

Your Inspection Report

1234 Maple Rd.
My Town, OK

PREPARED FOR:

JEFF JONES

INSPECTION DATE:

Thursday, February 17, 2022

PREPARED BY:

David Dillingham, OK LIC # 70002591



Dillingham Home Inspections, LLC
5807 Hazel Road
Bartlesville, OK 74006

(918) 214-6992

dillinghamhomeinspections.com
dillinghamhomeinspections@gmail.com



Excellence in home inspection.



February 17, 2022

Dear Jeff Jones,

RE: Report No. 1008
1234 Maple Rd.
My Town, OK

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

David Dillingham
on behalf of
Dillingham Home Inspections, LLC

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Bartlesville, OK 74006
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INVOICE

February 17, 2022

Client: Jeff Jones

Report No. 1008
For inspection at:
1234 Maple Rd.
My Town, OK

on: Thursday, February 17, 2022

Home Inspection	\$350.00
Total	<u>\$350.00</u>

Dillingham Home Inspections, LLC
5807 Hazel Road
Bartlesville, OK 74006
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SUMMARY

1234 Maple Rd., My Town, OK February 17, 2022

Report No. 1008

dillinghamhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • Discharged to roof

Downspout discharged directly to roof. This may cause a shortened lifespan for roofing materials. Recommend correction by a qualified contractor.

Location: Rear Roof

Task: Correct

Structure

RECOMMENDATIONS \ General

Condition: • Cut rafter

Observed a cut rafter to allow access for duct. Cut rafters should be replaced or braced in a way that can adequately distribute weight. Recommend further evaluation by a qualified contractor.

Location: Attic

Task: Repair or replace

Time: As soon as possible

FLOORS \ Columns or piers

Condition: • Poorly secured at top or bottom

Both post on rear patio were not properly attached. Recommend installation of proper hardware (column cap and column base) by a qualified contractor.

Implication(s): Weakened structure | Chance of structural movement

Location: Rear

Task: Repair

Time: As soon as possible

ROOF FRAMING \ Rafters/trusses

Condition: • [Fire damage](#)

Fire damage was observed in the attic at the time of the inspection. Cause of fire is beyond the scope of this inspection. Recommend evaluation and repairs done by a qualified contractor.

Location: Attic

Task: Repair

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Electrical

RECOMMENDATIONS \ General

Condition: • Improper screws

Observed the use of improper screws for dead front cover. Must be secured with blunt tips and fine threads. Sharp tipped, coarse threaded screws can cut through insulation, causing dangerous arc flashes. Recommend correction.

Task: Correct

Time: As soon as possible

Condition: • Poor wire installation

Observed wires under stairs near or touching light bulb, which could melt wiring. Recommend further evaluation by a qualified electrical contractor.

Task: Correct

Time: As soon as possible

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • Exposed wires

Exposed wires were observed in the service panel. Recommend correction by a qualified electrical contractor.

Location: Panel

Task: Correct

Time: As soon as possible

Heating

RECOMMENDATIONS \ General

Condition: • Vent poorly sloped

The vent connector designed to exhaust the products of combustion from the furnace gas burner was inadequately sloped. Vent connectors should slope upward away from the furnace a minimum of 1/4-inch per foot. Inadequate slope can result in backdrafting. "Backdrafting" is a condition in which the products of combustion from the furnace gas burner fail to exhaust to the home exterior, but are pulled from the flue into the living space. Excessive exposure to these products of combustion can result in injury or death. Recommend correction by a qualified HVAC contractor.

Location: Basement Furnace Room

Task: Correct

Time: As soon as possible

GAS FURNACE \ Gas burners

Condition: • Rust

Rust was observed on the gas burners at the time of inspection. Recommend further evaluation by a qualified HVAC contractor.

Location: Basement

Task: Further evaluation

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Plumbing

WATER HEATER \ Temperature/pressure relief (TPR) valve

Condition: • Improper termination

TPR discharge tube extended to the floor. This may cause the water flow to be restricted if pressure relief valve is engaged. Pipe should terminate within 6 inches of floor and no more than 2 feet above floor. Recommend correction.

Task: Correct

Time: As soon as possible

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material:

- [Asphalt shingles](#)

1 layer



Asphalt shingles



Asphalt shingles

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

Methods and Limitations

Inspection performed: • With a drone

EXTERIOR

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Vinyl](#)

Driveway: • Concrete

Garage:

• Detached



Detached

Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • Discharge too close to building

One or more downspouts discharged next to the foundation. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. Recommend the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Correct

EXTERIOR

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3. Condition: • Discharged to roof

Downspout discharged directly to roof. This may cause a shortened lifespan for roofing materials. Recommend correction by a qualified contractor.

Location: Rear Roof

Task: Correct



4. Condition: • Missing downspout

A downspout was missing at the time of the inspection. The Inspector recommends replacement to help protect the homes structure. All work should be performed by a qualified contractor.

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Location: Rear Right Side

Task: Correct



WINDOWS AND DOORS \ General notes

5. Condition: • Paint and Caulking - deteriorated / missing

Location: Front First Floor

Task: Repair



Paint and Caulking - deteriorated / missing



Paint and Caulking - deteriorated / missing

6. Condition: • Threshold damaged

The threshold of the exterior door at the rear of the house was damaged or deteriorated. Recommend replacement by a qualified contractor.

Location: Rear

Task: Repair or replace

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7. Condition: • Window sill deteriorated/damaged

Components of window sill exteriors were loose, damaged or deteriorated and needed maintenance at the time of the inspection to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.

Location: Rear Second Floor

Task: Repair or replace



GARAGE \ General notes

8. Condition: • The exterior walls exhibited weathering, wear, and deterioration of exterior paint.

Task: Correct

EXTERIOR

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Methods and Limitations

Inspection limited/prevented by: • No access to detached garage

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

- Ceiling Joists
- Rafters



Rafters

Recommendations

RECOMMENDATIONS \ General

9. Condition: • Cut rafter

Observed a cut rafter to allow access for duct. Cut rafters should be replaced or braced in a way that can adequately distribute weight. Recommend further evaluation by a qualified contractor.

Location: Attic

Task: Repair or replace

Time: As soon as possible

STRUCTURE

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10. Condition: • Ceiling of patio cover exhibited rot.
Recommend necessary repairs done by a qualified contractor.

Location: Rear Exterior

Task: Repair or replace



FLOORS \ Columns or piers

11. Condition: • Poorly secured at top or bottom

Both post on rear patio were not properly attached. Recommend installation of proper hardware (column cap and column base) by a qualified contractor.

Implication(s): Weakened structure | Chance of structural movement

Location: Rear

Task: Repair

Time: As soon as possible

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Poorly secured at top or bottom

ROOF FRAMING \ Rafters/trusses

12. Condition: • [Fire damage](#)

Fire damage was observed in the attic at the time of the inspection. Cause of fire is beyond the scope of this inspection. Recommend evaluation and repairs done by a qualified contractor.

Location: Attic

Task: Repair



Fire damage



Fire damage

Description

Service size: • [100 Amps \(240 Volts\)](#)

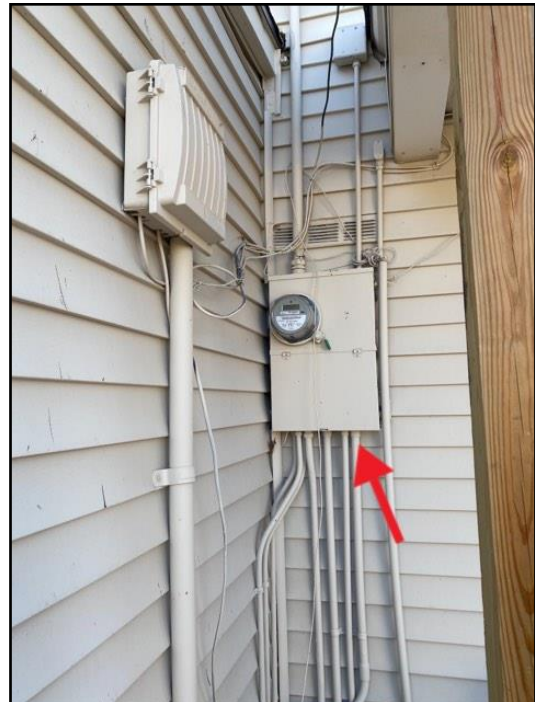
System grounding material and type: • [Not visible](#)

Distribution panel type and location:

• [Breakers - exterior wall](#)



Breakers - exterior wall



Breakers - exterior wall

Electrical panel manufacturers: • Square D

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • None noted

Recommendations

RECOMMENDATIONS \ General

13. Condition: • Improper screws

Observed the use of improper screws for dead front cover. Must be secured with blunt tips and fine threads. Sharp tipped, coarse threaded screws can cut through insulation, causing dangerous arc flashes. Recommend correction.

Task: Correct

Time: As soon as possible



14. Condition: • Poor wire installation

Observed wires under stairs near or touching light bulb, which could melt wiring. Recommend further evaluation by a qualified electrical contractor.

Task: Correct

Time: As soon as possible



SERVICE BOX, GROUNDING AND PANEL \ Panel wires

15. Condition: • Exposed wires

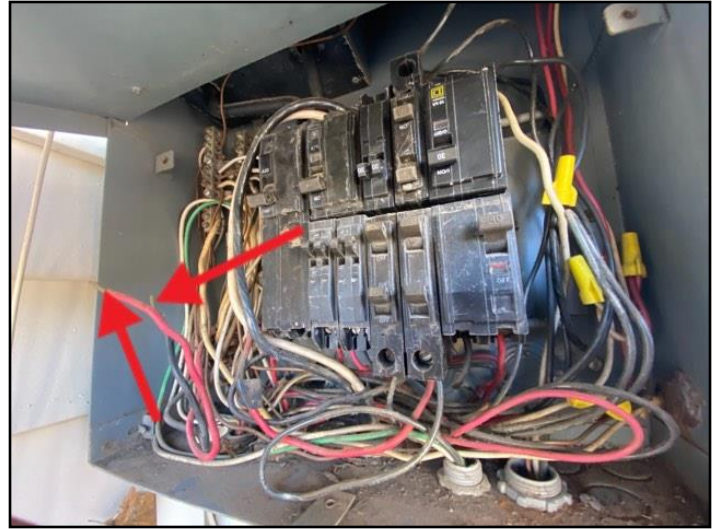
Exposed wires were observed in the service panel. Recommend correction by a qualified electrical contractor.

Location: Panel

Task: Correct

Time: As soon as possible

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

16. Condition: • [Damage](#)

Observed wiring beneath stairs that had been repaired with tape. This is an improper repair and should be corrected by a qualified electrical contractor to help ensure that safe conditions exist.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Correct

Time: As soon as possible



DISTRIBUTION SYSTEM \ Cover plates

17. Condition: • For switch is missing

At the time of the inspection, a switch cover plate was missing in the basement beneath the stairs. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. Recommend that a listed cover plate be installed by a qualified electrical contractor.

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Implication(s): Electric shock

Location: Basement

Task: Correct



DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

18. Condition: • At the time of inspection, smoke alarms were not functioning. Recommend replacement.

Location: Throughout

Task: Correct

Time: As soon as possible

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

19. Condition: • None

At the time of inspection, no carbon monoxide alarms were present. Recommend installation of carbon monoxide detectors.

Implication(s): Health hazard

Task: Improve

Time: As soon as possible

HEATING

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Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• York

Manufactured September 2006

Model number: PS8B12N100UH110 Serial number: WOK6987670



York

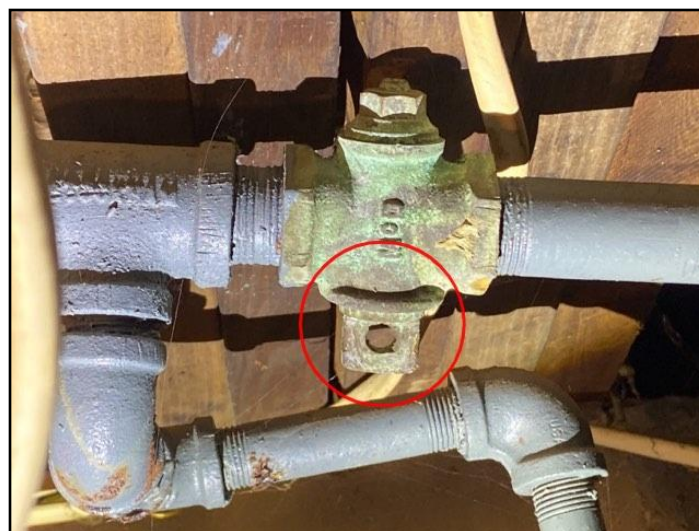


York

Efficiency: • [Mid-efficiency](#)

Main fuel shut off at:

• Basement



Basement

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Temperature difference:

- 50°



50°



50°

Location of the thermostat for the heating system: • Living Room

Recommendations

RECOMMENDATIONS \ General

20. Condition: • Vent poorly sloped

The vent connector designed to exhaust the products of combustion from the furnace gas burner was inadequately sloped. Vent connectors should slope upward away from the furnace a minimum of 1/4-inch per foot. Inadequate slope can result in backdrafting. "Backdrafting" is a condition in which the products of combustion from the furnace gas burner fail to exhaust to the home exterior, but are pulled from the flue into the living space. Excessive exposure to these products of combustion can result in injury or death. Recommend correction by a qualified HVAC contractor.

Location: Basement Furnace Room

Task: Correct

Time: As soon as possible

HEATING

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GAS FURNACE \ Gas burners

21. Condition: • Rust

Rust was observed on the gas burners at the time of inspection. Recommend further evaluation by a qualified HVAC contractor.

Location: Basement

Task: Further evaluation



COOLING & HEAT PUMP

1234 Maple Rd., My Town, OK February 17, 2022

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Description

Air conditioning type: • [Air cooled](#)

Manufacturer:

• York

Manufactured July 2006

Model number: H2RD036S06B *Serial number:* W0G6605204



York



York

Temperature difference across cooling coil: • Not determined

Methods and Limitations

Inspection limited/prevented by:

• Low outdoor temperature

The air-conditioning system was not tested due to an outdoor temperature that was below 65 degrees, and to test it would risk damage to the appliance. I recommend having the system inspected by a qualified technician prior to first use. Temperature at time of inspection was 40 degrees, previous overnight low was approximately 20 degrees.

INSULATION AND VENTILATION

1234 Maple Rd., My Town, OK February 17, 2022

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Description

Attic/roof insulation material:

- [Cellulose](#)



Cellulose



Cellulose

Attic/roof insulation amount/value: • 3 inches • 5 inches

Attic/roof ventilation: • [Roof vent](#) • [Gable vent](#)

Recommendations

RECOMMENDATIONS \ Overview

22. Condition: • No insulation recommendations are offered as a result of this inspection.

Methods and Limitations

Inspection limited/prevented by lack of access to: • Attic

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Description

Water supply source (based on observed evidence): • Public

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Meter

Water flow and pressure: • Water shut off

Water heater type: • Tank

Water heater fuel/energy source: • [Gas](#)

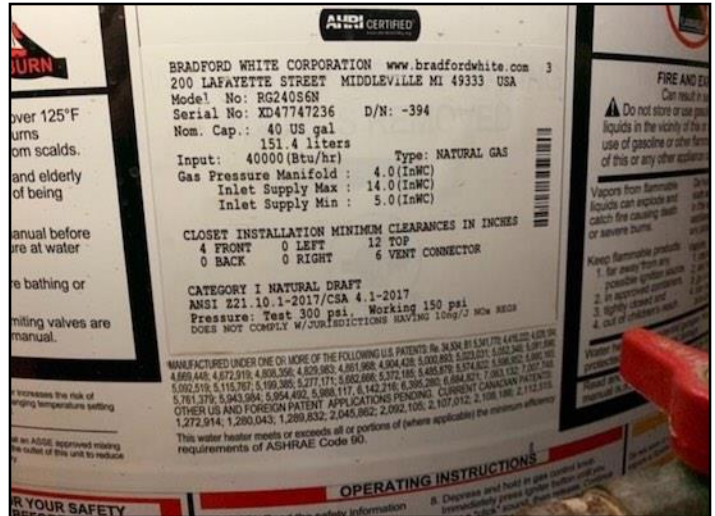
Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• Bradford White

Manufactured April 2021

Model number: RG240S6N Serial number: XD47747236



Water heater tank capacity: • [40 gallons](#)

Waste and vent piping in building: • [Cast iron](#) • [Galvanized steel](#)

Main gas shut off valve location: • At tank



Recommendations

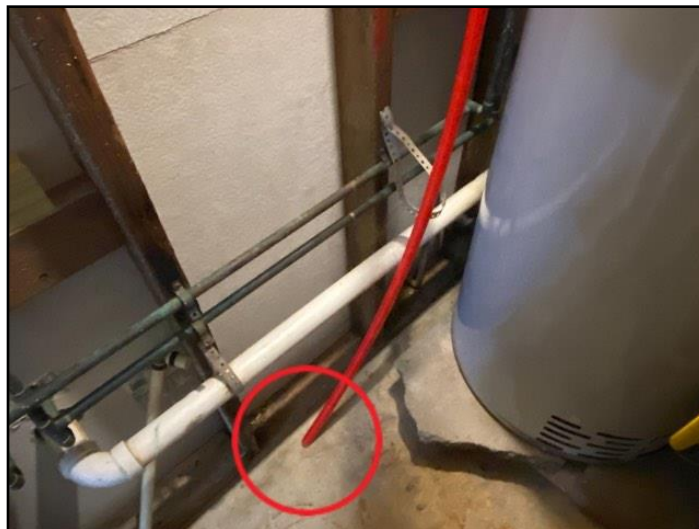
WATER HEATER \ Temperature/pressure relief (TPR) valve

23. Condition: • Improper termination

TPR discharge tube extended to the floor. This may cause the water flow to be restricted if pressure relief valve is engaged. Pipe should terminate within 6 inches of floor and no more than 2 feet above floor. Recommend correction.

Task: Correct

Time: As soon as possible



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Methods and Limitations

Inspection limited/prevented by:

- Water supply turned off

Water service to the home was shut off at the time of inspection. I was unable to inspect any plumbing components that require running water to inspect. I recommend that you have these components inspected by a qualified plumbing contractor once water has been restored.

Description

Major floor finishes: • [Hardwood](#)

Major wall finishes: • [Plaster/drywall](#)

Doors: • Inspected

Appliances:

• Dishwasher

** Dishwasher was not tested (water shut off)



Dishwasher

• Microwave oven



Microwave oven

• Range



Range

Appliances: • Appliances working at the time of inspection unless otherwise noted.

Recommendations

RECOMMENDATIONS \ Overview

24. Condition: • No interior recommendations are offered as a result of this inspection.

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Utilities: • The water was shut off during the inspection.

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

