

The Buyer's Inspector -Vaughn Inspections, LLC

Robert C. Vaughn, Home Inspector State License # 70000104

P.O. Box 7804 Edmond, OK 73083-7804

website: www.vaughninspections.com email: robin20995@aol.com

(405) 359-6605

Whole House Inspection Price List 2023

<u>Sq ft of House</u>	<u>Slab Foundation</u>	<u>Conventional Found.</u>	<u>Options & Other Charges:</u>	
Under 1000	\$ 315.00	\$ 340.00	Gas line leak test	\$ 25.00
1000 - 1699	\$ 325.00	\$ 350.00	* Additional HVAC Zone	\$ 50.00
1700 - 2099	\$ 340.00	\$ 365.00	Sprinkler System(12 Head Max.)	\$ 50.00
2100 - 2699	\$ 365.00*	\$ 390.00*	Guest House/Garage Apt	\$125.00
2700 - 3399	\$ 390.00*	\$ 415.00*	Re-inspection of repairs	\$150.00
3400 - 3999	\$ 415.00*	\$ 440.00*	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

*Indicates likely additional HVAC zone charge

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

In compliance with the provisions of Oklahoma Statutes Title158 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**

- Thirty-three 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: Electric, Plumbing, HVAC, Building/ Structural: City of Duncanville TX. 1984-88.
- Nine years as a Subcontractor, General Contractor, Homebuilder, Oklahoma City, OK. 1974-1984.

Education

- Scores of hours of continuing education courses (8 hours per year are required to maintain OK State Home Inspection License)
- 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
- BA. Degree, with Honors, University of Oklahoma, 1974.

Certifications:

- State of Oklahoma Licensed Home Inspector #104 (2004 to present) ORCIA Certified Inspector #109 (1993-present),
- Former State of Texas licensed Plumbing and Septic System Inspector (1984-1990), Licenced Texas Home Inspector (1990-91)

Professional Organization Membership: ORCIA (Charter Member) - Oklahoma Residential & Commercial Inspection Association, former member of: NAHI, ASHI