



INSPECTION REPORT
8835 Tall Oaks Dr.
Guthrie OK 73044

INSPECTED BY
Kyle Karns/License
70002733
K2 Quality
Inspections
70002733

INSPECTION DATE
📅 11/6/2023
🕒 09:00 AM

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GENERAL INFO

Property Address

8835 Tall Oaks Dr.
Guthrie OK 73044

Date of Inspection

11/6/2023

Report ID

6-11-23-1

Customer(s)

Bill Jones

Time of Inspection

09:00 AM

Real Estate Agent

INSPECTION DETAILS

In Attendance:

Customer

Type of building:

Single Family (1 story)

Style of Home:

Contemporary

Approximate age of building:

Under 10 Years

Home Faces:

East

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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 (RR) = 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.

✓ RESULTS AT A GLANCE

71

✓ ITEMS INSPECTED
Total number in report.

8

📄 SUMMARY COMMENTS
Total number in report.

20

📷 PHOTOS
Total number in report.

🏠 1. ROOFING

📋 DESCRIPTION

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: ROOFING

Roof Covering:

Architectural
Asphalt/Fiberglass

Viewed roof covering from:

Walked roof

Chimney (exterior):

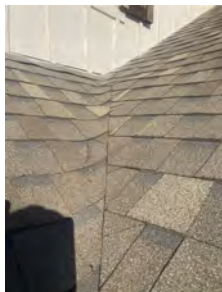
Metal Flue Pipe
Cement Fiber
Panel

👁️ ITEMS: ROOFING

1.0 ROOF COVERINGS

📄 INSPECTED

Roof covering in good shape (has been inspected professionally within the last year) and functioning as intended at the time of inspection.



1.0 Item 1 (Picture)

1.1 FLASHINGS

☑ INSPECTED

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

☑ INSPECTED

1.3 ROOF DRAINAGE SYSTEMS

☑ INSPECTED

Roof drainage system in great shape without leaks.



1.3 Item 1 (Picture)

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

☰ DESCRIPTION

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.

✂ STYLES & MATERIALS: EXTERIOR

Siding Style:

Lap

T-111

Wood shakes

Appurtenance:

Covered porch

Patio

Siding Material:

Cement-Fiber

Driveway:

Concrete

Exterior Entry Doors:

Wood

Steel

👁 ITEMS: EXTERIOR

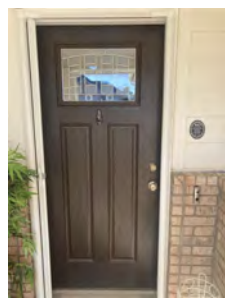
2.0 WALL CLADDING FLASHING AND TRIM

☑ INSPECTED

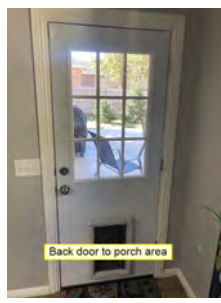
2.1 DOORS (EXTERIOR)

☑ INSPECTED

Front door solid wood with window for light. Back door is steel with a double flapped doggie door for better draft deterrent.



2.1 Item 1 (Picture)

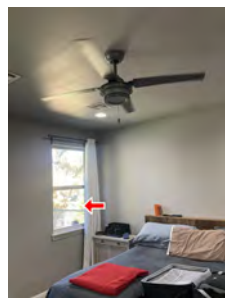


2.1 Item 2 (Picture)

2.2 WINDOWS

📄 INSPECTED

All windows working as intended at the time of inspection. Single hung with tilt feature and all risers working properly.



2.2 Item 1 (Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

☑ INSPECTED

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

☑ INSPECTED

Drainage installed in the front and extending to the back yard on the south side of the residence. Downspout ties into the drainage. All working as intended.



2.4 Item 1 (Picture)

2.5 EAVES, SOFFITS AND FASCIAS

☑ INSPECTED

Soffit vents throughout the exterior of the eaves.



2.5 Item 1 (Picture)

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

Garage Door Type:

One manual
Two automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

CHAMBERLAIN

👁️ ITEMS: GARAGE

3.0 GARAGE CEILINGS

☑️ INSPECTED

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

☑️ INSPECTED

3.2 GARAGE FLOOR

☑️ INSPECTED

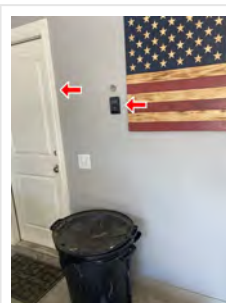
3.3 GARAGE DOOR (S)

☑️ INSPECTED

3.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

📁 INSPECTED

Occupant door is solid creating a firewall separation. Garage door operator is installed above 5' to avoid accidental use by children.



3.4 Item 1 (Picture)

3.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

📁 INSPECTED

Double door with the operator working as intended for safety at the time of inspection.

3.6 GARAGE WINDOW (S)

NOT PRESENT

🏠 4. INTERIORS

📋 DESCRIPTION

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: INTERIORS

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Area rug

Tile

Interior Doors:

Hollow core

Raised panel

Window Types:

Single-hung

Tilt feature

Storm windows

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Veneer

Countertop:

Stone

👁️ ITEMS: INTERIORS

4.0 CEILINGS

☑️ INSPECTED

4.1 WALLS

☑️ INSPECTED

4.2 FLOORS

☑️ INSPECTED

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

☑️ NOT PRESENT

4.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

☑️ INSPECTED

4.5 DOORS (REPRESENTATIVE NUMBER)

☑️ INSPECTED

All door hinges and latches working as intended without default.



4.5 Item 1 (Picture)

4.6 WINDOWS (REPRESENTATIVE NUMBER)

☑ INSPECTED

All windows working as intended as a point of Egress at the time of inspection. Single hung with tilt feature and all risers working properly.



4.6 Item 1 (Picture)

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.

🏠 5. STRUCTURAL COMPONENTS

📄 DESCRIPTION

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: STRUCTURAL COMPONENTS

Foundation:

Poured concrete

Wall Structure:

2 X 4 Wood

Brick

Columns or Piers:

Steel lally columns

Dry stacked rock or stone

Ceiling Structure:

2X4

2X6

2X10

Not visible

Roof Structure:

Stick-built

Sheathing

Not visible

Roof-Type:

Gable

Hip

Method used to observe attic:

Walked

Attic info:

Pull Down stairs

Light in attic

👁️ ITEMS: STRUCTURAL COMPONENTS

5.0 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.)

☑️ INSPECTED

5.1 WALLS (STRUCTURAL)

☑️ INSPECTED

5.2 COLUMNS OR PIERS

☑️ INSPECTED

5.3 FLOORS (STRUCTURAL)

☑️ INSPECTED

5.4 CEILINGS (STRUCTURAL)

☑ INSPECTED

5.5 ROOF STRUCTURE AND ATTIC

☑ 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.

🏠 6. PLUMBING SYSTEM

📋 DESCRIPTION

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: PLUMBING SYSTEM

Water Source:

Public

Water Filters:

Whole house conditioner

Plumbing Water Supply (into home):

Pex
Not visible

Plumbing Water Distribution (inside home):

PVC
Not visible

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Water Heater Location:

Concealed
Garage

WH Manufacturer:

BRADFORD-WHITE

👁️ ITEMS: PLUMBING SYSTEM

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

✅ INSPECTED

6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

📋 INSPECTED

Faucet on front SE corner of the home showing small leak. Recommend replacement of gaskets by a qualified contractor

to eliminate leak. Home is showing more than adequate water pressure.



6.1 Item 1 (Picture)

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

☑ INSPECTED

6.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

☑ INSPECTED

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

☑ INSPECTED

6.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

☑ INSPECTED

6.6 SUMP PUMP

☑ NOT PRESENT

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.

🏠 7. ELECTRICAL SYSTEM

📄 DESCRIPTION

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 SYSTEM

Electrical Service

Conductors:

Below ground

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

GFCI Breakers

AFCI Breakers

Electric Panel Manufacturer:

Unknown

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Not Visible

👁️ ITEMS: ELECTRICAL SYSTEM

7.0 SERVICE ENTRANCE CONDUCTORS

☑️ INSPECTED

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

☑️ NOT INSPECTED

Inaccessible at the time of inspection.

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

☑️ INSPECTED

7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF

CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

☑ INSPECTED

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

☑ INSPECTED

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

☑ INSPECTED

7.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

☑ INSPECTED

7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

☑ INSPECTED

Location of main and distribution panels on the North wall in the garage.

7.8 SMOKE DETECTORS

☑ INSPECTED

The smoke detector all located in habitable bedrooms. Recommend replacement of batteries every 6 months.

7.9 CARBON MONOXIDE DETECTORS

☑ INSPECTED

Recommend Combo (Smoke and CO) detectors be installed and located within 10' of all habitable bedrooms.

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.

🏠 8. HEATING / CENTRAL AIR CONDITIONING

📄 DESCRIPTION

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: HEATING / CENTRAL AIR CONDITIONING

Heat Type: Furnace	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: TRANE	Ductwork: Insulated	Filter Type: Disposable
Filter Size: N/A	Types of Fireplaces: Vented gas logs	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity
Number of AC Only Units: One	Central Air Brand: TRANE	

👁️ ITEMS: HEATING / CENTRAL AIR CONDITIONING

8.0 HEATING EQUIPMENT

☑️ INSPECTED

8.1 NORMAL OPERATING CONTROLS

☑️ INSPECTED

8.2 AUTOMATIC SAFETY CONTROLS

☑️ INSPECTED

8.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

☑ INSPECTED

Insulated and properly installed.



8.3 Item 1 (Picture)

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

☑ INSPECTED

Registers located in all rooms.



8.4 Item 1 (Picture)

8.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

☑ INSPECTED

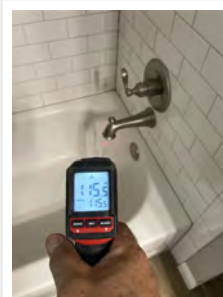
Water heater installed as it should be and working as intended at the time of inspection.



8.5 Item 1 (Picture)



8.5 Item 2 (Picture)



8.5 Item 3 (Picture)

8.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

☑ NOT PRESENT

8.7 GAS/LP FIRELOGS AND FIREPLACES

☑ INSPECTED

8.8 COOLING AND AIR HANDLER EQUIPMENT

☑ INSPECTED

8.9 NORMAL OPERATING CONTROLS

☑ INSPECTED

8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

☑ INSPECTED

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.

🏠 9. INSULATION AND VENTILATION

☰ DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

✂ STYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation:

Blown
Fiberglass
R-30 or better

Ventilation:

Soffit Vents
Passive

Exhaust Fans:

Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

👁 ITEMS: INSULATION AND VENTILATION

9.0 INSULATION IN ATTIC

☑ INSPECTED

Insulation more than adequate.



9.0 Item 1 (Picture)

9.1 INSULATION UNDER FLOOR SYSTEM

☑ NOT PRESENT

9.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

☑ NOT PRESENT

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

INSPECTED

Holes cut for passive vents to help eliminate heat.



9.3 Item 1 (Picture)

9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

INSPECTED

Vents installed to the exterior of the home as should be.



9.4 Item 1 (Picture)



9.4 Item 2 (Picture)

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

NOT PRESENT

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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. BUILT-IN KITCHEN APPLIANCES

📋 DESCRIPTION

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: BUILT-IN KITCHEN APPLIANCES

Dishwasher Brand:

FRIGIDAIRE

Disposer Brand:

FRIGIDAIRE

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

GENERAL ELECTRIC

👁️ ITEMS: BUILT-IN KITCHEN APPLIANCES

10.0 DISHWASHER

 INSPECTED

10.1 RANGES/OVENS/COOKTOPS

 INSPECTED

10.2 RANGE HOOD (S)

 NOT PRESENT

10.3 TRASH COMPACTOR

 NOT PRESENT

10.4 FOOD WASTE DISPOSER

 INSPECTED

10.5 MICROWAVE COOKING EQUIPMENT

 INSPECTED

10.6 REFRIGERATOR/FREEZER

 NOT INSPECTED

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.

SUMMARY

K2 Quality Inspections
8870 Tall Oaks Dr.
Guthrie, Ok. 73044
405-596-8887

Customer
Bill Jones

Address
8835 Tall Oaks Dr.
Guthrie OK 73044

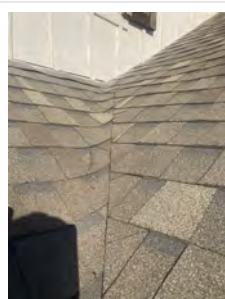
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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.

1. ROOFING

1.0 ROOF COVERINGS

 INSPECTED

Roof covering in good shape (has been inspected professionally within the last year) and functioning as intended at the time of inspection.



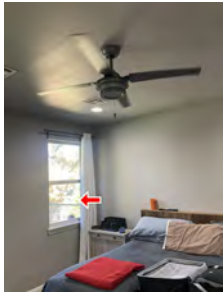
1.0 Item 1 (Picture)

2. EXTERIOR

2.2 WINDOWS

 INSPECTED

All windows working as intended at the time of inspection. Single hung with tilt feature and all risers working properly.



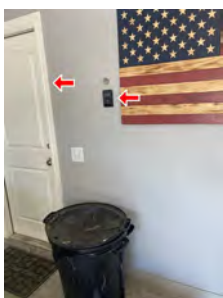
2.2 Item 1 (Picture)

3. GARAGE

3.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

INSPECTED

Occupant door is solid creating a firewall separation. Garage door operator is installed above 5' to avoid accidental use by children.



3.4 Item 1 (Picture)

3.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

INSPECTED

Double door with the operator working as intended for safety at the time of inspection.

4. INTERIORS

4.6 WINDOWS (REPRESENTATIVE NUMBER)

INSPECTED

All windows working as intended as a point of Egress at the time of inspection. Single hung with tilt feature and all risers working properly.



4.6 Item 1 (Picture)

6. PLUMBING SYSTEM

6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☑ INSPECTED

Faucet on front SE corner of the home showing small leak. Recommend replacement of gaskets by a qualified contractor

to eliminate leak. Home is showing more than adequate water pressure.



6.1 Item 1 (Picture)

8. HEATING / CENTRAL AIR CONDITIONING

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

☑ INSPECTED

Registers located in all rooms.



8.4 Item 1 (Picture)

9. INSULATION AND VENTILATION

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

☑ INSPECTED

Holes cut for passive vents to help eliminate heat.



9.3 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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