



Jack Werner, Phd., Lic# 255
 3625 N. McKinley Ave. OKC, OK 73118-3250

RESIDENTIAL

www.atozinspectionsok.com

(405) 412-7861

This Home Inspection Has Been Prepared Exclusively For:

Company/Individual			
Mobile telephone #		Alternate #	
Email Here			
Inspection Address:			



Inspection Date

Inspection Start Time

Inspection Finish Time

Temperature Today

Weather Conditions Recently

Weather Conditions Today

Inspection Property Type	Residential	Approx Age		Stories	1
Approx Sq Ft		Occupancy		House faces	

Safety items and items marked for evaluation on our reports need to be addressed BEFORE CLOSING. These forms and report cannot be reproduced without permission of the Buyer or **A to Z Inspections**. © 2020 Hettinger Enterprises, LLC. All Rights Reserved.
www.inspectors.software

Selling Representatives Info:

Agent/individual			
Company			
Cell #		email here	
Disclosures			

Your Inspectors Were:

SAMPLE Not all pages, info, pictures have been included

This overview 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.

Client:

Date:

Address of Inspected Property:

0

1. STRUCTURE: See the full inspection report for further details and/or additional items noted See 1.0 Structure for more details and other items noted.
2a. EXTERIOR: See the full inspection report for further details and/or additional items noted See 2.0 Exterior for more details and other items noted.
3. ROOF/ATTIC: See the full inspection report for further details and/or additional items noted See 3.0 Roof for more details and other items noted
4. APPLIANCES: See the full inspection report for further details and/or additional items noted See 4.0 Appliances for more details and other items noted.
5. PLUMBING: See the full inspection report for further details and/or additional items noted See 5.0 Plumbing for more details and other items noted.
6. ELECTRICAL: See the full inspection report for further details and/or additional items noted See 6.0 Electrical for more details and other items noted.
7. HVAC: See the full inspection report for further details and/or additional items noted See 7.0 HVAC for more details and other items noted.
8. INTERIOR: See the full inspection report for further details and/or additional items noted See 8.0 Interior for more details and other items noted.

Onsite

Additional professionals onsite or we recommend:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

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Safety items and items marked for evaluation on our reports need to be addressed BEFORE CLOSING.

Recommended repairs are for your information and are not necessarily the responsibility of the seller. The term evaluation indicates you need to have the entire system evaluated by a licensed professional. Additional items may be discovered which are beyond the scope of our inspection.

NOTE: WE DO NOT TEST FOR MOLD, LEAD, ASBESTOS, OR RADON UNLESS SPECIFICALLY CONTRACTED

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.

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

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

Please call if you need further assistance: (405) 412-7861

Legend: Safety Issue Monitor Repair Repair see Details Col 1.6

1.1 Foundation

PIER/BEAM = Crawlspace

Slab: None Part Entire Covered

BASED ON VISIBLE AND ACCESSIBLE FOUNDATION

1.2 Above Ground (Excludes roof & detached Houses)

Outer walls Brick Inside walls Frame Weep holes

1.3 Crawlspace None present

Access located:

Crawlspace: Entered Limited Access Minimum size entry

Comments:

1.4 Basement None present

Stairs: Headroom Exterior Entry Areaway drains

Walls/Ceilings: Panel Concrete Painting/Peeling Tile

Floor: Floor Drain:

Cold Pours Open cracks: Possible water intrusion Painted

Exposed Beams: Appliances Raised

Exposed Floor Joists: Exterior door Windows

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

Owners belongings Wells Shelves Heat/Cool Paneling

Not inspected for radon Carpeted Rugs Wall Sealers/Joint Fillers

This report was done only for the client that paid A to Z Inspections. *Every building/house changes/moves daily.

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

Here's a list of names and numbers for Structural Engineers:

Kelly Parker, PE GWS 405-946-0206
 Bob Zahl, P.E. 405-488-1281
 Rob Chynoweth, P.E. 405-826-8375

SEISMIC ACTIVITY

BUYER NOTE: We are seeing significant settlement occur after our inspections. We suggest that you walk the entire house AND take photos of all four sides of your home for insurance purposes. ALSO JUST BEFORE CLOSING, walk the house and look for new settlement.

1.5 Visible conditions, items noted, and evaluation/repairs that need to be addressed before closing:

100	A complete structural engineer evaluation and report needed before closing	
Structure		
101	Settlement	
102	Typical settlement	
103	Recent structure repairs - ask seller for details	
Structure concerns		
104	Slab settlement/heave	
105	Walls out of plumb/foundation bulged	
109	Damaged joist(s)/beam(s)/cantilever rot	
114	Sag in main beam/floor/stairs	
Construction		
110	Previous fire damage (check with seller)	
111	Extensive rot/decay	
119	Loose brick, defective pointing	
items noted		
113	Walls not fully visible - vegetation, snow, materials	
122	Non standard work/repair(s)	
123	Asbestos type material?	
138	Secure pest & termite inspection before purchase	
131	Evidence of wood destroying insects (see pest control company's report)	
142		
Crawlspace/Basement		
115	Undersized beam(s)/span problem(s)	
116	Floor/Walls	
117	Water in basement	
118	Efflorescence/softened brick - mortar	
120	Piers issues	
121	Wood rot	
123	Damaged/leaking ductwork (see Heat/Cool 7.0)	
124	Damaged/leaking plumbing (see Plumbing 5.0)	
126	Crawlspace area wet	
127	Loose/missing supports/posts	
128	Surface spalling/deterioration	
129	Restricted/inadequate ventilation/Ventilation/de-humidifier	
130	Sump pump	
132	Vapor barrier	
133	Insulation missing/falling	
134	Debris in crawlspace	
135	Hearth forms not removed	
136	Rust/oxidized bolts/straps/connections	
139	Crawlspace door repairs	
140	Crawlspace vents	
141	Limited access to crawlspace due to ductwork/plumbing	

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1.0 STRUCTURE

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1.6 Details and further explanation

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.**

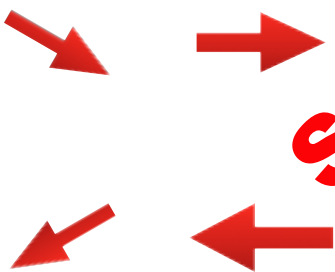
See 1.5 Column and 1.7 Photos for repair Items

#	Description

1.7 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing:



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2.0 EXTERIOR

Legend: Safety Issue Monitor Repair Repair see Details Col 2.5

2.1 Building and Out-building Descriptions	
Veneer	<input type="checkbox"/> Brick/Block <input type="checkbox"/> Stucco <input type="checkbox"/> Concrete/Stone <input type="checkbox"/> E.I.F.S.
	Weep holes <input type="checkbox"/> Expansion joints <input type="checkbox"/>
Siding	<input type="checkbox"/> Vinyl <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Asphalt <input type="checkbox"/> Fiber-Cement
	<input type="checkbox"/> Composite wood/fiber <input type="checkbox"/> Shake <input type="checkbox"/> Plywood
Parts not visible due to	<input type="checkbox"/> Weather/Snow/Ice <input type="checkbox"/> Trees/Shrubs/Debris <input type="checkbox"/> Height
2.2 Outbuildings / Garage	
	<input type="checkbox"/> No Garage Present
Garage	<input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Triple <input type="checkbox"/> Integral <input type="checkbox"/> Detached
Door	<input type="checkbox"/> Sliding <input type="checkbox"/> Tilt-up <input type="checkbox"/> Roll-up <input type="checkbox"/> Side hung <input type="checkbox"/>
#	<input type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Fiberglass <input type="checkbox"/> Emergency release
Carport(s)	0 <input type="checkbox"/> Integral <input type="checkbox"/> *Detached *Outbuilding(s) <input type="checkbox"/> None present
*Detached Buildings/structures are excluded from inspection unless specifically contracted.	
2.3 Features	
Front Porch or Entry	<input type="checkbox"/> Wood <input type="checkbox"/> Enclosed <input type="checkbox"/> Florida Room
	<input type="checkbox"/> Roof canopy only <input type="checkbox"/> Railing(s) <input type="checkbox"/> Metal <input type="checkbox"/> Screened <input type="checkbox"/> Wrap around
Windows and Doors	<input type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input type="checkbox"/> Vinyl (see Interior 8.0)
	<input type="checkbox"/> Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/> Faux shutters
Balcony	None <input type="checkbox"/> Attached <input type="checkbox"/> Cantilever <input type="checkbox"/> Railing(s)
Deck	None <input type="checkbox"/> Attached <input type="checkbox"/> Canopy <input type="checkbox"/> Railing(s)
Driveway	Asphalt/Concrete <input type="checkbox"/> Retaining Walls <input type="checkbox"/> None
Patio/Paths	Concrete <input type="checkbox"/> Yard Walls <input type="checkbox"/> None
Fences	Wood <input type="checkbox"/> Hydrant in yard <input type="checkbox"/>
Steps/Stairs	<input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Metal <input type="checkbox"/> Wood
	<input type="checkbox"/> Attached <input type="checkbox"/> Railing <input type="checkbox"/> Open tread <input type="checkbox"/> Non-standard construction
	<input type="checkbox"/> Storm Shelter <input type="checkbox"/> Safe Room <input type="checkbox"/> 2 vents Located <input type="checkbox"/>
Type	<input type="checkbox"/> Hand Rail <input type="checkbox"/> Come-along <input type="checkbox"/> Latches
	<input type="checkbox"/> Surface water drains noted. (Not tested/underground) <input type="checkbox"/>
	<input type="checkbox"/> Alterations/additions to original construction <input checked="" type="checkbox"/> Not inspected for lead paint

2.4 Visible conditions, items noted, and evaluation/repairs that need to be addressed before closing	
200	Professional contractor evaluation and repair advised
Conditions noted house cladding	
201	Cracks Bricks at
202	Mortar at
203	Have masonry contractor evaluate brick veneer for repairs
204	Incomplete
240	Expansion joints
241	Weepholes not present
242	Foundation corner pops. Repair corner pops at foundation.
Conditions noted at house exterior	
205	Damaged exterior
206	Exposed
207	Siding
208	Exterior wood/trim
209	Soffit damaged
210	Fascia damaged
211	Soil to wood or metal contact
219	Chimney movement
220	Exterior painting/repair
Conditions noted at windows and doors	
212	Lintel(s)
213	Exterior window damage. See Interior 8.0
214	Exterior door
215	Seals not weathertight:
216	House door to garage
217	Caulk/seal deteriorated or missing as indicated Maintain
	<input type="checkbox"/> exterior door frames <input type="checkbox"/> windows <input type="checkbox"/> siding & trim joints
	<input type="checkbox"/> all entry points into exterior wall(s) <input type="checkbox"/> unsealed joints/cracks/holes
	<input type="checkbox"/> where concrete joins the house <input type="checkbox"/> overhead garage door frames
Features	
229	Cracked drive/path
233	Step(s):
234	Fences: damaged/loose
238	Storm Shelter :
239	Hydrant in yard not operating properly
Deck/Balcony:	
227	Railing/Hand rails
235	Decking:
237	Balcony
Items noted:	
221	Moisture stain(s)
222	Recent repairs check with seller
223	Alterations to original construction (check w/seller)
224	Non-standard/temporary repair(s) - check with seller
236	Retaining wall(s)
Drainage	
225	Maintain exterior water drainage / runoff / in-ground drains if present
226	Drainage
Misc Structures	
228	Out-building(s)
230	Shed/belongings against house—limits visibility
Vegetation	
231	Trees adjacent the structure (monitor/maintain growth clearance)
232	Shrubs in contact with exterior of house. Maintain 6" clearance.



Example cracks in driveway-monitor



Example cracks in entry - monitor



Example cracks in patio - monitor

SAMPLE Not all pages, info, pictures have been included

2.0 EXTERIOR

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2.6 Photos and further explanation of items noted, evaluate items that need to be addressed before closing:

2.5 Details and further explanation

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

X We do NOT verify flood plains, permits, or engineering. Check with your real estate agent, your insurance agent, and/or local authority having jurisdiction.

You should register your storm shelter with the local authorities.

See 2.4 Column and 2.6 Photos for repair Items

Description

THIS PHOTO IS JUST FOR POSTION AND NOT INTENDED AS A PHOTO OF THIS REPORT. DISREGARD

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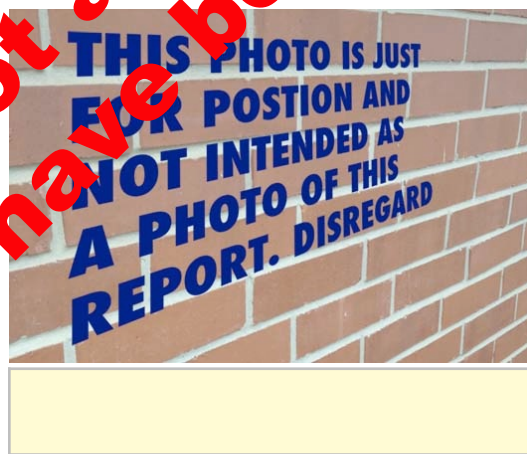
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2.0 EXTERIOR



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3.0 ROOF/ATTIC

Legend: Safety Issue Monitor Repair Repair see Details Col 3.7

3.1 Construction & Style		Approx. Age	+/-
Inspected from:	<input checked="" type="checkbox"/> Ground	<input checked="" type="checkbox"/> Eaves	<input checked="" type="checkbox"/> Roof <input type="checkbox"/> W/binoculars
Type		Slope	
Parts not walked/seen/inspected due to:		Roof framing	
Number of skylights	0	Type:	<input type="checkbox"/> Flush <input type="checkbox"/> Curb <input type="checkbox"/> Patched-monitor
3.2 Materials / Components			
Sheathing:	<input type="checkbox"/> OSB with Foil	<input type="checkbox"/> OSB	<input type="checkbox"/> Board <input type="checkbox"/> Plywood <input type="checkbox"/> Metal
Shingles:	<input checked="" type="checkbox"/> Fiberglass/asphalt	<input type="checkbox"/> Wood shingles/shakes	
Metal roof:	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Steel	<input type="checkbox"/> Copper <input type="checkbox"/> Tin
Tile roof:	<input type="checkbox"/> Clay/cement	<input type="checkbox"/> Flat	<input type="checkbox"/> Barrel <input type="checkbox"/> Tile <input type="checkbox"/> Slate
Built-up roof:	<input type="checkbox"/> Tar	<input type="checkbox"/> Paint	<input type="checkbox"/> Gravel <input type="checkbox"/> Coated
Roll roof:	<input type="checkbox"/> Fiberglass/asphalt	<input type="checkbox"/> Rubber	<input type="checkbox"/> Bitumen <input type="checkbox"/> TPO
Flashings:	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Alum.	<input type="checkbox"/> Copper <input checked="" type="checkbox"/> Neoprene <input type="checkbox"/> Lead
	<input type="checkbox"/> Felt/Synthetic	<input type="checkbox"/> Tar patching at vents/shingles/flashings	
<input checked="" type="checkbox"/> Roof mounted items and /or equipment			

3.3 Attic (no access to attic corners, eaves, vaulted roof areas, etc)					
Visible insulation:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Rockwool	<input type="checkbox"/> Batt/blown <input type="checkbox"/> Other
Ventilation:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Soffit	<input type="checkbox"/> Ridge	<input type="checkbox"/> Gable	<input type="checkbox"/> Roof Vent <input type="checkbox"/> None
		<input type="checkbox"/> Turbine #	0	<input type="checkbox"/> Number of powered vents	0
<input type="checkbox"/> Due to outside temperature and/or height, power vent control could not be tested					
Firewalls:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Masonry	<input type="checkbox"/> Gypsum	<input type="checkbox"/> Combination	
<input checked="" type="checkbox"/> Restricted access to parts of attic					

3.4 Chimney(s)		0	in use	Total number present	0
Type:	<input type="checkbox"/> Wood	<input type="checkbox"/> Frame	<input type="checkbox"/> Brick	<input type="checkbox"/> Metal	<input type="checkbox"/> Stucco
None	<input type="checkbox"/> Stone	<input type="checkbox"/> Block	<input type="checkbox"/> Siding	<input type="checkbox"/> Cricket :	
Visible flue liner:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Clay	<input type="checkbox"/> Metal	<input type="checkbox"/> Other	
Rain cap:		<input type="checkbox"/> Maintain annual service/clean			

3.5 Gutters/Spouts					
System:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Piped roof drain	<input type="checkbox"/> Galv. Steel	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Copper
		<input type="checkbox"/> PVC/plastic	<input type="checkbox"/> Screen	<input type="checkbox"/> Interior Roof Drains	
		<input type="checkbox"/> Splashblock	<input type="checkbox"/> Spout exten.	<input type="checkbox"/> Scuppers	
<input type="checkbox"/> Advise full gutter install <input type="checkbox"/> Clean this in gutter system (clean/maintain)					
<input type="checkbox"/> Add spout extensions / slope dirt away from house					

CHECK WITH YOUR INSURANCE COMPANY FOR INSURABILITY BEFORE CLOSING.



Example of insulation in attic



Example of belongings in attic

3.6 Visible conditions, items noted, and evaluation/repairs that need to be addressed before closing:	
5 year replacement probability-main roof:	
Leak Probability:	
300 Professional roofing evaluation and repair advised	
Flashing	
301 Defective/improper flashing(s)	
302 Rusty flashing(s) - seal-paint/replace	
304 Valley flashing not extended at base	
305 Some flashing not visible	
Roofing conditions	
306 Staining/debris (maintain removal)	
307 Limb contact with roof/very close to roof	
308 Ponding/alligating/blistering	
309 Open seams - seal/paint - coat roof	
310 Premature/aging roof material	
Roofing Installation	
303 Exposed nail heads/fasteners	
311 2 or more level roof	
312 Nail pops in shingles	
313 Surface damage	
314 Loose/cracked	
315 Uneven roof surface/sag	
317 Roof repairs need	
319 Vent collar(s)/cap(s):	
Disclosure 320 Budget roofing system maintenance	
320 Gutter repair(s) needed	
Attic Comments	
316 Sheathing:	
330 Attic insulation:	
Roofing Structure	
318 Low slope - pending water traps	
328 Roof supports:	
329 Roof structure:	
336 Firewall:	
Roofing Ventilation	
332 Ventilation appears limited- need to increase	
333 Vent screening:	
335 Improperly venting into attic	
337 Soffit vent baffles full/part:	
339 Power vent	
items noted	
323 Recent repairs (confirm w/seller). Get all info about repairs.	
324 Improper or non-standard work	
334 Asbestos type material [prevent full inspection]	
Chimney condition	
342 Chimney brickwork	
320 Chimney cap	
321 Flue/ rain cap:	
322 Chimney trim/siding	
Access conditions	
Disclosure 327 Limited attic access	
331 Moisture stains noted (check w/seller)	
338 Attic access ladder:	
340 Attic access needs	
341 Belongings prevent full inspection	

5.0 Plumbing

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5.8 Details and further explanation

If the house is over 20 years old, we recommend having the entire system scoped and fully evaluated by a licensed plumber 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 40 years old, budget for replacement.

If the temperature is below freezing, we do not turn on the exterior faucets. Recommend buyer operate and inspect the exterior faucets before closing.

We only check jetted tubs to see that they come on - we do not run them for more than a minute.

Buyer FYI/Recommendations: service Tankless Water Heaters every 6 months

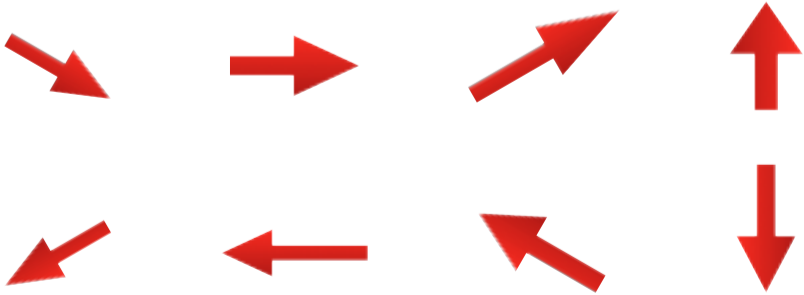
See 5.7 Column and 5.9 Photos for repair Items

#	Description

5.9 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing:



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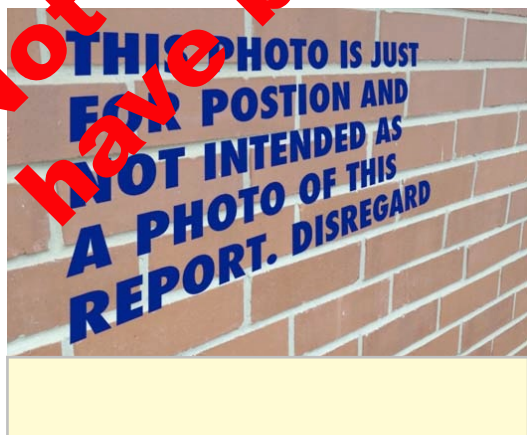


5.0 Plumbing



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8.0 Interior



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

Date:

INVOICE

Your Inspectors Were:

<input type="checkbox"/>	W
<input type="checkbox"/>	No

CLIENT INFORMATION		Present:	
	name:		
Phone Numbers	mobile#	0	alt#
Driver Lic#		State	Exp:
Email			0
Present Address:			
	City	State	Zip

INSPECTED PROPERTY INFORMATION		Age:
Property Address:		Approximate SQ FT
		0

SELLING AGENT INFORMATION		Present:
Selling Agent		
Email:		
Tel #/Company		

ATTENDING	
<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller
<input type="checkbox"/> Selling Agent	<input type="checkbox"/> Listing Agent
<small>These Forms And Report Cannot Be Reproduced Without Permission Of The Buyer Or A to Z Inspections</small>	

FEES FOR VISUAL & ACCESSIBLE INSPECTION		
<input type="checkbox"/>	Home Inspection Fee if paid with Check or cash at time of inspection:	\$
<input type="checkbox"/>	Home Inspection Fee if paid with credit card at time of inspection:	\$
<input type="checkbox"/>		\$
<input type="checkbox"/>		\$
<input type="checkbox"/>	Total Inspection Fee paid at time of inspection:	\$
<input type="checkbox"/>	Paid At Inspection:	
<input type="checkbox"/>	Payment received by:	

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

<input type="checkbox"/> Inspection Fee if paid at closing:	
<i>If you are not paid at the inspection, an additional charge applies</i>	
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 email: atozinspections@yahoo.com

CLOSING COMPANY:	
Address/City:	
Contact:	Telephone:
Email:	
Recv'd:	Closing Date:

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

WE ONLY ACCEPT CASH OR CHECK

SAMPLE Not all pages, info, pictures have been included



(405) 412-7861 www.atozinspectionsok.com
3625 N. McKinley Ave. · OKC, OK 73118-3250

CONTRACT

Date:

This Agreement Is Made Between A To Z 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: 0
(herein referred to as "Customer") regarding a building (the "house") to be inspected located at
0 _____

The Company agrees to perform an inspection of the house 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 within 24-48 hours. 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 house. 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. All time related to legal testimony is \$200 per hour.

The inspection will be conducted only on visible and accessible areas and components of the house, and are limited to the apparent condition of the house 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, out-buildings, 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 services 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. 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. This limitation of liability is binding upon the customer, heirs, successors and assigns, and all other parties claiming by or through the Customer.

Any controversy or claim arising out of, or relating to this contract, change orders or addenda, the services rendered hereunder, or any other matter pertaining to this agreement, other than an action to recover the Company's fee, shall be submitted to binding arbitration

The arbitration shall be conducted by and according to the rules and procedures of Construction Dispute Resolution Services, LLC. The arbitration award shall be binding upon the parties and shall be enforceable in any court of competent jurisdiction. Both parties shall share the cost of the dispute resolution process equally up to and including the arbitration hearing although personal attorneys and witnesses are the direct responsibility of each party and their fees and expenses shall be the responsibility of the individual parties. As part of the arbitration award, the arbitrator(s) shall allocate fees and costs of the arbitration along with reasonable attorney's fees and other reasonable costs and expenses to the prevailing party in any manner that the arbitrator(s) considers to be reasonable; provided, if prior to the commencement of the arbitration the Company has offered a refund of the fee paid, the Company shall not be liable for any attorney's fees or other costs and expenses the Customer incurred at any point in the dispute, and the Company shall be entitled to attorney's fees, costs, expenses, and reimbursement for time incurred in investigation of the claim and preparation for and participation in the arbitration.

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.

Customer accepts that this inspection is no substitute for a final walk-through for which Customer is responsible since damages, mechanical failures, and symptoms, cures, etc., may appear after this inspection and before Customer's legal acceptance of the property. Customer waives all claims against the inspector or Company in the absence of diligently performing a walk-through inspection and for lack of Customer's acquiring more extensive investigation and follow-through with a specialist on any problem noted in the inspection including confirmation of any cost approximations. Customer acknowledges that the inspection is not a technically exhaustive inspection but is a visible and accessible inspection only. Customer acknowledges that all noted items should be repaired before closing.

Customer agrees that this report may be used for educational purposes and provided to involved real estate agents.

STANDARD INSPECTION	
The customer requests the standard visual inspection of the readily accessible areas of the structure. <u>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.</u> <u>Signer is responsible for payment.</u> I acknowledge A to Z Inspections is a Sub S Corporation.	
\$ _____	Fee _____
Date: _____	Customer X _____

WE ONLY ACCEPT CASH OR CHECK

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.
<small>This form is trademarked and cannot be reproduced without written permission of Buyer or A to Z Inspections.</small>

SAMPLE - Not all pages, info, pictures have been included



Date:

(405) 412-7861 www.atozinspectionsok.com

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

RESIDENTIAL INSPECTIONS SHEET OF UNDERSTANDING

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

Name: _____ PH: 0

on the property located at 0

#1. I understand that an inspection is limited to visual and safely 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 belongings or debris, or covered by insulation, sheetrock, carpet, shrubs, bushes, etc. **Initial** _____

#2. All items inspected are indicated in the 2nd column. Please read the entire inspection report thoroughly. Items listed in the yellow column are those which we consider the most significant.

Initial _____

#3. The term "evaluation" indicates you need to have the entire system evaluated by a licensed professional BEFORE Closing. Additional items may be discovered which are beyond the scope of our inspection.

Initial _____

#4. 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 specialist (licensed professional). I understand that A to Z Inspections STRONGLY urges me to be present at the inspection for report explanation and review. **Initial** _____

#5. We are not running any equipment for prolonged periods of time (i.e. 20 minutes) except for hot water faucets or equipment that is currently operating. We only run items for a VERY SHORT time to see if they operate as intended. **Initial** _____

#6. 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 by a licensed/certified professional. **Initial** _____

#7. Components (roofs, dishwashers, slabs, furnaces, windows, etc.) may fail to work properly at any time. 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 ("snapshot in time"). **Initial** _____

#8. If I am buying a structure over 10 years old I understand that it is normal for items to begin to fail. 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** _____

#9. 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** _____

#10. 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** _____

Signature _____

SAMPLE Not all pages, info, pictures have been included