

# DCS Home Inspections

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## Oklahoma General Home Inspection Report

**Client(s):** XXXXXX

**Property address:** XXXXXXXXXXXX, OK

**Inspection date:** XXXXXXXX

This report published on xx/xx/xxxx 7:25:26 PM CST

**This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.**

### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

|                       |   |
|-----------------------|---|
| <b>Repair/Replace</b> | Recommend repairing or replacing  |
| <b>Minor defect</b>   | Correction likely involves a minor expense  |
| <b>Maintain</b>       | Recommend ongoing maintenance   |
| <b>Evaluate</b>       | Recommend evaluation by a licensed professional (heat / air /electrical /plumbing / structural engineer ) |
| <b>Comment</b>        | For your information  |

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction

terms at <http://www.reporhost.com/glossary.asp>

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## General information

**Report number:** xxxxxxxx

**Type of building:** Single family

**Age of building:** 2005

**Time started:** 12:00 pm

**Inspection Fee:** \$xxx.xx

**Payment method:** Check #xxxx

**Present during inspection:** Client, Property owner's rep, both listing and selling associates

**Occupied:** Yes

**Weather conditions:** Clear

**Temperature:** Warm

**Ground condition:** Dry

**Front of structure faces:** West

**Main entrance faces:** West

**Foundation type:** Slab on grade

**The following items are excluded from this inspection:** Private sewage disposal system, Low voltage outdoor lighting, central vacuum system

**Type of building:** Single family

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## Exterior

**Structural components.:** Including- Foundation, floors, walls, columns, ceilings and roofs.

**Exterior-:** Including wall coverings, entry doors, decks, steps, eaves, driveways, windows, patios, and landscaping.

**Property drainage:** Soil around home appears to slope away from the home at the proper angle.

**Footing material:** Poured in place concrete

**Foundation material:** Poured in place concrete

**Apparent wall structure:** Wood frame

**Wall covering:** Brick veneer

**Driveway material:** Poured in place concrete

**Sidewalk material:** Poured in place concrete

**Exterior door material:** Solid core steel

**Footing material:** Poured in place concrete

**Foundation material:** Poured in place concrete

**Apparent wall structure:** Wood frame

**Driveway material:** Poured in place concrete

**Sidewalk material:** Poured in place concrete

**Structural:** No apparent evidence of structural concerns.

**Exterior-:** Including wall coverings,entry doors,decks,steps.eves,driveways.windows,patios,and landscaping.

**Footing material:** Poured in place concrete

**Foundation material:** Poured in place concrete

**Apparent wall structure:** Wood frame

**Driveway material:** Poured in place concrete

**Sidewalk material:** Poured in place concrete

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**1) Repair/Replace** - One or more downspouts have no extensions. This can result in water accumulating around the structure's foundation. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle over time. Repairs should be made as necessary, such as installing or repositioning splash blocks so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.



**Photo 4**

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**2) Repair/Replace** - The brick mailbox is damaged and could fall,This is a possible safety hazard and should be repaired or replaced.



**Photo 3**

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**3) Minor defect, Maintain** - Caulk is missing or deteriorated on the side garage door and at the bottom of the overhead garage doors, it should be replaced and/or applied where necessary. For more information on caulking, visit [The Ins and Outs of Caulking](#).



**Photo 7**

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**4) Minor defect, Maintain** - The exterior finish on the side garage door is in need of repair. Prep (scrape, sand, prime caulk, etc.) and repaint areas as needed and as per standard building practices.

**Photo 8**

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**5) Comment** - There are no gutters on some areas of the home to carry rain water away from the house. This can result in water accumulating around the structure's foundation. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle over period of time. The client should consider installing gutters, downspouts and extensions such as splash blocks where necessary to carry rain water away from the structure.

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## Roof

**Roofing-**: Including-coverings,roof drainage,flashings,skylights,and chimneys.

**Roof inspection method:** Viewed from eaves on ladder

**Roof type:** Gable

**Roof covering:** Asphalt or fiberglass composition shingles

**Estimated age of roof:** 2005

**Gutter & downspout material:** Aluminum

**Roof ventilation:** Ridge vents. Ridge vents are considered to be one of the best ways of venting a home.

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## Garage

**Garage-**: Including-ceilings,floors,wall coverings,outlets,doors,openers,attic opening,lighting,and foundation.

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**6) Comment** - No defects noted.

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## Attic

**attic-**: Including-roof support,ceiling beams,insulation,ducting,leaks.vents,and drains.

**Inspection method:** Traversed

**Roof structure type:** Trusses 2x6

**Ceiling structure:** Ceiling beams 2x6

**Insulation material:** Fiberglass loose fill

**Insulation depth:** 13 inch's

**Insulation estimated R value:** R-32

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7) - No defects noted.

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## **Electric service**

**Electrical-:** Including-service entrance conductors,service equipment,main distribution panels,voltage rating,ceiling fans,lights,switches,receptacles,ground fault circuit interrupters,smoke detectors,and carbon dioxide detectors.

**Primary service type:** Underground

**Primary service overload protection type:** Circuit breakers

**Service amperage (amps):** 200

**Service voltage (volts):** 120/240

**Location of main service switch:** West wall of garage.

**Location of main disconnect:** Breaker at bottom of main service panel

**Service entrance conductor material:** Copper

**System ground:** Ground rod in soil.

**Main disconnect rating (amps):** 200

**Branch circuit wiring type:** Non-metallic sheathed

**Solid strand aluminum branch circuit wiring present:** No

**Smoke detectors present:** Yes

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8) *Comment* - No defects noted.

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## **Water heater**

**Water heater-:** Including-General condition,burners,drainage,safety devices,venting,plumbing,and water temperature.

**Estimated age:** 2005

**Type:** Tank

**Energy source:** Natural gas

**Capacity (in gallons):** 50

**Manufacturer:** Bradford White

**Model:** MI5036FBN7

**Water temperature (degrees Fahrenheit):** 118

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9) *Comment* - No defects noted.

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## **Heating and cooling**

**HVAC (Heating Ventilation,Air conditioning):** Including-Heating system,heating controls,distribution systems,safety controls,Fans,heat exchangers,and normal operating control of the central air conditioning system and condensing unit. .

**Estimated age:** 2005

**Primary heating system energy source:** Natural gas

**Primary heat system type:** Forced air

**Primary A/C energy source:** Electric

**Primary Air conditioning type:** Split system

**Distribution system:** Flexible ducts

**Manufacturer:** Lennox

**Model:** G40UH-48C-110-11

**Filter location:** Hall

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10) *Minor defect, Maintain* - The air handler filter is dirty and should be replaced on a regular basis.

Dirty filters can cause the unit to run inefficiently.



Photo 5

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## **Plumbing and laundry**

**Plumbing-:** Including-water supply and distribution system,waste drains,vents and hot water system.

**Location of main water shut-off valve:** Hall closet.

**Location of main water meter:** Center of front yard.

**Location of main fuel shut-off:** West side of home

**Water service:** Public

**Service pipe material:** Copper

**Supply pipe material:** Copper

**Vent pipe material:** Plastic

**Drain pipe material:** Plastic

**Waste pipe material:** Plastic

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**11) Comment** - No defects noted.

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## **Fireplaces, wood stoves and chimneys**

**Fireplace type:** Metal prefabricated ventless

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**12) Comment** - No defects noted.

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## **Kitchen**

**Kitchen-:** Including-Lighting,outlets,GFCI, Normal operation of- dishwasher,range,oven.garbage disposal,ventilation,faucets,drains,and stops.

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**13) Repair/Replace, Evaluate** - The under-sink food disposal is inoperable. A qualified plumber or contractor should evaluate and repair or replace the food disposal as necessary.

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## **Bathrooms**

**Bathrooms-:** Including-

Faucets, showers, tubs, toilets, drains, vents, lighting, outlets, caulking, fans, heaters, doors and windows.

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**14) Comment** - No defects noted.

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## **Interior rooms**

**Interior-:** Including-Walls, floors, ceilings, steps, cabinets, doors, windows, lights, outlets, etc.

**Air registers:** Registers appear to be clean and rust free in the inspected areas.

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**15) Minor defect, Comment** - Stains were noted in front bedroom at ceiling-wall junction. This indicates a past leak, No signs of a current leak are present. (No mold or dampness exist)



**Photo 6**

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## **Inspectors comments**

**16) Maintain, Comment** - This home was well built . Quality materials and construction practices appear to have been incorporated throughout.





**Photo 2**

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**Client should be aware that the Home Inspector can only advise clients by law to use a qualified licensed professional to evaluate and repair as necessary any items in this report that relate to Plumbing, Electrical, Heating and Air Conditioning, Termite and Structural.**

**However, it should be noted that the Home Inspector does not determine which repairs are performed and by whom. This is between the buyer and seller per contract.**

**Please feel free to call me should you have any questions regarding this report.**

**Thank you for choosing me to perform your home inspection. I appreciate your business. Dave Smith, DCS Home Inspections, (918) 636-2746, OK Lic # 665.**