



# Inspections

Jack Werner, Phd., Lic#255

## RESIDENTIAL & COMMERCIAL

(405) 412-7861 [www.atozinspectionsok.com](http://www.atozinspectionsok.com)

1625 N. McKinley Ave. · OKC, OK 73118-3250

**SAMPLE**



Inspection Date  
[Yellow box]

Inspection Start Time  
time goes here

Inspection Finish Time  
time goes here

Temperature Today  
temp goes here

Weather Conditions Recently  
Select

Weather Conditions Today  
Select

Inspection Property is  
Select

Approx Age  
[Yellow box]

Approx Sq Ft  
[Yellow box]

Occupancy  
Select

Stories  
1

House faces  
Select

### This Home Inspection Has Been Prepared Exclusively For:

individual/Company [Yellow box]

Tel # [Yellow box] email here [Yellow box]

Inspection Address: [Yellow box]

### Selling Agent Info

individual/Company [Yellow box]

Tel # [Yellow box] email here [Yellow box]

Disclosures Select [Blue box]

### Your Inspectors Were:

Exterior 1-4 [Blue box]

Interior 5-8 [Blue box]

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**1.0 STRUCTURE**

**1.1 FOUNDATION TYPE**

Slab  PIER/BEAM = Crawlspace

Brick  Block  Stone  Steel  Concrete

BASED ON VISIBLE AND ACCESSIBLE FOUNDATION

**1.2 ABOVE GROUND**

(Excludes roof & detached buildings)

Outer walls:  Masonry  Frame  Concrete  Steel  Wood  Log

Inside walls:  Masonry  Frame  Concrete  Steel  Wood  Log

MASONRY=  BRICK  BLOCK  STONE

**1.3 SLAB**

None  Part  Entire  Covered

**1.4 CRAWL SPACE**  None present

Access located:  Entered  Select  Limited Access  Select  Min size of entry

Comments:

**1.5 BASEMENT**  None present

Stairs:  Headroom  Ext. Entry  Areaway drains

Walls/Ceilings:  Panel  Tile  Painting/Peeling

Floor:  Dirt  Wood  Concrete

Cold Pours:  Open cracks: Possible water intrusion

Exposed Beams:  Concrete  Wood  Block  Steel  Truss

Exp. Floor Joists:  Concrete  Wood  Block  Steel  Truss

Floor Drain:  Exterior  Window  Sump pump

Dry at time of inspection  Stains/Mildew indicate past leakage  Odor

Raised Appliances  Heat/Cool  Select  Paneling  Shelves

Painted  Carpeted  Rugs  Wall Sealers/Joint Fillers

Exterior door  Windows  Wells  Owners belongings

NOT INSPECTED FOR RADON

**1.6 VISIBLE CONDITIONS**

STRUCTURAL SETTLEMENT:

101  COMPLETE STRUCTURAL ENGINEER EVALUATION AND REPORT NEEDED BEFORE CLOSING

102 SETTLEMENT:  Minimal  Average  Severe

103 One time/initial settlement cracks:  Outside  Inside

104 Back fill/expansive soils

105 Slab settlement/heave

106 Sag in main beam/floor/stairs

107 Undersized beam(s)/span problem(s)

108 Walls out of plumb/foundation bulged

109 Damaged joist(s)/beam(s)/cantilever rot

110 Structural repairs(s) (check with seller)

111 Previous fire damage (check with seller)

112 Extensive rot/decay

113 Foundation corner pops siding

114 Walls not fully visible – vegetation, snow, materials

BASEMENT/CRAWL SPACE:

115 Floor seepage/rot

116 Wall seepage/peeling paint/cracks

117 Efflorescence/softened brick – mortar

118 Loose brick/defective pointing....

119 Off plum pier(s)/pilings

120 No pier footing(s)/pad(s)

121 Non-standard work/repair(s)

122 Damaged/leaking ductwork (see Heat/Cool 7.0)

123 Damaged/leaking plumbing (see Plumbing 5.0)

124 Asbestos type material?

125 Crawl space area wet/saturated

126 Loose/missing supports

127 Surface spalling/deterioration

128 Ventilation/de-humidifier recommended

129 Inoperative sump pump

130 No sump cover/discharge short

131 Missing/inadequate vapor barrier

132 Insulation missing/falling

133 Restricted/inadequate ventilation

134 Heat in forms not removed

135 Rust oxidized bolts/straps/connections

136 Evidence of wood destroying insects present (refer to pest control company/report)

137 Secure pest & termite inspection before purchase

138 No expansion joints

139 Need to seal expansion joints

140 Crawlspace door repairs

141

142

**1.7 EVALUATION/REPAIRS NEEDED (BEFORE CLOSING)**

*\* We render an opinion regarding the soundness of a property based on our experience and education. We are not structural engineers. If you have additional concerns, we urge you to secure a report from a structural engineer. (Ask if they are Structural engineers, since there are many types of engineers.)*

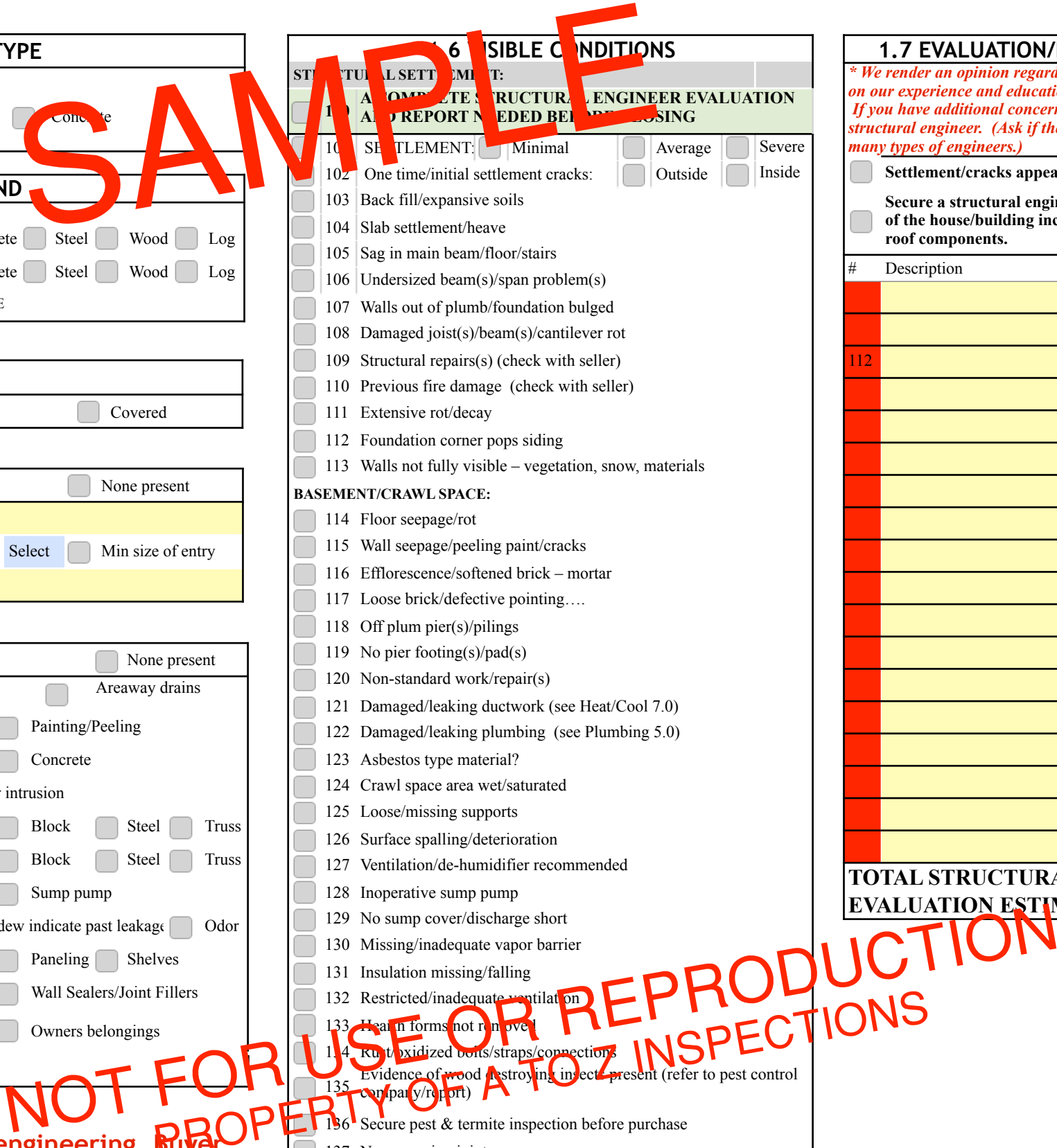
Settlement/cracks appear typical for age/area.

Secure a structural engineer report that includes all structural components of the house/building including, but not limited to foundation, walls, and roof components.

#	Description	Estimate
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<b>TOTAL STRUCTURAL REPAIR AND EVALUATION ESTIMATE</b>		<b>\$0</b>

**We do not verify permits or engineering. Buyer, IF there have been additions or alterations to original structure, verify permits with seller.**

**THIS REPORT WAS DONE ONLY FOR THE CLIENT THAT PAID A TO Z INSPECTIONS.**  
**\*EVERY BUILDING/HOUSE CHANGES/MOVES DAILY.**





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2.0 EXTERIOR

**2.1 SURFACE MATERIALS**

Veneer:  Brick/Block  Stucco  Concrete/Stone  E.I.F.S.  
 Weep holes  Select  Other

Siding:  Asphalt  Shakes  Metal  Wood  Vinyl  
 Lap/Panel  Plywood  Cedar/wood/fiberglass

Parts not visible due to:  Weather/Snow  Trees/Shrubs/obstructions  Height

**2.2 OUTBUILDINGS / GARAGE**

Garage:  Single  Double  Triple  Integral  Detached\*  
 Carport:  Outbuildings:  As is:  Other

Door:  Sliding  Tilt-up  Roll-up  Side hung  
 #  0  Metal  Wood  Fiberglass

\*DETACHED BUILDINGS ARE EXCLUDED UNLESS SPECIFICALLY CONTRACTED.

**2.3 FEATURES**

Front Porch or Entry:  Wood  Wrap around  Metal  Railing(s)  Enclosed  Roof canopy only

Windows and Doors:  Wood  Aluminum  Metal  Fiberglass  Vinyl (see 8.0)  Faux shutters

Balcony:  Metal  Concrete  Wood  Attached  Cantilever  Railing(s)

Steps:  Metal  Stone  Concrete  Brick  Wood

Deck:  Wood  Pressure treated  Plywood  Composite  Rails  Canopy

Driveway  Parking lot  Concrete/brick  Asphalt  Dirt/gravel

Patio and or Paths:  Asphalt  Stone/brick  Wood  Concrete  Dirt

Fences:  Wire  Wood  Brick  Metal  Vinyl

Ret. Walls:  Concrete  Wood  Brick/Block

Yard Walls  Brick  Stone  Block  Stucco  Wood

Ext. Stairs:  Metal  Concrete  Wood  Rail(s)  Open tread  Non-standard construction

Exterior faucets:  Frost Proof Hose Ribs  Anti-Siphon

Storm Cellar  Hand Rail  Come-along  Latches  Select

Surface water drains noted. (Not tested/underground)

Not inspected for lead paint

Alterations/additions to original construction

**2.4 VISIBLE CONDITIONS**

CONDITIONS NOTE AT HOUSE:

201 CRACKED/DAMAGED BRICKWORK/STONE  
 202 DETERIORATED MORTAR - REPAIR  
 203 BRICK VENEER DELAKATION/SETTLEMENT  
 204 CORRODED LINTEL(S)/SILL(S)  
 205 DAMAGED EXTERIOR  
 206 EXTERIOR DOOR(S)  
 207 EXT. DOORS NOT SEALED/DELAMINATING/DAMAGED/IMPROPER TYPE/WEATHER STRIPPING SILL  
 208 UNSEALED JOINTS/CRACKS/HOLES  
 209 INCOMPLETE COVERAGE SIDING/BRICK  
 210 STUCCO/SIDING BELOW GRADE  
 211 MISSING KICK OUT/DIVERTER FLASHING(S)  
 212 CAULK/SEAL: DOOR/WINDOW/OPENINGS (MAINTAIN)  
 213 COMPOSITE SIDING(?)/DECAY  
 214 WOOD DECAY/ROT  
 215 SOIL TO WOOD CONTACT  
 216 DAMAGED GARAGE DOOR-PANEL(S)  
 217 CHIMNEY MOVEMENT  
 218 DOOR THRESHOLD NOT WATER TIGHT  
 219 MAINTAIN EXTER WATER DRAINAGE AND RUNOFF  
 220 BUDGET EXT. PAINTING/REPAIR  
 221 MOISTURE STAIN(S)  
 222 SEAL/REPAIR  
 223 ALTERATIONS/REPAIR(S) (CHECK W/SELLER)  
 224 NO-STANDARD/TEMPORARY REPAIR(S)  
 225 RECENTLY PAINTED

CONDITIONS AT YARD/OUTBUILDINGS:

226 POOR YARD DRAINAGE/INCORRECT GRADING  
 227 YARD PONDING-BUDGET POSSIBLE FRENCH DRAIN  
 228 CRACKED DRIVE/PATH - TYPICAL  
 229 TRIP HAZARD(S)  
 230 TREES ADJ. HOUSE (MONITOR/MAINTAIN/GROWTH)  
 231 UNEVEN STEP(S)/ROTATION/SETTLED CEMENT  
 232 DECK NOT SECURE  
 233 DAMAGED FENCES/DECKS/LOOSE RAIL(S)  
 234 SHRUB/LIMB CONTACT W/ PROPERTY (MAINTAIN)  
 235 TERMITE DAMAGE/DECAY: FENCE(S)/SHED(S)  
 236 DAMAGED/ROTTED PILING  
 237 FAILING CROSS-TILES/RETAINING WALL  
 238 OUTBUILDING(S) NEED REPAIRS  
 239 EXTERIOR FAUCET DAMAGE  
 240 NO ANTI-SIPHON VALVE ON EXTERIOR FAUCET  
 241 HYDRANT IN YARD  
 242 STORM CELLAR REPAIRS  
 243  
 244

**2.5 EVALUATION/REPAIRS NEEDED (BEFORE CLOSING)**

*Drainage is important. Keep soil sloped away from house for approximately 10 feet and employ good gutter extensions with a full gutter system.*

#	Description	Estimate
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<b>TOTAL EXTERIOR REPAIR AND EVALUATION ESTIMATE</b>		<b>\$0</b>

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We do NOT verify flood plains, permits, or engineering. Check with your real estate agent, your insurance agent, and/or local authority having jurisdiction.  
 If you have a storm shelter, register it with the local authorities.



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### 3.0 ROOF/ATTIC

#### 3.1 CONSTRUCTION & STYLE

APPROX. AGE  +/-

Inspected from:  Ground  Eaves  Roof  W/binoculars  
 Type:  Mansard  Gambrel  Shed  Hip  Gable  
 Slope:  Flat  Shallow  Average  Steep  Concrete  
 Truss:  Rafter framing  Deck  
 Sky lights #   Flush  Curb  Painted  
 Roof com  Typical  Moderate  Complex  
 Parts not walked/see  Rain/ice/snow  Height  Debris  Type

#### 3.2 MATERIALS / COMPONENTS

Sheathing:  OSB with Foil  OSB  Board  Plywood  Metal  
 Shingles:  Fiberglass/asphalt  Wood shingles/shakes  
 Metal roof:  Aluminum  Steel  Copper  Tin  
 Tile roof:  Clay/cement  Flat  Barrel  Tile  Slate  
 Built-up roof:  Tar  Paint  Gravel  Coated  
 Roll roof:  Fiberglass/asphalt  Rubber  Bitumen  TPO  
 Flashings:  Galvanized  Alum.  Copper  Neoprene  Lead  
 Felt/Synthetic  Tar patching at vents/shingles/flashings

#### 3.3 ATTIC (NO ACCESS TO ATTIC CORNERS, EAVES, VAULTED ROOF AREAS...)

Visible insulation:  Fiberglass  Cellulose  Rockwool  Batt/blown  Other  
 Ventilation:  Soffit  Ridge  Gable  Roof Vent  None  
 Turbine #   Powered vents #   
 Firewalls:  Masonry  Gypsum  Combination  
 Restricted access to parts of attic

#### 3.4 CHIMNEY(S)

#

Type:  Wood  Frame  Brick  Metal  Stucco  
 None  Stone  Block  Siding  Cricket:   
 Visible flue  Concrete  Clay  Metal  Other  in use  
 Rain cap:   Maintain annual service/clean

#### 3.5 GUTTERS/SPOUTS

System:   Piped roof drain  Galv. Steel  Aluminum  Copper  
 PVC/plastic  Screens  Interior Roof Drains  
 Splashblock  Spout ext  Scuppers  
 Advise full gutter install  Debris in gutter system (clean/maintain)  
 Add spout extensions / slope dirt away from house

#### 3.6 VISIBILITY CONDITIONS

YEAR REPLACEMENT PROBABILITY:  MAINTAIN ROOF:   
 LEAK PROBABILITY:   
 EXTERNAL ROOF CONDITIONS NOTED:

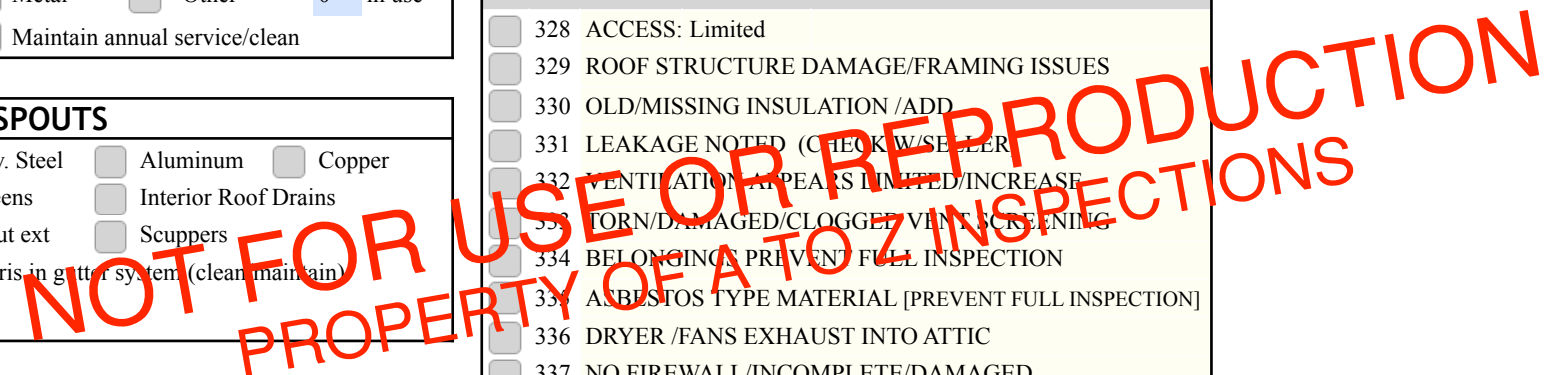
300 PROF. ROOFING WORK EVALUATION ADVISED	
<input type="checkbox"/>	301 DEFECTIVE/IMPROPER FLASHING(S)
<input type="checkbox"/>	302 RUSTY FLASHING(S) – SEAL-PAINT/REPLACE
<input type="checkbox"/>	303 EXPOSED NAIL HEADS/FASTENERS
<input type="checkbox"/>	304 VALLEY FLASHING NOT EXTENDED AT BASE
<input type="checkbox"/>	305 SOME FLASHING NOT VISIBLE
<input type="checkbox"/>	306 STAINING/DEBRIS (MAINTAIN REMOVAL)
<input type="checkbox"/>	307 LIMB CONTACT WITH ROOF/VERY CLOSE TO ROOF
<input type="checkbox"/>	308 PONDING/ALLIGATORING/BLISTERING
<input type="checkbox"/>	309 OPEN SEAMS – SEAL/PAINT – COAT ROOF
<input type="checkbox"/>	310 PREMATURE/AGING ROOF MATERIAL
<input type="checkbox"/>	311 NAIL POPS/CURLING/TORN SHINGLE(S)
<input type="checkbox"/>	312 CRACKED SHINGLE(S)/SURFACE DAMAGE
<input type="checkbox"/>	313 MISSING RAIN CAP/CHIMNEY
<input type="checkbox"/>	314 UNEVEN ROOF SURFACE/SAG
<input type="checkbox"/>	315 LEAKAGE/ROTTED SHEATHING/STAINS
<input type="checkbox"/>	316 LOW SLOPE – PENDING WATER TRAPS
<input type="checkbox"/>	317 ROOF REPAIR(S) NEEDED
<input type="checkbox"/>	318 LOOSE/CRACKED SLATE(S)/TILE(S)/SHINGLE(S)
<input type="checkbox"/>	319 BUDGET MAINTENANCE
<input type="checkbox"/>	320 VENT COLLAR(S)/CAPS AGED DAMAGED
<input type="checkbox"/>	321 SOFFIT/FASCIA DAMAGE
<input type="checkbox"/>	322 RECENT REPAIRS (CONFIRM W/SELLER)
<input type="checkbox"/>	323 IMPROPER OR NON-STANDARD WORK
<input type="checkbox"/>	324 2 OR MORE LAYER ROOF
<input type="checkbox"/>	325 DETERIORATED <input type="checkbox"/> CHIMNEY <input type="checkbox"/> CAP <input type="checkbox"/> FLUE
<input type="checkbox"/>	326 ROOF MOUNTED ITEMS/EQUIPMENT
<input type="checkbox"/>	327 GUTTER REPAIR(S) NEEDED
INTERIOR CONDITIONS NOTED IN ATTIC:	
<input type="checkbox"/>	328 ACCESS: Limited
<input type="checkbox"/>	329 ROOF STRUCTURE DAMAGE/FRAMING ISSUES
<input type="checkbox"/>	330 OLD/MISSING INSULATION /ADD
<input type="checkbox"/>	331 LEAKAGE NOTED (CHECK W/SELLER)
<input type="checkbox"/>	332 VENTILATION APPEARS LIMITED/INCREASE
<input type="checkbox"/>	333 TORN/DAMAGED/CLOGGED VENT SCREENING
<input type="checkbox"/>	334 BELONGING PREVENT FULL INSPECTION
<input type="checkbox"/>	335 ASBESTOS TYPE MATERIAL [PREVENT FULL INSPECTION]
<input type="checkbox"/>	336 DRYER /FANS EXHAUST INTO ATTIC
<input type="checkbox"/>	337 NO FIREWALL/INCOMPLETE/DAMAGED
<input type="checkbox"/>	338 SOFFIT VENT BAFFLES MISSING – FULL/PART
<input type="checkbox"/>	339 ATTIC ACCESS LADDER NEEDS REPAIR
<input type="checkbox"/>	340 POWER VENT NOT RUNNING/IMPROPER WIRING
<input type="checkbox"/>	341 ATTIC ACCESS WEATHERSTRIPPING/INSULATION
<input type="checkbox"/>	342
<input type="checkbox"/>	343

#### 3.7 EVALUATION/REPAIRS NEEDED (BEFORE CLOSING)

Inadequate roof ventilation will shorten the life of our roof and increase your utilities bills/overwork you're A/C condenser and void your shingle warranty.

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<b>TOTAL ROOF REPAIR AND EVALUATION ESTIMATE</b>		<b>\$0</b>

**BUYER – Complete this before you close: Check with your insurance company and secure written confirmation that they have made a physical inspection and will insure this roof for one year.**







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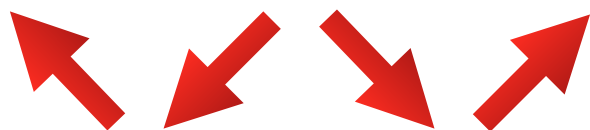
PHOTOS 1



**SAMPLE**



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5.0 PLUMBING

5.1 WATER SUPPLY & DRAINAGE SERVICES TO BUILDING
PUBLIC WATER PRIVATE WATER UNKNOWN
PUBLIC SEWER PRIVATE SEWER UNKNOWN
SUPPLY PIPES: COPPER ABS/PEX GALV STEEL CAST IRON
DRAINS/VENTS: COPPER ABS/PEX GALV STEEL PVC LEAD CAST IRON
ORANGEBURG PIN HOLE LEAKAGE/CORROSION AT DRAINS/PIPES (MONITOR)

5.2 WATER MAIN/METER
Water Off or disconnected Back Flow Preventer (NOT TESTED)
Water Meter Leaks (NOT TESTED): Expansion Tank
Water Meter Flow Detector Stable: Select Frost Proof Hose Bibs
Other: Fire Sprinkler
WE DO NOT CHECK WATER SHUT-OFFS INSIDE THE STRUCTURE/HOUSE

5.3 BATHROOM(S) & WASHROOM(S)
FIXTURES Sink(s) Toilet(s)/Bidet(s) Tub(s)
Aux Heater(s) Fans Shower Enclosures Jetted Tub(s) Show to Buyer and/or Realtor
MATERIALS Metal Granite/Marble Type Tile Laminate
Other Fiberglass Unit Solid Surface Plastic
OTHER Shower Pan(s) filled. No leakage noted. Show to Buyer and/or Realtor
No access under tub Jetted tub operated Past grout/tile repairs (check with seller)

5.4 KITCHEN
Sink: Select Filter Water Soap Dispenser Instant Hot Water Hose Spray

5.5 WATER HEATER & ASSOCIATED EQUIPMENT
Approx Age: Gallons: Select Tankless
Brand: Select Energy Select Circulating
Hot Water Temp: Expansion Tank(s) Raised
Serial Number See Photos 2 page Pan
Location: Drip Leg
Approx Age: Gallons: Select Tankless
Brand: Select Energy Select Circulating
Hot Water Temp: Expansion Tank(s) Raised
Serial Number See Photos 2 page Pan
Location: Drip Leg

Water Meter External Ground
Main water shut off Located:
Cleanout Located:
Gas meter located:

5.6 VISIBLE CONDITIONS
LICENSED PLUMBING WORK/EVALUATION
500 REPAIRED/REPAIRED BEFORE CLOSING
501 SHOWER HEAD DOOR PAN
502 TUB TOILET SINK JETTED TUB
503 IMPROPER WATER PRESSURE
CLOGGED DRAINS AT:
504 SINK(S) TUB(S) SHOWER(S)
505 TOILET LAUNDRY
FIXTURES
506 DAMAGED/SEIZED: SPIGOT(S)/FAUCET(S)
507 LOOSE TOILET(S)/SINK(S)/MALFUNCTION
508 CHIPPED SINK (NO RUST NOTED/SEAL)
509 CHIPPED TUB (NO RUST NOTED/SEAL)
510 INOPERATIVE DIVERTER
511 MISSING/INOPERATIVE DRAIN STOPPER
512 INOPERATIVE SINK HOSE SPRAY
513 MISSING/SHUT OFF VALVES(S)
INSTALLATION
514 UNSUPPORTED PIPES/INCORRECT DRAIN PITCH
515 POOR/IMPROPER VENTING
516 IMPROPER CONNECTION(S)/DISSIMILAR METAL(S)
517 UNDERSIZED PIPE(S)
518 GROUT/CAULKING REPAIRS NEEDED
WATER HEATER:
519 IMPROPER WIRING AT WATER HEATER
520 RELIEF VALVE/PIPE PROBLEM AT WATER HEATER
521 REVERSED PIPES AT WATER HEATER
522 RUSTY/LEAKING WATER HEATER
523 RESET WATER HEATER THERMOSTAT
524 IMPROPER GAS CONNECTION
525 UNSAFE LINES (IMMEDIATE REPAIR NEEDED)
526 RAISE HOT WATER TANK/UNIT NOT LEVEL
527 LEAKING:
528 INSUFFICIENT/IMPROPER FLUE CLEARANCE
529 NO DRIP LEG/SECONDARY TRAY DEBRIS IN TRAY
OTHER ITEMS:
530 DRAIN PIPE CORROSION/OXIDATION
531 BAD TILE GROUT/LOOSE TILE UNSOUND WALL
532 MOISTURE STAIN @ TOILET BASE/FLOOR
533 ADVISE FAN INSTALLATION/INOPERATIVE
534 MISSING PIPE INSULATION/FREEZE HAZARD
535 IMPROPER/NON STANDARD/TEMPORARY REPAIRS
536 CROSS CONNECTION(S)
537 UNCAPPED GAS LINE(S)
538 CLEAN OUT REPAIRS
539 MOISTURE WITH LIMITED DRYING CAN LEAD TO MOLD
540 WE DO NOT CHECK FOR MOLD
541
542

5.7 EVALUATION/REPAIRS NEEDED (BEFORE CLOSING)
We do not check sewer lines. If this structure is over 20 years old, we advise having the sewer line scoped. If sewer line is over
We only check jetted tubs to see that they come on – we do not run them for more than a minute.
We are required by the CIB to make this statement: CSST gas lines are present. We cannot determine if it is properly grounded which can only be confirmed by a licensed electrician. Proper CSST installation according to the manufacturers instructions can only be verified by a licensed plumber.
# Description Estimate
TOTAL PLUMBING REPAIR AND EVALUATION ESTIMATE \$0

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PHOTOS 2



Plumbing Data Plate 1

Plumbing Data Plate 2

AC Data Plate 1

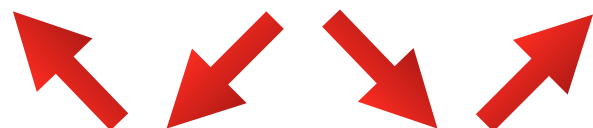
AC Data Plate 2

Furnace Data Plate 1

Furnace Data Plate 2



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**SUMMARY**

Client: \_\_\_\_\_  
 Address of Inspected Property: \_\_\_\_\_

Date: \_\_\_\_\_

**SAMPLE**

We are not inspecting for cosmetic items (i.e. needs painting/patching).

We are inspecting for those items that are:

**#1 UNSAFE #2 BROKEN #3 NOT WORKING AS INTENDED**

This is a "visual and readily accessible" inspection ONLY. It is from the outside walls in and is only a "snapshot" in time. Items may fail, break, leak, etc. after our inspection. If we cannot see it, we cannot report on it.

We are not inspecting the duct work, buried plumbing, or sewer lines. If this structure has plumbing, sewer, and/or "slab" heat/air duct work that is over 20 years old, you should have them evaluated by a licensed professional using special tools.

We are not inspecting for (ADA) Americans with Disabilities Act compliance and/or CODE COMPLIANCE. Check with appropriate government agency for these inspections. We are not code inspectors. We inspect for best practice.

LEGEND  
 Repair: **R** Safety Hazard: **!!** Unknown/Subjective judgement: **??** Standard Disclosure: **S**

**This summary page is NOT the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report.**

**\* This report is the property of the person paying for the report and the inspection company. The report is not valid for any other buyer, and it is a violation of ethics to provide this report to any other purchaser.**

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* ESTIMATES BY SECTION		
* We provide "ESTIMATES" as a courtesy. These are not quotes or bids. You need to secure professional bids/quotes. Our estimates are usually high; we must assume licensed professional work on each item.		
Section	Description	Estimate
1. Structure:	Select	\$0
2. Exterior:	Select	\$0
3. Roof:	Select	\$0
4. Appliances:	Select	\$0
5. Plumbing:	Select	\$0
6. Electrical:	Select	\$0
7. Heat & Air:	Select	\$0
8. Interior:	Select	\$0
9. Pool/Spa	Select	\$0
10. Well/Septic	Select	\$0
<b>TOTAL REPAIR AND EVALUATION ESTIMATE</b>		<b>\$0</b>

**When we call for Professional Evaluation, we have seen sufficient items to merit evaluation by a professional. THIS DOES NOT MEAN WE LISTED ALL THAT IS WRONG.**

Additional Professionals Onsite

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**THANK YOU FOR YOUR BUSINESS!**

Jack L. Werner, Ph.D., Lic #255

**A TO Z INSPECTIONS**

3625 N. McKinley Ave. · OKC, OK 73118-3250

[atozinspections@yahoo.com](mailto:atozinspections@yahoo.com)

Please call if you need further assistance:

(405) 412-7861 Fax (405) 946-3293

Ask about a follow-up inspection.

Want to be an inspector? We train and certify inspectors.

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Your Inspectors Were:



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# Swimming Pool Inspection & Disclaimer Information

Date:

**SAMPLE**  
our inspector We e:

A to Z inspections can uncover your pool, run specific tests, start equipment, etc. It will take longer and cost more. Give us complete information and we will provide an exact price. Thank you.

We are not checking the Ph balance in the water, we are not checking pressure, and we are not turning any equipment on or off. A professional pool company can perform these tests for you and can provide a “technically exhaustive inspection.” Those inspection/tests/analysis are a more comprehensive inspection.

A to Z inspections of Swimming Pools is a Visual and Accessible Inspection. A to Z does not uncover pools and or turn any equipment on or off; A to Z is looking for obvious problems (i.e. missing or broken drain cover, a leaking pump or filter, cracked/broken opening that could cut someone’s foot, cloudy water so that the pool bottom (the drain) is not visible, a cracked diving board that impact safety or function. A to Z will provide you a booklet that has detailed information about pool care and maintenance.

I have read the above information and understand that I am receiving a “visual and accessible” pool inspection.

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Customer **X**

Buyer:

Property Address:



Office: (405) 412-7861 FAX: (405) 946-3293



Email: [AtoZinspections@yahoo.com](mailto:AtoZinspections@yahoo.com)

3625 N. McKinley Ave. · OKC, OK 73118-3250

Date:

# Water Well & Septic Report

**Buyer:** \_\_\_\_\_ **Ph#:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

\_\_\_\_\_ **County:** \_\_\_\_\_

**Realtor:** \_\_\_\_\_ **Ph#:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**SAMPLE**

1. Well Head is appropriately Installed 6" to 8" above the ground with a proper Seal/Secure Cap. \_\_\_\_\_ inches

The Well Head is:

Seated in a Cement Platform:

Inside a Well House:

Inside the Main House:

**Outside Well is Located:** \_\_\_\_\_

**Pressure Tank Brand:** \_\_\_\_\_

House Description:

# of Bed Rooms: 0

# of Bath Rooms: 0

Has a Disposer:

**Comments:** \_\_\_\_\_

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2. The Septic Tank and Lateral Lines are Down Hill From the Water Well and are a Minimum of \_\_\_\_\_ feet from the Water Well

It is an Aerobic System:

Aerobic System Tested & Worked Properly:

3. The Septic System was Tested by Running Water for a minimum of 60 Minutes, Flushing Toilet Paper Down All Toilets, & Walking The area of Septic tank & Lateral Lines to Check for Seepage and/or Odors \_\_\_\_\_

**Comments:** \_\_\_\_\_

***If the Septic Tank HAS NOT been EMPTIED in the Last 4 Years and there is a RECORD of it. Then the SEPTIC TANK Will NEED to be EMPTIED***

If Well Needs to be Re-Tested, Please Call: \_\_\_\_\_

Office: (405) 412-7861 FAX: (405) 946-3293



Email: [AtoZinspections@yahoo.com](mailto:AtoZinspections@yahoo.com)

3625 N. McKinley Ave. · OKC, OK 73118-3250

Date:

# Septic Tank Inspection

Your Inspectors Were:

We do not provide an exhaustive septic tank inspection and in most cases a “technically exhaustive” septic tank inspection is not secured. Barry Stone, writing in *Inspector’s in the House*, recommends that you secure such an inspection. This inspection, alone will usually run \$500. A comprehensive septic tank inspection locates the tank, excavates the top of the tank, removes the lid and pumps the tank, emptying the tank of all waster water and sludge, then the walls and baffles inside the tank are inspected and computation are run relative to the waste water of the house. The rate of flow into the lateral lines should then be tested.

A Home Inspector’s Septic Tank inspection is only a Visual and Accessible Inspection. it is our intention to provide useful information and to identify visible symptoms of problems. Our report should identify:

- If any public records are available;
- The location of the tank;
- The location of the lateral line field;
- If there is any obvious seepage or odors in the lateral line field;
- If there is bubbling, backup or odors in the house;
- Provide maintenance information for your system;
- Identify the location of the cleanout if one has been installed.

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Customer: X

Buyer:

Property Address:



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# INVOICE

Your Inspectors Were:

**SAMPLE**

**CLIENT INFORMATION** Present: \_\_\_\_\_

name: \_\_\_\_\_

Phone Numbers cell: \_\_\_\_\_

Driver Lic# \_\_\_\_\_ State \_\_\_\_\_ Exp: \_\_\_\_\_

Email \_\_\_\_\_

Present Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**FEES FOR VISUAL & ACCESSIBLE INSPECTION**

Base 1-8  Sprinkler  Crawl Space  Well  Septic  Pool  Basement

Cent Vac  Decks  0 Addl HVAC  Spa  Cellar  Firepl

Inspection Fee if paid at time of inspection: \$ \_\_\_\_\_

Check # \_\_\_\_\_  Cash

Payment received by: \_\_\_\_\_

Inspection Fee if paid at closing: \$ \_\_\_\_\_

If we are not paid at the inspection, the 10% additional charge applies

A follow-up Re-inspection of \_\_\_\_\_ Price is good for 90 days only  
repaired items only will be: \_\_\_\_\_ on items listed in TRRs

**INSPECTED PROPERTY INFORMATION**

Property Address: \_\_\_\_\_

**SELLING AGENT INFORMATION** Present: \_\_\_\_\_

Selling Agent \_\_\_\_\_

Tel #/Email \_\_\_\_\_

**ATTENDING**

Buyer  Seller  Selling Agent  Listing Agent

**Closing Company -**  
**PLEASE PAY THIS AMOUNT**

**PLEASE PAY INSPECTION COMPANY:**  
**A TO Z INSPECTIONS**  
**3625 N. MCKINLEY AVE., OKC, OK 73118-3250**  
**PHONE: 405/412-7861 FAX: 405/946-3293**  
**EMAIL: [ATOZINSPECTIONS@YAHOO.COM](mailto:ATOZINSPECTIONS@YAHOO.COM)**

A LATE PAYMENT OF **\$75** WILL BE CHARGED IF PAYMENT IS NOT RECEIVED WITHIN **60 DAYS** OF THE INSPECTION.

CUSTOMER X \_\_\_\_\_  
SIGNER RESPONSIBLE FOR PAYMENT. PAYMENT IS DUE IMMEDIATELY IF CONTRACT CANCELLED

If it is not hooked up or not turned on, we cannot inspect it. GET WARRANTY / SERVICE CONTRACT IF AVAILABLE

All items noted should be repaired before closing. These forms and report cannot be reproduced without permission of the Buyer or A to Z Inspections. © 2016 A to Z Inspections. All Rights Reserved.

**CLOSING COMPANY:**

Address City \_\_\_\_\_

Tel# \_\_\_\_\_ Closing Date: \_\_\_\_\_

Fax/Email: \_\_\_\_\_

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

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Date: \_\_\_\_\_

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# COMMERCIAL / RESIDENTIAL INSPECTIONS SHEET OF UNDERSTANDING

Sheet of Understandings Regarding the Inspection provided by A to Z Inspections, a Sub S corporation for

Name: \_\_\_\_\_ PH: \_\_\_\_\_

on the property located at \_\_\_\_\_

**SAMPLE**  
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**PROPERTY OF A TO Z INSPECTIONS**

#1. We do not inspect for mold, radon, asbestos and/or any carcinogenic or air quality issue. If moisture stains are present, if a house is over ten years old, if you smell/sense something, or have asthma or allergies you should order an air quality test or assign us to order one for you. Initial \_\_\_\_\_

#2. I understand that an inspection is limited to visual and accessible only. If it cannot be seen it will not be considered part of the report. For example: Sewer lines, ductwork that is buried, or anything that is inaccessible. This would include things blocked from view by furnishings or debris, or covered by insulation, sheetrock, carpet, shrubs, bushes, etc. Initial \_\_\_\_\_

#3. Any appliance or piece of equipment (furnace, dishwasher, air conditioner, garage door opener, hot water tank, hoist, etc.) that is over 10 years old may be approaching the end of its useful life and should be immediately serviced, cleaned, and evaluated professionally (i.e. a furnace should be serviced and evaluated by a licensed HVAC person. Initial \_\_\_\_\_

#4. Items (roofs, dishwashers, slabs, furnaces, windows, etc.) may cease to work properly at anytime. No one knows exactly when that point will be and an inspection ONLY indicates that the item is functioning, at the time of the inspection, according to observation. Initial \_\_\_\_\_

#5. If I am buying a structure over 10 years old I understand that it is normal for items to start needing maintenance. An inspection does not mean I am getting a warranty backed by the inspector or the realtor as to how long things will last. Initial \_\_\_\_\_

#6. A to Z is very good, but we have limitations. We are only the "general practitioners" looking for obvious items or signs that you need a licensed professional. I understand that A to Z Inspections STRONGLY urges me to be present at the inspection for report explanation and review. I acknowledge that A to Z Inspections believes that I lose 50% of the value of my inspection if I am not present for the review and walk through. Initial \_\_\_\_\_

#7. I understand that an inspection is a "spot" quick check and that problems that would show up after time might not be able to be identified in a visual inspection. We are not running any equipment for prolonged periods of time (i.e. 20 minutes) except for cold water faucets or equipment the owner had on, like air conditioner in the summer. (For example: the hot water is turned on for less than 60 seconds at each faucet to see if the faucet provides hot water. If a shower or tub had little hot water after two minutes an inspector would not know this and it should have been divulged in the disclosure. Although we run every faucet for 60 minutes we only run the cold water so that we do not run a family out of hot water. We only run most items for a very short time to see if they operate. Initial \_\_\_\_\_

#8. A to Z offers a 90-day "buy your home back" guarantee if we missed something according to our standards that requires reporting. I was advised to purchase a high quality home warranty on any home over one year old. (This is usually available through your realtor and normally covers equipment and appliances that are working at the time of inspection.) In addition, I understand that A to Z does not inspect any built in electronic systems (i.e. cable, alarms, speakers, intercoms, home theaters, computerized controls, etc.) Initial \_\_\_\_\_

#9. I understand that i must notify A to Z inspections of any problems and must give them two normal working days to come by and look at the "problem" before any repairs are made or I waive any/all liability to A to Z inspections. Initial \_\_\_\_\_

#10. We recommend "Evaluation" when we find just cause-that cause may only be indicative of additional problems. A to Z will not accept any liability for noted and associated defects that would otherwise have been identified by recommended professional evaluation. Initial \_\_\_\_\_

#11. Estimates noted on the summary of this inspection report should not be considered the maximum costs to obtain repairs. Some estimates only provide for the cost of a professional service call. Repairs may exceed this estimate depending on the professional's findings. Extreme caution should be taken if you choose to accept a reduced selling price in lieu of repairs based solely on A to Z estimates. You should have all repairs made before closing. Initial \_\_\_\_\_

Signature \_\_\_\_\_



(405) 412-7861 www.a-z-inspection.com  
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CONTRACT

Date:

THIS AGREEMENT is made between A TO Z HOME INSPECTIONS, Inc, a Subchapter S Corporation, and/or Jack L. Werner #255, (405) 412-7861 at 3625 N. McKinley Ave., OKC, OK 73118-3250 (herein referred to as the "Company") and

Name: PH: (herein referred to as "Customer") regarding a building (the "Building") to be inspected located at

The Company agrees to perform an inspection of the Building for the purpose of alerting the Customer to major deficiencies in its condition. A report (the "Report") containing the inspection's findings will be prepared by the Company and provided to the Customer for its sole, exclusive and confidential use. The company will perform its inspection in accordance with the Oklahoma Standards of Practice for Home Inspectors. Minor or cosmetic defects will not be reported.

The inspection fee is due and payable upon presentation of the Report and is based on a single visit to the building. Additional fees will be charged for subsequent visits required by the Customer or, if the inspector conducting the inspection is called upon to prepare for litigation, give testimony as a result of his inspection, or the like, such additional services are beyond the scope of this Agreement.

The inspection will be conducted only on visible and accessible areas and components of the building, and are limited to the apparent condition of the building on the date of the inspection. Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility, etc. Conditions may exist which remain undiscovered. While the inspection reduces the risk of purchasing property, it does not eliminate such risk. The Company is not responsible for the failure to discover latent defects or for problems which occur or become evident after the inspection time. No invasive or destructive testing will be made. No equipment, systems or appliances will be dismantled. The moisture content of all walls, floors, ceilings, siding, etc. will not be tested. As to certain conditions, only random sampling will be conducted. The inspection report will not address the presence of radon gas, lead paint, mold, asbestos, urea formaldehyde, carbon monoxide or any other toxic or potentially harmful or flammable chemicals, outbuildings, the well system, (available at an additional charge) septic tank or other buried drainage or storage systems, the security system, the central vacuum systems, water softeners or treatment services, fire sprinkler systems, the presence of rodents, termites, wood-boring insects, ants, birds or other infestation. Neither this Agreement nor the Report constitutes or should be construed to be:

- (a) a compliance inspection with respect to any code, standard or regulation;
- (b) a guaranty, warranty of policy of insurance;
- (c) a survey, appraisal or flood plain certification;
- (d) a wood-destroying organism report;
- (e) an opinion regarding the condition of title, zoning or compliance with restrictive covenants;
- (f) an environmental or engineering analysis;
- (g) technically exhaustive.

We reserve the right to add information to this report for 72 hours.

The Customer may wish to seek other advice or recommendations from appropriate professionals regarding the foregoing, conditions revealed in the Report, and areas excluded from the scope of the inspection.

The Company assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. The Company's liability for mistakes or omissions in the conduct of this inspection and its Report is limited to the refund of the fee paid. This limitation of liability is binding upon the customer, heirs, successors and assigns, and all other parties claiming by or through the Customer.

This is the entire agreement of the parties regarding these matters. Any modification or amendment to this Agreement must be in writing and signed by the affected party. In the event any portion of this Agreement is determined to be unenforceable, the remainder of it will continue in full force and effect.

This Agreement is binding upon and available to the heirs, successors and, to the extent permitted hereunder, the assigns of each of the parties. Any controversy or claim between the parties arising out of or relating to the interpretation of this Agreement, the services rendered hereunder or any other matter pertaining to this Agreement, other than any action to recover the company's fee, will be submitted in accordance with the applicable rules of the American Arbitration Association. The parties shall mutually appoint an arbitrator who is knowledgeable and familiar with the professional home inspection industry. Judgement on any award may be entered in any courts having jurisdiction and the arbitration decision shall be binding on all parties. Secondary or consequential damages are specifically excluded. All claims must be presented within one year from the date of inspection. The Company is not liable for any claim presented more than one year after the date of inspection. In the event the Customer commences an arbitration and is unsuccessful in it, the Customer will bear all to the company's expenses incurred in connection therewith including, but not limited to, attorney's fees and a reasonable fee to the employees of the Company to investigate, prepare for attend any proceeding or examination. Customer may not present or pursue any claim against the Company until (1) written notice of the defect or omission is provided to the Company and (2) the Company is provided access to and the opportunity to cure the defect.

I have been encouraged to participate in the inspection/survey and accept responsibility for incomplete information should I not participate in the inspection. My participation shall be at my own risk for falls, injuries, property damage, etc. I agree that this report may be used for educational purposes and provided to building owner and involved real estate agents.

I accept that this work is no substitute for a pre-settlement inspection for which I am responsible since damages, mechanical failures, and symptoms, cures, etc. may appear after this work and before my legal acceptance of the property. I waive all claims against the inspector/surveyor of company in the absence of diligently performing my pre-settlement inspections and for lack of more extensive investigation and follow through with a specialist on any problems noted including confirmation of any cost approximations. This is not a technically exhaustive inspection. All noted items should be repaired before closing. This is not a technically exhaustive inspection.

STANDARD INSPECTION

The customer requests the standard visual inspection of the readily accessible areas of the structure. The inspection is limited to visual observation existing at the time of inspection. The customer agrees and understands that the maximum liability incurred by The Inspector/ The Company and/or Jack L. Werner for errors and omissions in the inspection shall be limited to the fee paid for the inspection. It is agreed that all legal actions will be conducted in Oklahoma County. Signer is responsible for payment. I acknowledge A to Z Inspections is a Sub S Corporation.

\$ \_\_\_\_\_ Fee \_\_\_\_\_  
Date: \_\_\_\_\_ Customer

USE AND OWNERSHIP

This report is owned by the person paying for this report and the inspection company. This report is not valid for any other buyer and no one has permission to copy or use this report other than the purchaser or A to Z Inspection.

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