
<input type="checkbox"/> 223	ALTERATIONS/REPAIR(S) (CHECK W/SELLER)
<input type="checkbox"/> 224	NO-STANDARD/TEMPORARY REPAIR(S)
<input type="checkbox"/> 225	RECENTLY PAINTED
CONDITIONS AT YARD/OUTBUILDINGS:	
<input checked="" type="checkbox"/> 226	POOR YARD DRAINAGE/INCORRECT GRADING
<input checked="" type="checkbox"/> 227	YARD PONDING-BUDGET POSSIBLE FRENCH DRAIN
<input type="checkbox"/> 228	CRACKED DRIVE/PATH - TYPICAL
<input type="checkbox"/> 229	TRIP HAZARD(S)
<input checked="" type="checkbox"/> 230	TREES ADJ. HOUSE (MONITOR/MAINTAIN/GROWTH)
<input type="checkbox"/> 231	UNEVEN STEP(S)/ROTATION/SETTLED CEMENT
<input type="checkbox"/> 232	DECK NOT SECURE
<input type="checkbox"/> 233	DAMAGED FENCES/DECKS/LOOSE RAIL(S)
<input type="checkbox"/> 234	SHRUB/LIMB CONTACT W/ PROPERTY (MAINTAIN)
<input type="checkbox"/> 235	TERMITE DAMAGE DECAY: FENCE(S)/SHED(S)
<input type="checkbox"/> 236	DAMAGED/ROTTED PILING
<input type="checkbox"/> 237	FAILING CROSS TILES/RETAINING WALL
<input type="checkbox"/> 238	OUTBUILDING(S) NEED REPAIRS
<input checked="" type="checkbox"/> 239	EXTERIOR FAUCET DAMAGE
<input type="checkbox"/> 240	NO ANTI-SIPHON VALVE ON EXTERIOR FAUCET
<input type="checkbox"/> 241	HYDRANT IN YARD
<input type="checkbox"/> 242	CELLAR PRESENT - NOT INSPECTED
<input type="checkbox"/> 243	
<input type="checkbox"/> 244	

### 2.5 EVALUATION/REPAIRS NEEDED (BEFORE CLOSING)

*Drainage is important. Keep soil sloped away from house for approximately 10 feet and employ good gutter extensions with a full gutter system.*

#	Description	Estimate	
	entry door frame on outside lower left has wood decay; carport columns wood decay at base of all four; cabana has decay/ deteriorated wood low on the right of door on the west side low, on the east side running along near the ground; garage north door had decayed door frame in lower right;	\$750	R
206	old decayed tree behind garage - remove	\$500	R
214	stucco is below grade in front of house - remove mulch	\$100	R
216	left garage door has slight damage to inside insulation		S
207	Entry door: doorstop missing, weathersweep at bottom is torn,	\$100	R
239	ext faucets on house north and west side leak at stems;	\$200	R
239	faucet to north of garage has no water-have plumber evaluate	\$150	R
227	Water collecting at crawlspace entrance-consult Professional landscaper for drainage solutions		R
			SEL
<b>TOTAL EXTERIOR REPAIR AND EVALUATION ESTIMATE</b>		<b>\$1,800</b>	

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## 5.0 PLUMBING

### 5.1 WATER SUPPLY & DRAINAGE SERVICES TO BUILDING

PUBLIC WATER  PRIVATE WATER  UNKNOWN **\* SEPARATE SHEETS & INFO PROVIDED FOR WATER WELLS, SEPTIC TANKS, AEROBIC SYSTEMS**

PUBLIC SEWER  PRIVATE SEWER  UNKNOWN

SUPPLY PIPES:

COPPER  ABS/PEX  GALV STEEL  CAST IRON  PLASTIC

DRAINS/VENTS:

COPPER  ABS/PEX  GALV STEEL  PVC  LEAD  CAST IRON

ORANGEBURG  PIN HOLE LEAKAGE/CORROSION AT DRAINS/PIPES (MONITOR)

PRESSURE TANK LOCATED: \_\_\_\_\_

WATER WELL LOCATED: \_\_\_\_\_

SEPTIC SYSTEM LOCATED: \_\_\_\_\_

### 5.2 WATER MAIN/METER

Water Off or disconnected  Back Flow Preventer (NOT TESTED)

Water Meter Leaks (NOT TESTED):  Expansion Tank

Water Meter Flow Detectable Stable:  YES  NO  Frost Free Hose Bibs

Other: \_\_\_\_\_  Fire Sprinkler

**WE DO NOT CHECK WATER SHUT-OFFS INSIDE THE STRUCTURE/HOUSE**

### 5.3 BATHROOM(S) & WASHROOM(S)

FIXTURES  Sink(s)  Toilet(s)/Bidet(s)  Tub(s)  Jetted Tub(s)

Materials  Metal  Granite/Marble Type  Tile  Plastic

Other  Fiberglass Unit

OTHER  Shower Pan(s) filled. No leakage noted.  No access under tub

Past grout/tile repairs (check with seller)  Jetted tub operated

### 5.4 KITCHEN

Sink:  Double  Filter Wat  Soap Dispenser  Instant Hot Water  Hose Spray

### 5.5 WATER HEATER & ASSOCIATED EQUIPMENT

Approx Age: 2001  Gallons: 50  Tankless

Brand: AO Smith  Energy: Natural Gas  Circulating

Hot Water Temp: 129  Expansion Tank(s)  Raised

Serial Number: G165703-248  Pan

Location: Outside closet  Drip Leg

---

Approx Age: 2001  Gallons: 50  Tankless

Brand: AO Smith  Energy: Natural Gas  Circulating

Hot Water Temp: 131  Expansion Tank(s)  Raised

Serial Number: G181608-248  Pan

Location: Attic  Drip Leg

Water Meter  External  Ground

Main water shut off Located: Front yard

Cleanout Located: South side of house

Gas meter located: south side of house

### 5.6 VISIBLE CONDITIONS

500 LICENSED PLUMBING WORK/EVALUATION NEEDED

**LEAKAGE AT:**

501 SHOWER:  HEAD  DOOR  PAN

502  TUB  TOILET  SINK  JETTED TUB

FAUCET  TRAP  WASTE TRAP

VALVE  DRAINS  PIPE/DRAIN CONNECTION

503 IMPROPER WATER PRESSURE

**CLOGGED DRAINS AT:**

504 SINK(S)  TUB(S)  SHOWER(S)

505 TOILET  LAUNDRY  \_\_\_\_\_

**FIXTURES**

506 DAMAGED/SEIZED: SPIGOT(S)/FAUCET(S)

507 LOOSE TOILET(S)/SINK(S)/MALFUNCTION

508 CHIPPED SINK (NO RUST NOTED/SEAL)

509 CHIPPED TUB (NO RUST NOTED/SEAL)

510 INOPERATIVE DIVERTER

511 MISSING/INOPERATIVE DRAIN STOPPER

512 INOPERATIVE SINK HOSE SPRAY

513 MISSING/SHUT OFF VALVES(S)

**INSTALLATION**

514 UNSUPPORTED PIPES/INCORRECT DRAIN PITCH

515 POOR/IMPROPER VENTING

516 IMPROPER CONNECTION(S)/DISSIMILAR METAL(S)

517 UNDERSIZED PIPE(S)

518 GROUT/CAULKING REPAIRS NEEDED

**WATER HEATER:**

519 IMPROPER WIRING AT WATER HEATER

520 RELIEF VALVE/PIPE PROBLEM AT WATER HEATER

521 REVERSED PIPES AT WATER HEATER

522 RUSTY/LEAKING WATER HEATER

523 RESET WATER HEATER THERMOSTAT

524 IMPROPER GAS CONNECTION

525 UNSAFE LINES (IMMEDIATE REPAIR NEEDED)

526 RAISE HOT WATER TANK/UNIT NOT LEVEL

527 LEAKING: bottom of heater into tray

528 INSUFFICIENT/IMPROPER FLUE CLEARANCE

529 NO DRIP LEG/SECONDARY TRAY/DEBRIS IN TRAY

**OTHER ITEMS:**

530 DRAIN/PIPE CORROSION/OXIDATION

531 BAD TILE GROUT/LOOSE TILE/UNSOUND WALL

532 MOISTURE STAIN @ TOILET BASE/FLOOR

533 ADVISE FAN INSTALLATION/INOPERATIVE

534 MISSING PIPE INSULATION/FREEZE HAZARD

535 IMPROPER/NON STANDARD/TEMPORARY REPAIRS

536 CROSS CONNECTION(S)

537 UNCAPPED GAS LINE(S)

538 \_\_\_\_\_

### 5.7 EVALUATION/REPAIRS NEEDED (BEFORE CLOSING)

- We do not check sewer lines. If this structure is over 20 years old, we advise having the sewer line scoped. If sewer line is over 40 years old, budget for replacement.
- We only check jetted tubs to see that they come on – we do not run them for more than a minute.
- YOU HAVE CSST. We cannot determine if CSST is properly bonded in the attic (gas furnace). Have the bonding verified before closing.

#	Description	Estimate
522	Rusted top and bottom water heater	
530	in outside closet, leaking, oxidization	\$1,800
527	and leaking at connections, replace	
529	Debris in hot water heater tray in attic - clean out	
507	Master bath, half bath, Jack & Jill toilets are loose. Replace the wax rings and tighten	\$450
518	Caulk behind all sinks where counter meets backsplash, caulk around Master shower tile where meets wall and floor;	\$175
502	Master left sink leaks at cold water handle- repair	\$150
511	Jack & Jill bath right sink stopper does not close	\$150
506	Jack & Jill tub spigot is loose-tighten	\$150
528	Upstairs water heater flue is at an improper angle - horizontal - needs to angle up, have licensed plumber make repairs - see Photo	\$250
		SEL
<b>TOTAL PLUMBING REPAIR AND EVALUATION ESTIMATE</b>		<b>\$3,125</b>





## 8.0 INTERIOR

**8.1 FLOOR FINISHES**

Material:  Tile/Vinyl  Sheet Goods/Vinyl  Rugs  Carpet  
 Terrazzo  Marble  
 Tile:  Ceramic  Clay  Wood  Concrete  
 Laminate Type  Visible Cracks

**8.2 WALL/CEILING FINISHES**

Material:  Plaster  Brick  Sheet Rock  
 Walls:  Paneling  Wallpaper  Textured/Paint  
 Ceilings:  Drop/Tile  Ceramic Tile  Vaulted  Open Beam  
 Popcorn/Paint:  Tray  Flat  Texture/Paint

**8.3 WINDOWS**

Sliding  Casement  Awning  Tint  Double Glazing  
 Single Hung  Double Hung  Jalousie  Fixed  Single Glazing  
 Aluminum  Vinyl  Wood  Steel  Storm  
 Security Bars (Not Tested)  Security Window – Mesh Wire

**8.4 DOORS**

Hinged  Slider  Bi-Fold  Pocket  Solid  Screens  
 Arch  French Door  Storm  Hollow  Paint/Stain  Veneer

**8.5 FIREPLACES**

Gas Starter Lit

None  Sealed  Prefab/Masonry  Ash Drop  
 Numb In Use 2  Mantle  Heatolater  W/Fan  
 Brick  Stone  Tile  Wood  
 Ext. Air Intake  Glass Door  Glass Panel  Direct Vent  
 Damper/Operated YES  Gas Log Only  Unvented  
 Gas Starter Operable  Do Not Burn Wood/Combustibles In This Fireplace

**8.6 PORCHES/ENTRY**

Open  Covered  Enclosed  Screen  Fl. Room  B-Entry  
 Heat  Cool  Bar  Lanai  Grill  Fan(s)  Sink

**8.7 FEATURES**

Bedroom Closets  Laundry Chute  Pantry  
 Attic:  W/Stairway  Dumb Waiter/Elevator (No Tested)  
 Staircase  Wet Bar  Smoke/Carbon Monoxide Detectors  
 Furnishings Prevent Full Inspections (Check During Final Walk-Through)  
 Garage  Full (Check During Final Walk-Through)  
 Kitchen Counters:  Tile  Laminate  Metal  
 Corian  Marble  Concrete  Granite

Structures Built Before 1978 May Contain Lead Paint. We Do Not Test For Lead.  
 All Exterior Doors Are Reported On Page 2.0 Exterior

**8.8 VISIBLE CONDITIONS NOTED AT HOUSE**

**COSMETIC REPAIRS ARE NOT PART OF THE STANDARD REPORT.**  
 We may note some cosmetic items to give you general information.

801 DAMAGED/LOOSE TILE/SHEET GOODS  
 802 EXCESSIVELY STAINED CARPETS/LINOLEUM  
 803 DRYWALL SURFACE CRACKS/NAIL POPS  
 804 WALL/CEILINGS SURFACE DAMAGE  
 805 CEILING SAG  
 806 GROUT DETERIORATION TO FLOOR TILE  
 807 FLOOR REPAIRS NEEDED  
 808 BROKEN SASH CORDS/SPRINGS  
 809 TIGHT/STUCK DOORS/WINDOWS  
 810 WINDOWS PAINTED CLOSED  
 811 CRACKED GLASS  
 812 DETERIORATED PUTTIES/CAULKING  
 813 WINDOW SEALS BROKEN/FOGGED  
 814 WORN/TORN SCREENS/MISSING  
 815 DAMAGED SCREEN FRAMING/ENCLOSURE  
 816 BROKEN LOCK(S)/HARDWARE  
 817 HOLES IN DOOR/WALL/CABINETS  
 818 RUSTING EXTERIOR DOOR  
 819 DELAMINATING DOOR  
 820 LOOSE THRESHOLD  
 821 POOR WEATHER STRIP  
 822 SOOT/CREOSOTE BUILD-UP IN FLUE (CLEAN NEEDED)  
 823 RUST TO FIRE BOX (NO RUST OUT NOTED)  
 824 ADJUST/REPAIR DAMPER  
 825 LOOSE MANTLE  
 826 DEFECTIVE FIREBRICK/POINT UP  
 827 FIREPLACE UNLINED/UNSAFE  
 828 LOOSE/MISSING RAILS OR BALUSTERS  
 829 NARROW/STEP STAIRCASE  
 830 UNEVEN RISE/RUN/ODD STEPS  
 831 MISSING STAR SUPPORT/STRINGER  
 832 RECENTLY PAINTED/CARPETED  
 833 RECENT REPAIRS/ALTERATIONS (CHECK W/SELLER)  
 834 RISING TRUSS EVIDENCE  
 835 DAMAGED/STAINED COUNTER TOPS/CABINETS  
 836 WATER/MOISTURE/CONDENSATION STAINS  
 837 SAMPLE MOISTURE TESTING TO BASEBOARD, AROUND WINDOWS, DOORS  
 838 NO/HIGH MOISTURE READINGS NOTED  
 839  
 840

**8.9 EVALUATION/REPAIRS NEEDED (BEFORE CLOSING)**

**NOTE: WE DO NOT TEST FOR MOLD, LEAD, ASBESTOS, OR RADON UNLESS SPECIFICALLY CONTRACTED**

#	Description	Estimate	
813	8 fogged windows (stickered) and 2 patio doors-repair	\$2200	<input type="checkbox"/> R
811	Cracked window glass in dining room	\$150	<input type="checkbox"/> R
807	Numerous cracked floor tiles such as in the kitchen, under stairs, uneven tiles in hall	\$450	<input type="checkbox"/> R
801	Paint on tile floor mast bath-remove	\$100	<input type="checkbox"/> R
835	Many worn and damaged cabinets such as Mast vanity right sink: cab base broken off, damaged; left drawer damaged; left side missing inside drawer, missing shelf center bed closet, 2 kitchen cabinet doors will not close	\$275	<input type="checkbox"/> R
812	Caulk and seal around all windows and exterior doors	\$175	<input type="checkbox"/> R
803	Numerous nail pops such as in family room closet wall, liv room ceiling above window, master bedroom to east of fan - reset seal and paint	\$125	<input type="checkbox"/> R
817 816	Damaged doors: mast bath and water heater closet (fill), NW bed damaged w/ no handle replace, missing door knob center west bedroom, upstairs furnace door will not latch, upstairs patio door latch damaged, laundry room door moulding stop missing, damage to garage door to laundry room frame and moulding- replace/ repair all	\$600	<input type="checkbox"/> R
817	Garge wall damaged where dryer vent pipe exits laundry room, drywall knocked off corners in areas such as laundry room- repair	\$225	<input type="checkbox"/> R
827	Front room fireplace damper will not stay closed and only one gas hole lit, family room fireplace screen frame is damaged and falling down, both fireplaces have damaged mortar and brick- have repaired and cleaned by fireplace professional	\$600	<input type="checkbox"/> R
<b>TOTAL INTERIOR REPAIR AND EVALUATION ESTIMATE</b>		<b>\$4,900</b>	



Photo 1 See Plumbing - water heater flue



Photo 2 see plumbing water heater #2



Photo 3 see plumbing water heater #2



Photo 4 see hvac



Photo 5 see hvac



Photo 6 see attic



Photo 7 see attic



**EXAMPLE**  
**NOT REAL INSPECTION**

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## SUMMARY

Client: **Joe Schooop**

Date: Sat, May 30, 2015

Address of Inspected Property:

**1313 Mockingbird Lane Oklahoma City, OK 73666**

### \* ESTIMATES BY SECTION

*\* We provide "ESTIMATES" as a courtesy. These are not quotes or bids. You need to secure professional bids/quotes. Our estimates are usually high; we must assume licensed professional work on each item.*

Section	Description	Estimate
<b>1. Structure:</b>	no repairs at this time	\$0
<b>2. Exterior:</b>	Repairs	\$1,800
<b>3. Roof:</b>	Repairs	\$400
<b>4. Appliances:</b>	Repairs	\$165
<b>5: Plumbing:</b>	Repairs	\$3,125
<b>6. Electrical:</b>	Repairs	\$1,025
<b>7. Heat &amp; Air:</b>	Repairs	\$1,300
<b>8. Interior:</b>	Repairs	\$4,900
<b>TOTAL REPAIR AND EVALUATION ESTIMATE</b>		<b>\$12,715</b>

**EXAMPLE**  
**NOT REAL INSPECTION**

**When we call for Professional Evaluation, we have seen sufficient items to merit evaluation by a professional. THIS DOES NOT MEAN WE LISTED ALL THAT IS WRONG.**

**\* This report is the property of the person paying for the report and the inspection company. The report is not valid for any other buyer, and it is a violation of ethics to provide this report to any other purchaser.**

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We are not inspecting for cosmetic items (i.e. needs painting/patching). We are inspecting for those items that are:

**#1 UNSAFE**

**#2 BROKEN**

**#3 NOT WORKING AS INTENDED**

This is a "visual and readily accessible" inspection ONLY. It is from the outside walls in and is only a "snapshot" in time. Items may fail, break, leak, etc. after our inspection. If we cannot see it, we cannot report on it.

We are not inspecting the duct work, buried plumbing, or sewer lines. If this structure has plumbing, sewer, and/or "slab" heat/air duct work that is over 20 years old, you should have them evaluated by a licensed professional using special tools.

We are not inspecting for (ADA) Americans with Disabilities Act compliance and/or CODE COMPLIANCE. Check with appropriate government agency for these inspections. We are not code inspectors. We inspect for best practice.

#### LEGEND

Repair: **R** Safety Hazard: **!!** Unknown/Subjective judgement: **??** Standard Disclosure: **S**

**This summary page is NOT the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report.**

**THANK YOU FOR YOUR BUSINESS!**

**NEAL HETTINGER LIC# 11111234**

1 NW Street, Edmond OK 73013

neal@homeinspectorok.com

Please call if you need further assistance:

**(405) 475-0537**

*Ask about a follow-up inspection.*

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