

The Buyer's Inspector - Vaughn Inspections, LLC
 Robert C. Vaughn, Home Inspector State License # 70000104
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 www.vaughninspections.com
 (405) 359-6605

Whole House Inspection Price List 2020

<u>Sq ft of House</u>	<u>Slab Foundation</u>	<u>Conventional Found.</u>	<u>Options & Other Charges:</u>	
Under 1000	\$ 260.00	\$ 285.00	Gas line leak test	\$ 25.00
1000 - 1699	\$ 270.00	\$ 295.00	*Additional HVAC Zone	\$ 40.00
1700 - 2099	\$ 285.00	\$ 310.00*	Sprinkler System	\$ 50.00
2100 - 2699	\$ 310.00*	\$ 335.00*	Guest House/Garage Apt	\$ 125.00
2700 - 3399	\$ 335.00*	\$ 360.00*	Re-inspection of repairs	\$150.00
3400 - 3999	\$ 360.00*	\$ 385.00*	Digital Pictures	\$ 30.00
4000 -	\$150.00/hr 4 hr minimum		Houses built before 1960	\$ 25.00
			Houses built before 1950	\$ 50.00
			Pay at Closing	\$ 25.00

Saturday Inspections Available for an additional \$ 25.00

Travel fee may apply for traveling outside a 30 mile radius from OK County: Call Office.

In compliance with the provisions of Oklahoma Statutes Title 158 Construction Industries Board, Chapter 70 Home Inspection Industry Regulations this Whole House Inspection includes a thorough visual examination that meet or exceed these requirements for the inspection of the following systems:

Structural: Foundation, Visual Load bearing structural members, framing, crawl spaces, roof and attics

Exterior: Exterior finishes, walks, driveways, patios, decks, porches, steps/stairs, roof gutters, skylights, eaves

Electric: Service risers, panels, receptacles & GFCI's, switches, lights, fans, visible wiring & wiring methods

Plumbing: Plumbing fixtures & visible water supply piping, shower pan, outside faucets, water heater, water system leak test (for natural gas leak test, see options)

Heating & Air Conditioning (HVAC): Furnace, flues, condensing unit, fan, controls, condensation drain, ducts, bathroom exhaust fans/ heaters

Interior: Walls, ceiling, floors, steps, stairways, railings, doors, window glass and representative number of windows for operation and a representatives number of installed cabinets, garage doors & opener

Appliances: Garbage disposal, stove, cook top, oven, dishwasher, vent hood, free standing stove

Drainage: Adverse surface water flow or grading adjacent to structure

Roof: Roof coverings, roof drainage systems, flashings, skylights, attic ventilation, roof penetrations, and chimney

Appliances: Built-in kitchen appliances, excludes refrigeration equipment/ ice-makers, trash compactors.

Misc.: Visible insulation, fireplace

Qualifications / Experience Over 18,000 individual full house inspections performed

Twenty-nine years as a Professional Real Estate Inspector: Dallas, TX. 1990-91; OKC, OK 1991 to present.

Two years as a Project Architect's Field Inspector: Wright Rich & Associate Architects, Dallas, TX. 1988-89.

Four years as a Combination Code Inspector: Elec., Plumb., HVAC, Structural: City of Duncanville TX. 1984-88.

Nine years as a Subcontractor, General Contractor, Homebuilder, Oklahoma City, OK. 1974-1984.

Education

Numerous continuing education courses

16 Hours Designated Representative for Certification Course for On-site Sewerage Facilities (Septic Systems), Texas A&M Engineering Extension Service.

140 Hours Fire Inspector Certification Course, City of Garland, TX, Fire Department Training Division.

160 Hours Building Codes Inspection Training Program, Texas A&M University Engineering Extension Service

32 Hours of Seminars, in review of the National Electric Code, sponsored by the National Fire Prevention Association

B.A. Degree, with Honors, University of Oklahoma, 1974.

Certifications: State of Oklahoma Licensed Home Inspector #104 ORCIA Certified Inspector #109

Member : ORCIA (Charter Member) - Oklahoma Residential & Commercial Inspection Association

Report e-mailed by the end of the next day.

