HOME INSPECTION REPORT

Inspected property address	City	ZIP code	Inspection date	Report date
Client(s)	People present	Building		
Inspection company	Phone	Weather		
Inspector who performed the inspection	CIB license number	Inspector signature		

About this report

This inspection followed the standards of practice in OAC 158:70-1-3, Oklahoma's Home Inspection Industry Regulations. It is a visual examination of the readily accessible installed systems and components on the inspection date. It is not technically exhaustive and will not identify concealed conditions or latent defects (OAC 158:70-1-3(b)(2)).

Wood destroying organisms, mold, and environmental hazards are not part of this inspection (OAC 158:70-1-3(b)(3)). Neither are private waste disposal (septic) systems, wells, or water conditioning systems (OAC 158:70-1-3(f)(3)). This report does not give the market value of the property, advise whether to buy it, or estimate the cost of repairs (OAC 158:70-1-3(b)(4)).

This report is for the client named above. The inspector will not disclose its results to anyone else without the client's written consent (59 O.S. 858-633(B)(10)).

How items are rated

Code	Rating	Meaning
OK	Normal working order	Inspected and, in the inspector's professional opinion, in normal working order (OAC 158:70-1-3(a)(2)(D)(i)).
NW	Not in normal working order	Inspected and not in normal working order. The reason is given if not self-evident (D)(ii).
SH	Could impair safety	Inspected and could impair the safety of the occupants or client. The reason is given if not self-evident (D)(iii).
NI	Present, not inspected	Present at the inspection but not inspected. The reason is on the system's "Present but not inspected" line (D)(v).
NP	Not present	Not found at this property.

Every finding ends with the inspector's recommendation to correct, further evaluate, or monitor the condition (D)(iv).

Summary: items that could impair safety

Every item rated SH, with its number in the report. Items rated NW are in each system's findings.

No.	System	Observation	Recommendation

1 Structural system

OAC 158:70-1-3(c)

Component	Description	Rating
Foundation		
Floor structure		
Wall structure		
Roof structure		
Ceiling structure		
How the crawl space and attic were observed		

No.	Rating	Component, location, and observation	Recommendation

Present but not inspected, and why: _____

2 Exterior

OAC 158:70-1-3(d)

Component	Description	Rating
Wall covering		
Decks, patios, and porches		
Driveway		
Walkways		
Grading and drainage		

No.	Rating	Component, location, and observation	Recommendation

Present but not inspected, and why: _____

3 Roof system

OAC 158:70-1-3(e)

Component	Description	Rating
Roof covering		
Layers of roof covering		
Shingles over wood shingles		
Method used to inspect the roof		
Gutters, flashings, and penetrations		

No.	Rating	Component, location, and observation	Recommendation

Present but not inspected, and why: _____

4 Plumbing system

OAC 158:70-1-3(f)

Component	Description	Rating
Water supply piping		
Drain, waste, and vent piping		
Water heater and energy source		
Main water shut-off location		
Main fuel shut-off location		
Sewer cleanout location		

☐ Yellow corrugated stainless steel tubing (CSST) flexible gas piping was observed. The inspector notifies the client, in writing, as OAC 158:70-1-3(f)(2)(E) requires:

> **Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.**

No.	Rating	Component, location, and observation	Recommendation

Present but not inspected, and why: _____

5 Electrical system

OAC 158:70-1-3(g)

Component	Description	Rating
Service amperage and voltage		
Wiring methods		
Main disconnect and panel locations		
Solid conductor aluminum branch wiring		
Smoke detectors		

No.	Rating	Component, location, and observation	Recommendation

Present but not inspected, and why: _____

6 Heating, air conditioning, and distribution

OAC 158:70-1-3(h)

Component	Description	Rating
Heating method and energy source		
Cooling method and energy source		
Distribution system		

No.	Rating	Component, location, and observation	Recommendation

Present but not inspected, and why: _____

7 Interior

OAC 158:70-1-3(i)

Component	Description	Rating
Walls		
Ceilings		
Floors		

No.	Rating	Component, location, and observation	Recommendation

Present but not inspected, and why: _____

8 Insulation and ventilation

OAC 158:70-1-3(j)

Component	Description	Rating
Insulation and vapor retarders in unfinished spaces		
Attic, crawl space, and mechanical ventilation		

No.	Rating	Component, location, and observation	Recommendation

Present but not inspected, and why: _____

9 Appliances

OAC 158:70-1-3(k)

Component	Description	Rating
Range, cook top, and oven energy source		
Dishwasher, disposal, and range hood		

No.	Rating	Component, location, and observation	Recommendation

Present but not inspected, and why: _____

10 Fireplaces and solid fuel burning appliances

OAC 158:70-1-3(l)

Component	Description	Rating
Fireplaces		
Solid fuel burning appliances		
Chimneys		

No.	Rating	Component, location, and observation	Recommendation

Present but not inspected, and why: _____