Blue Line Home Inspections, LLC

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Inspected By: Corey Lambrecht

Home Inspection Report

Prepared For:

[redacted]

Property Address:

[redacted] Rd

Lexington, OK 73051

Inspected on Sun, Jul 12 2020 at 9:00 AM

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This report was produced exclusively for our client and not to be used or interpreted by anyone other than our client or representative.

The following report is based on a visual inspection of the visible and readily accessible portions of the structure during a limited amount of time. The inspection was conducted according to the Oklahoma Standards of Practice and our pre-inspection agreement. Home inspections are limited by finished surfaces, vegetation near the home, furniture, and stored items.This report is a snapshot in time. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

No warranty, guarantee, or insurance by Blue Line Home Inspections, LLC is expressed or implied. This report does not include an inspection for mold, lead, asbestos, or environmental hazards. A representative sampling of the building components were viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components was performed. Not every problem will be discovered due to the latent or intermittent nature of some defects. Unexpected repairs should be anticipated. Home inspectors are not licensed structural engineers whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are encouraged to obtain more than one estimate for any recommended repair in this report and always use a qualified professional. We also recommend you request a "final walk-through" inspection immediately before closing to check the condition of the property.

Corey Lambrecht
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BlueLineInspector@Gmail.com

Report Summary

Please read the entire report, not just this summary. The complete report may include additional information of interest or concern to you.

Exterior

1) The exterior door on the south side of the home does not close properly. The deadbolt is difficult to lock, the strike plate is missing, and there is a gap between the door and frame. I recommend it be further evaluated and repaired.

Structure

2) No attic access was identified, therefore important structural aspects of the structure could not be inspected.

3) The crawl space has a severe moisture problem as evidenced by fungal stains on structural members, water-logged insulation hanging down, and a muddy crawl space floor with standing water. After the plumbing leak is corrected, I recommend a crawl space repair contractor be consulted to improve the crawl space conditions (such as installing a vapor barrier, dehumidifier etc..)

Electrical

4) The sub panel on the pole below the meter has signs of moisture intrusion as evidenced by corrosion and water stains. I recommend the panel be evaluated for replacement by a licensed electrician.

5) The AC disconnect panel should be evaluated by a licensed electrician. Evidence of arcing was observed inside the panel (see photo).

6) Several wall receptacles are wired in reverse (reverse polarity), meaning that the hot wire is connected to the neutral screw and the neutral wire is connected to the hot screw. This is a hazardous condition because anything plugged into the receptacle still allows electricity to flow even if the fixture or appliance is off. I recommend this be corrected by a licensed electrician. I placed blue stickers on the receptacles I identified with reverse polarity, however all should be rechecked.

(Report Summary continued)

Heating & Cooling

7) The HVAC condensate discharge tube is improperly sloped and the end is buried in mud. Also, one of the 90° elbows has a leak. I recommend a licensed HVAC technician correct this.

Plumbing

8) The water heater has two issues that a licensed plumber should correct: 1) the wiring at the top is exposed, unprotected. 2) the discharge tube for the TPR valve terminates below the floor under the house. This means that nobody will be able to see if water is leaking from the valve which would indicate a problem. Plumbing standards require it terminate in such a manner so occupants can see if the valve is leaking.

9) A plumbing leak was observed in the crawl space as a drain pipe under the guest bathroom appears to be disconnected. I recommend this be corrected by a licensed plumber. While making this repair, ask the plumber to evaluate the rest of the plumbing in the crawl space.

Insulation & Ventilation

10) The crawl space vapor barrier is wadded up and not laying flat over the dirt ground. The fiberglass insulation between the floor joists in the crawl space should all be replaced. It has become wet and is hanging down

Well & Septic

11) The pressure switch appears corroded and is missing its protective cap. I recommend the pressure switch be replaced.

Followup Inspection

12) Two issues were observed that a licensed electrician should evaluate and correct: there is an open junction box meaning conductors are spliced together , partially outside of a box. Also, I observed a cable (yellow Romex) that has been cut and not connected to anything, exposing the copper conductor.

General

Reminder: we do not test or inspect for asbestos, mold, lead, or any other environmental hazards as they fall outside the scope of a home inspection. Feel free to hire professionals in those areas if there are concerns.

Year Built:	1978 Per Listing / 1980 Per Assessor
Sq.ft.:	1412 Per Listing / 1404 Per Assessor
Bedrooms/Bathrooms:	3/2
Inspection Restrictions:	No attic access. Crawlspace too wet and small to enter.
Vacant:	Yes
Front of House Faces:	East
People Present:	Buyer's Agent

Comment 1:
Sheds, barns, outbuildings, etc fall outside the scope of a home inspection. Several were present at this acreage and were not inspected.

Figure 1-1

Figure 1-2

Exterior

The visible condition of the site, surface drainage, exterior cladding, trim, walking surfaces, stairs, decks, and the garage were inspected. I recommend asking the seller about any water problems such as standing water or water penetration into the structure.

Exterior covering:	Wood siding
Driveway:	Gravel
Walkways:	Concrete , Typical cracks
Attached Decks/Patios:	Concrete , Typical cracks

Comment 2:
I recommend adding handrails for the entry door stairs to increase their safety.

Figure 2-1

Figure 2-2

(Exterior continued)

Comment 3:
No damage was observed the exterior siding, doors, or windows.

Figure 3-1

Figure 3-2

Comment 4:
No standing water was observed around the home.

Figure 4-1

(Exterior continued)

Comment 5:
The exterior door on the south side of the home does not close properly. The deadbolt is difficult to lock, the strike plate is missing, and there is a gap between the door and frame. I recommend it be further evaluated and repaired.

Figure 5-1

Figure 5-2

Water can be destructive and foster conditions that can be harmful to the structure and health. For this reason, the ideal property will have the ground around the foundation perimeter slope away from the residence about 6 inches for the first 10 feet from the foundation. Gutter downspouts should divert water several feet away from the foundation.

Roof

We do our best to inspect the roof system within the time allotted. The visible condition of the roof covering,flashings, gutters, chimneys, and roof penetrations were inspected. This is not an exhaustive inspection of every installation detail of the roof system according to manufacturer's specifications of construction codes. The purpose of the inspection is to determine the general condition of the roof, not its life expectancy.

Inspection Method:	Walked on roof
Roofing Material:	Dimensional asphalt shingles
Number of Layers:	1

Comment 6:
The shingles are in good condition. Note: it's unknown for sure if the roof leaks or not as there was no attic access.

Figure 6-1

Figure 6-2

Comment 7:
Gutters are recommended to help shed water away from the foundation and improve site drainage.

(Roof continued)

Figure 7-1

Comment 8:
Some roof penetrations have exposed nail heads in their flashing that should be covered with a sealant to prevent them from corroding. Corroded fasteners can contribute to roof leaks.

Figure 8-1

This inspection is not a warranty or guarantee against future roof leaks. Even a roof that appears to be in good, functional condition may leak under certain circumstances.

Structure

The determination of adequacy of structural components and the soundness of the foundation are beyond the scope of a home inspection. Feel free to consult a structural engineer prior to closing to address any concerns that you may have in these areas.

Roof Structure:	Unknown
Wall Structure:	Wood Framed
Floor Structure:	Wood Framed
Foundation:	Crawlspace , Block
Indications Of Foundation/Structure Movement:	None observed
How Attic Was Inspected:	Not inspected, no access observed
How Crawlspace Was Inspected:	Viewed from access panel- could not enter

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Comment 9:
No attic access was identified, therefore important structural aspects of the structure could not be inspected.

Comment 10:
No defects observed in the block stem wall. The interior floor felt normal, no bouncy or soft areas. No major cracks were observed in the walls or ceilings.

Figure 10-1

Figure 10-2

(Structure continued)

Comment 11:
The crawl space could not be safely entered due to the low clearance, wet conditions, and plumbing lines blocking entry. This means important structural aspects of the home's foundation were inaccessible for inspection. The height of the crawl space hatch opening is 12". I recommend the hatch be increased to a minimum of 18"x24".

Figure 11-1

Comment 12:
The crawl space has a severe moisture problem as evidenced by fungal stains on structural members, water-logged insulation hanging down, and a muddy crawl space floor with standing water. After the plumbing leak is corrected, I recommend a crawl space repair contractor be consulted to improve the crawl space conditions (such as installing a vapor barrier, dehumidifier etc..)

(Structure continued)

Figure 12-1

Figure 12-2

Figure 12-3

Figure 12-4

(Structure continued)

Figure 12-5

Electrical

The visible components of the electrical system were inspected for safety and function. A representative sample of receptacles, switches, and fixtures were tested for operation. This is not an exhaustive inspection of every component and installation detail. There will be receptacles, switches, and lights that we will not have time to inspect or were inaccessible. Ask property owner about any past electrical problems. All recommendations that we make for correction should be completed prior to closing because an electrician could reveal other problems.

Main Disconnect Location:	Main breaker in service panel.
Service Panel Location:	Laundry room
Wiring Method:	Copper, Non metallic sheathed cable
Service Voltage:	120 / 240
Service Amperage:	200 amps
Subpanel Locations:	Multiple outside of home
Smoke Detectors Present?:	Yes

Comment 13:
The sub panel on the pole below the meter has signs of moisture intrusion as evidenced by corrosion and water stains. I recommend the panel be evaluated for replacement by a licensed electrician.

Figure 13-1

Figure 13-2

(Electrical continued)

Figure 13-3

Comment 14:
The AC disconnect panel should be evaluated by a licensed electrician. Evidence of arcing was observed inside the panel (see photo).

Figure 14-1

Figure 14-2

(Electrical continued)

Comment 15:
Main service panel with cover removed for inspection.

Figure 15-1

Comment 16:
Voltage was confirmed at the dryer receptacle.

Figure 16-1

(Electrical continued)

Comment 17:
A representative sample of GFCi receptacles were tested with a GFCI tester.

Figure 17-1

Comment 18:
Several wall receptacles are wired in reverse (reverse polarity), meaning that the hot wire is connected to the neutral screw and the neutral wire is connected to the hot screw. This is a hazardous condition because anything plugged into the receptacle still allows electricity to flow even if the fixture or appliance is off. I recommend this be corrected by a licensed electrician. I placed blue stickers on the receptacles I identified with reverse polarity, however all should be rechecked.

Figure 18-1

Heating & Cooling

The HVAC system was inspected visually using normal operating controls to determine the general condition - not life expectancy. The condition of heat exchangers, system capacities, and system adequacy, are beyond the scope of a home inspection.This inspection is not a guarantee or warranty for the system. We do not accept responsibility for any future HVAC issues.

Type of Equipment:	Central heat and air, Split system
Type of Distribution:	Forced air
Energy Source:	Electric heater
Condenser manufacture date:	2000
Furnace Manufacture Date :	1999

Comment 19:
Air conditioner and data label.

Figure 19-1

Figure 19-2

(Heating & Cooling continued)

Comment 20:
Electric heater/air handler and it's data label.

Figure 20-1

Figure 20-2

Comment 21:
The filter(s) should be replaced prior to occupancy. This will improve HVAC efficiency, indoor air quality, and prolong equipment life. Filter size: 16x20x1

Figure 21-1

(Heating & Cooling continued)

Comment 22:
The air conditioner condenser was manufactured in 2000. Due to its age, budgeting for replacement is recommended.

Figure 22-1

Comment 23:
The electric heater/air handler was manufactured in 1999. Based upon its age I recommend budgeting for eventual replacement.

Figure 23-1

(Heating & Cooling continued)

Comment 24:
The HVAC condensate discharge tube is improperly sloped and the end is buried in mud. Also, one of the 90° elbows has a leak. I recommend a licensed HVAC technician correct this.

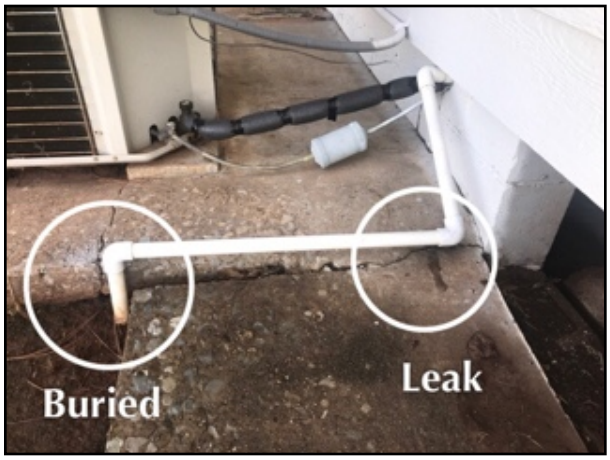

Figure 24-1

Comment 25:
The air conditioner system appears to be using R22 refrigerant which is being phased out of production. The cost of R22 refrigerant will likely increase as the supply eventually decreases. There are other options available, however modifications to the existing system may be necessary. The client may want to consult a licensed HVAC technician to discuss possible future remedies.

(Heating & Cooling continued)

Comment 26:
The HVAC equipment was operated in both heat and cooling modes.

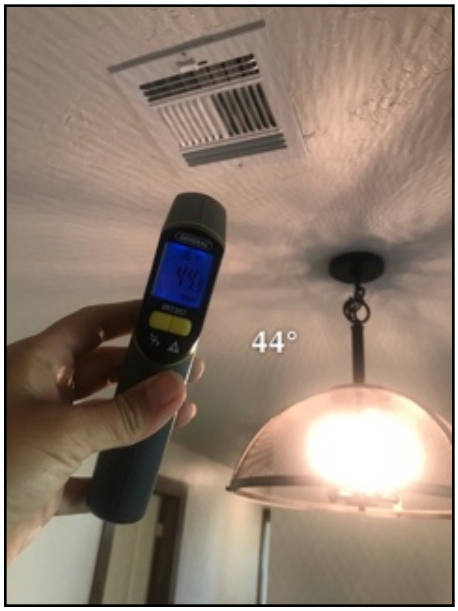

Figure 26-1

Figure 26-2

Health is personal responsibility. You should consider having the air quality tested and the ductwork cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

Plumbing

The plumbing system was inspected visually and by operating a representative sample of fixtures. Readily visible water supply and drain pipes are inspected. Plumbing access panels that we can find are opened. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is limited by our short time at the property.

Location of Water Shutoff:	Near well equipment
Location of Fuel Shutoff:	Not applicable
Location of Sewer Cleanout:	Side yard
Supply Pipe Material:	PVC, CPVC
Drain/Waste/Vent Material:	Plastic
Water Heater:	Electric, 40 gallon
Water Heater Manufacturer Date:	1998

Comment 27:
Water pressure at an outdoor faucets appeared satisfactory.

Figure 27-1

Figure 27-2

(Plumbing continued)

Comment 28:
The water heater was manufactured in 1998. Based upon its age I recommend budgeting for replacement.

Figure 28-1

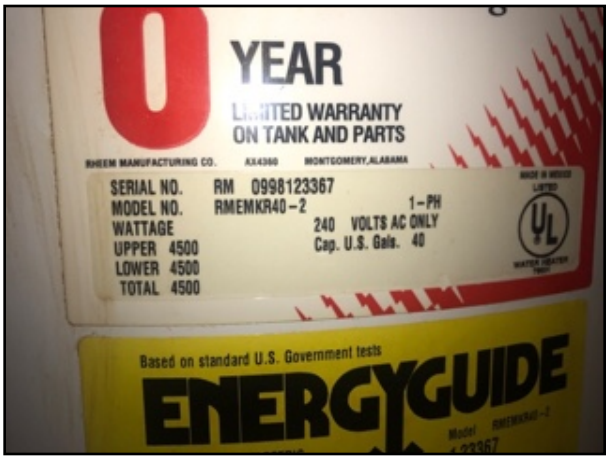

Figure 28-2

(Plumbing continued)

Comment 29:
Location of water shut off valve.

Figure 29-1

Comment 30:
The washing machine valves produced water with no leaks observed. They are heavily corroded which could lead to leaks so I recommend they be replaced when feasible.

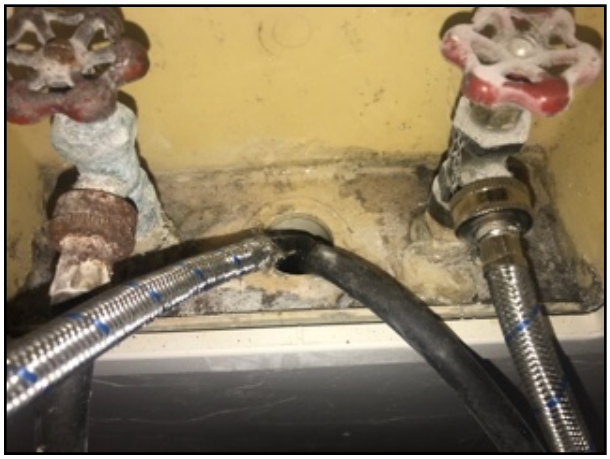

Figure 30-1

(Plumbing continued)

Comment 31:
The water heater has two issues that a licensed plumber should correct: 1) the wiring at the top is exposed, unprotected. 2) the discharge tube for the TPR valve terminates below the floor under the house. This means that nobody will be able to see if water is leaking from the valve which would indicate a problem. Plumbing standards require it terminate in such a manner so occupants can see if the valve is leaking.

Figure 31-1

Figure 31-2

Figure 31-3

(Plumbing continued)

Comment 32:
The kitchen sink's hot/cold water supply lines are reversed.

Figure 32-1

Comment 33:
The water heater produced hot water at the time of the inspection.

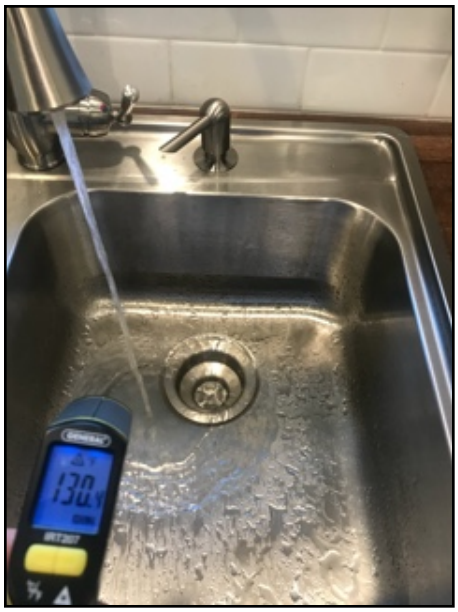

Figure 33-1

(Plumbing continued)

Comment 34:
A plumbing leak was observed in the crawl space as a drain pipe under the guest bathroom appears to be disconnected. I recommend this be corrected by a licensed plumber. While making this repair, ask the plumber to evaluate the rest of the plumbing in the crawl space.

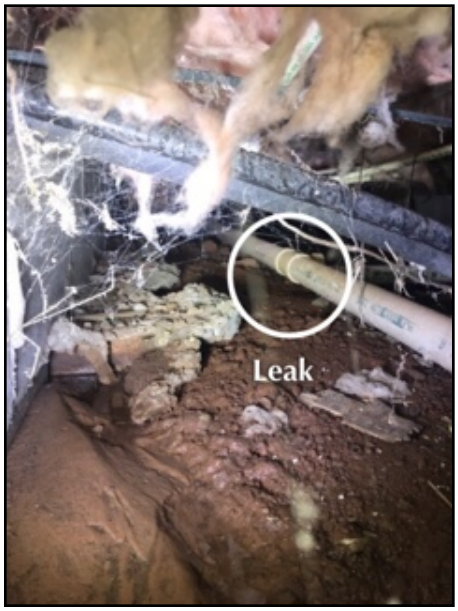

Figure 34-1

Figure 34-2

Not all of the water supply pipes are readily visible. Most of the pipes are inside of walls floors, and ceilings. To positively confirm there are no hidden leaks, the client has the option of hiring a licensed plumber to perform a leak test prior to closing.

Interior

The interior inspection was limited to accessible areas that were not concealed by furnishings or stored items. A representative sample of windows and doors were checked for function. We don't inspect interior paint, wallpaper, carpeting, window treatments, screens, or cosmetic issues. Inspectors do not move furniture, lift carpets or rugs, empty closets, or cabinets.

Walls:	Drywall
Ceilings:	Drywall
Floors:	Carpet, Tile, Wood

Comment 35:
No interior defects observed. It is not uncommon for the seller of a property to prepare the the house for sale, which may include patching and painting finished surfaces. Such preparation has the potential to conceal latent conditions in the property that the home inspector will not be able to identify. Ask seller if they observed any defects prior to painting or patching finished surfaces.

Figure 35-1

Figure 35-2

(Interior continued)

Comment 36:
The carpets were checked for moisture with a Hydroshark moisture sensor. No moisture was found.

Figure 36-1

Comment 37:
The towel rack and toilet paper holder are loose in the wall in the master bathroom.

Figure 37-1

Insulation & Ventilation

Attic Insulation:	Unknown
Attic Ventilation:	Spinning turbine roof vents
Vapor Barrier:	Not installed correctly in crawl space
Mechanical Ventilation :	Bathroom exhaust fans, Kitchen range hood, Clothes dryer exhaust
Crawlspace Insulation:	Fiberglass batts, Replace
Crawlspace Ventilation:	Crawlspace vents

Comment 38:
It's unknown how the attic is insulated due to the lack of attic access.

Comment 39:
The dryer vent should be cleaned of all lint prior to using the clothes dryer. Excess lint inside the dryer vent pipe and exhaust cap can contribute to house fires.

Comment 40:
The crawl space vapor barrier is wadded up and not laying flat over the dirt ground. The fiberglass insulation between the floor joists in the crawl space should all be replaced. It has become wet and is hanging down

Figure 40-1

Fireplace / Stove

Interiors of chimney flues are outside the scope of home inspections and therefore not inspected. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. We recommend a cleaning and level two inspection of the fireplace and chimney flues prior to closing. More information about fireplaces and chimneys can be obtained at www.csia.com .

Type of Stove: Wood burning
Type of Chimney: Metal

Comment 41:
The home has a "Jotul F3" wood burning stove. I recommend the client locate the owners manual for the stove (possibly online) to learn how to safely operate it.

Figure 41-1

Figure 41-2

(Fireplace / Stove continued)

Figure 41-3

Figure 41-4

Appliances

This was a cursory check only of the specified appliances. Appliances eventually break-we assume no responsibility for future problems.

Appliances Inspected:	Dishwasher, Range, Range Vent
Cooking Fuel:	Electric

Comment 42:
Kitchen appliances functioned when tested.

Figure 42-1

Figure 42-2

Figure 42-3

(Appliances continued)

Comment 43:
The oven did not have an anti-tip bracket installed. These brackets prevent the oven from tipping forward should weight be placed downward on the oven door when opened. The manufacture provides these brackets with the oven and should be installed for safety reasons.

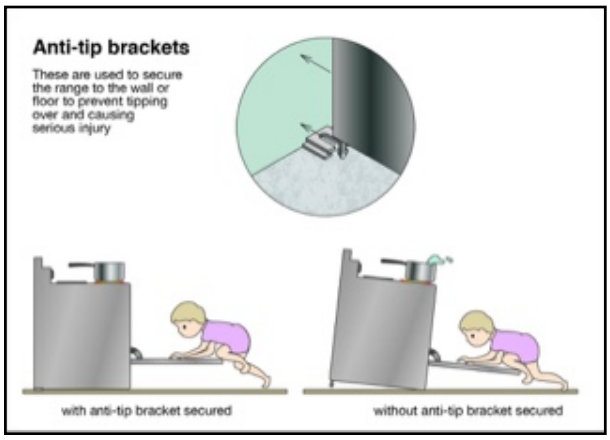

Figure 43-1

Comment 44:
The dishwasher functioned when operated. Note: It does not quite fit the cabinet as there is a gap on the left side.

Figure 44-1

Well & Septic

The above ground components of the water well equipment were visually inspected. A water sample was collected from an interior faucet and delivered to a laboratory for bacteria testing. The septic system was evaluated by looking for clues of obvious problems. Key components of the well and septic system are below the ground and therefore not inspected. Well and septic installation reports were obtained,if available, and forwarded to the client.

Septic Evaluation:	Pass
Well Evaluation:	Pass
Distance Between Well and Septic Tank:	Over 50'
Type of Septic System:	Conventional
Septic Tank Pumped?:	No
Tank Lids Accessible?:	No
Well Log Filed With State?:	Yes
Septic Installation Records Filed With State?:	No

Comment 45:
The water well equipment was inspected. It is located under a wood box in the laundry room.

Figure 45-1

Figure 45-2

(Well & Septic continued)

Comment 46:
The pressure switch appears corroded and is missing its protective cap. I recommend the pressure switch be replaced.

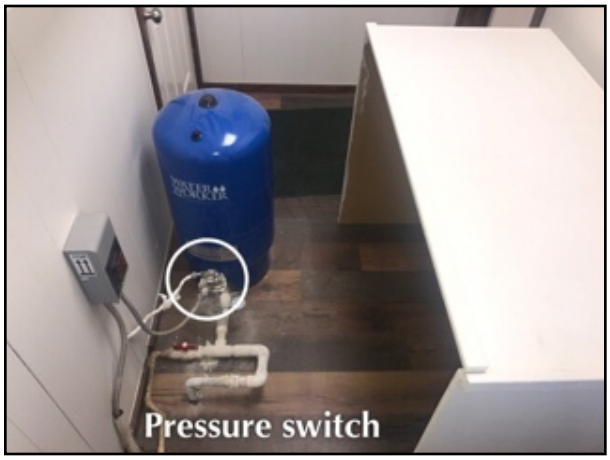

Figure 46-1

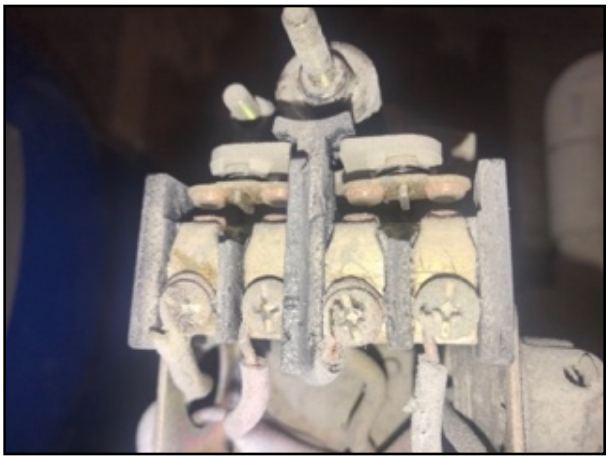

Figure 46-2

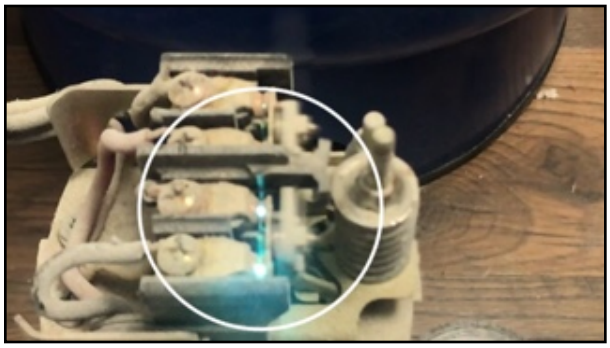

Figure 46-3

Figure 46-4

Comment 47:
A water sample was collected and hand-delivered to an EPA approved laboratory for total coliform and E. coli bacteria testing. The results of that test will be forwarded to the client when available.

(Well & Septic continued)

Comment 48:
Per state well installation standards, the well head should extend at least 12" above grade and the ground around the well head sloped away. This helps prevent contamination. The well head at this property is less than 12" above flats ground. It is also surrounded by landscaping stones that can trap water. I recommend removing the stones to prevent pooling water that could bring surface contaminates into the well.

Figure 48-1

Figure 48-2

Comment 49:
The septic system is located on the south side of the home. The tank's access covers are buried. I recommend installing access risers so that the tank can be easily inspected and pumped.

(Well & Septic continued)

Figure 49-1

Figure 49-2

Comment 50:
Trading dye was introduced into the system at a toilet while water was ran at various fixtures for 30-45 minutes. The area of the septic system was walked at the beginning of the inspection and at the conclusion. No standing water, effluent, odors were observed. While no obvious signs of problems were observed, a more invasive inspection (pumping the tank, probing the drain field etc.) is recommended.

Figure 50-1

Figure 50-2

(Well & Septic continued)

Figure 50-3

Comment 51:
I removed the clean out cap. Water was confirmed to be flowing from the house to the septic system.

Figure 51-1

Figure 51-2

Followup Inspection

Comment 52:
On 7-14-20 at 12:15 PM, I returned to the property to inspect the attic. The attic is accessed from the south gable end, behind a wood panel that is screwed into the wall. The attic is un-floored, therefore I did not enter as doing so risks damage to the drywall ceiling.

Figure 52-1

Comment 53:
The areas of the attic I could observe from the hatch looked satisfactory. No evidence of moisture intrusion or damaged structural members.

(Followup Inspection continued)

Figure 53-1

Figure 53-2

Figure 53-3

Figure 53-4

Comment 54:
Two issues were observed that a licensed electrician should evaluate and correct: there is an open junction box meaning conductors are spliced together , partially outside of a box. Also, I observed a cable (yellow Romex) that has been cut and not connected to anything, exposing the copper conductor.

(Followup Inspection continued)

Figure 54-1

Figure 54-2

Comment 55:
Recommended upgrade: adding additional insulation in the attic would increase HVAC efficiency and indoor comfort.

Figure 55-1

Thank you for choosing Blue Line Home Inspections. I trust the experience was useful and met your expectations. A home inspection is a non-invasive evaluation of the systems and components of a home that are visible and accessible during the limited amount of time I was there. While I did my best to find them all, not every defect will be found. Some defects in a home may be hidden behind walls, ceilings, underground, or intermittent in nature. Systems that were functioning on the day of the inspection can later fail, therefore no guarantees or warranties are provided. We cannot be held responsible for systems or components that fail after the inspection or defects that were hidden. As a homeowner, you should expect problems to occur.

Even with all the limitations of a home inspection, clients find our reports very useful. We feel the value provided by our reports more than justify the inspection fee. Safety hazards are often discovered that would have never been identified without an inspection. Many defects, once corrected, can often prevent future expensive repairs from developing. If you received value from this inspection, please tell your family and friends about Blue Line Home Inspections.

PRE-CLOSING WALK THROUGH:

We recommend you attend a pre-closing walk-through of the home. The walk-through prior to closing is the time for you to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. You should inspect the home thoroughly during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Blue Line Home Inspections, LLC of all responsibility. The client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through of your new house:

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60

degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and flush toilets. Look for plumbing leaks.

4. Operate all exterior doors, windows, and locks.

5. Test smoke and carbon monoxide detectors.

6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.

7. Inspect areas that may have been restricted at the time of the inspection.

8. Ask seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior wood destroying insect infestation treatments and warranties that may be transferable.

10. Read the seller's disclosure.

Sincerely,
Corey Lambrecht
Blue Line Home Inspections LLC
www.Inspections.BLUE