



Inspections

Jack Werner, Phd., Lic#255

RESIDENTIAL & COMMERCIAL

(405) 412-7861 www.atozinspectionsok.com

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

Inspection Date

5-24-2017

Inspection Start Time

9:00am

Inspection Finish Time

4:30

Temperature Today

60

Weather Conditions Recently

Rainy/Cold

Weather Conditions Today

Sunny/Cold



Inspection Property is

Commercial

Approx Age

1903

Approx Sq Ft

7700

Occupancy

Occupied

Stories

2

Building faces

West

This Building Inspection Has Been Prepared Exclusively For:

individual/Company City of Luther / Mayor Jenny White Contact: Sheila Farmer

Tel # 405-473-8801 / 405-830-4760 email here sfarmer333@aol.com

Inspection Address: 108 S. Main Street, Luther, OK 73054

Selling Agent Info

individual/Company

Tel # email here trustee5@townoflutherok.com

Disclosures Not provided

Your Inspectors Were:

Cord Werner • Lic #735 • [c] 405-600-5253

Sherri Werner • Lic #1056 • [c] 405-326-7910

Exterior 1-4

Interior 5-8

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.



Our estimates are intentionally high: we are required to estimate with licensed contractors; estimate 1 item at a time since we do not know what items the buyer will want repaired or replaced; and we do not know who will be used or how much they will charge

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:

100 A COMPLETE STRUCTURAL ENGINEER EVALUATION AND REPORT NEEDED BEFORE CLOSING

101 SETTLEMENT Minimal Average Severe

102 One time/initial settlement cracks: Outside Inside

103 Back fill/expansive soils

104 Slab settlement/heave

105 Sag in main beam/floor/stairs

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

107 Walls out of plumb/foundation bulged

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

109 Structural repairs(s) (check with seller)

110 Previous fire damage (check with seller)

111 Extensive rot/decay

112 Foundation corner pops siding

113 Walls not fully visible – vegetation, snow, materials

BASEMENT/CRAWL SPACE:

114 Floor seepage/rot

115 Wall seepage/peeling paint/cracks

116 Efflorescence/softened brick – mortar

117 Loose brick/defective pointing...

118 Off plum pier(s)/pilings

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

120 Non-standard work/repair(s)

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

122 Damaged/leaking plumbing (see Plumbing 5.0)

123 Asbestos type material?

124 Crawl space area wet/saturated

125 Loose/missing supports

126 Surface spalling/deterioration

127 Ventilation/de-humidifier recommended

128 Inoperative sump pump

129 No sump cover/discharge short

130 Missing/inadequate vapor barrier

131 Insulation missing/falling

132 Restricted/inadequate ventilation

133 Hearth forms not removed

134 Rust/oxidized bolts/straps/connections

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

136 Secure pest & termite inspection before purchase

137 No expansion joints

138 Need to seal expansion joints

139 Crawlspace door repairs

140

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
		SEL
100-111	This building has 3 large cracks on the N. wall with one that goes all the way through the wall and is visible in the inside. The front stone work is separating/pulling away from the building. From the second floor you can see where wood framing was attached to building so they could install the siding on the second story. Sections of the framing are rotted. There has been a fire to this building visible on the second floor of the N. half of the building. Some repairs were made but it does not appear that all burnt framing was repaired. The second floor on both sides has uneven floors. The back door of the N half does not have a lintel to support the masonry over the door. Some sections of the exposed ceiling joist for the top floor have wood rot to them on both sides. You need to check the framing for the drop ceiling in the N. half. You need a LIC Structural Engineer to evaluate the entire building and provide a written report. EST is for evaluation only.	\$2,500
		SEL
TOTAL STRUCTURAL REPAIR AND EVALUATION ESTIMATE		\$2,500

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

Jim Gendill, P.E. 405-306-2646!

Bob Zahl, P.E. 405-488-1281!

Rob Chynoweth, P.E. 405-826-8375!

Tim Meltabarger, P.E. 405-641-2174!

Gary McCracken, P.E. 405-388-1616

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.

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.**



City Of Luther / Mayor Jenny White Contact: Sheila Farmer

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2.1 SURFACE MATERIALS				
<input checked="" type="checkbox"/> Veneer:	<input checked="" type="checkbox"/> Brick/Block	<input checked="" type="checkbox"/> Stucco	<input checked="" type="checkbox"/> Concrete/Stone	<input type="checkbox"/> E.I.F.S.
	Weep holes	<input type="checkbox"/> NO	<input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Siding:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Shakes	<input type="checkbox"/> Metal	<input type="checkbox"/> Wood <input checked="" type="checkbox"/> Vinyl
	<input checked="" type="checkbox"/> Lap/Panel	<input type="checkbox"/> Plywood	<input type="checkbox"/> Composite wood/fiber	
<input checked="" type="checkbox"/> Parts not visible due to:	<input type="checkbox"/> Weather/Snow	<input type="checkbox"/> Trees/Shrubs/Debris	<input checked="" type="checkbox"/> Height	

2.2 OUTBUILDINGS / GARAGE				
Garage:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Double	<input type="checkbox"/> Triple	<input type="checkbox"/> Integral <input type="checkbox"/> Detached*
Carport:	<input type="checkbox"/> Outbuildings:	<input type="checkbox"/> As is:	<input type="checkbox"/> Other	
Door	<input type="checkbox"/> Sliding	<input type="checkbox"/> Tilt-up	<input checked="" type="checkbox"/> Roll-up	<input type="checkbox"/> Side hung
# 0	<input type="checkbox"/> Metal	<input type="checkbox"/> Wood	<input type="checkbox"/> Fiberglass	

* DETACHED BUILDINGS ARE EXCLUDED UNLESS SPECIFICALLY CONTRACTED.

2.3 FEATURES				
<input checked="" type="checkbox"/> Front Porch or Entry:	<input type="checkbox"/> Wood	<input type="checkbox"/> Wrap around	<input type="checkbox"/> Metal	
	<input type="checkbox"/> Railing(s)	<input type="checkbox"/> Enclosed	<input checked="" type="checkbox"/> Roof canopy only	
<input checked="" type="checkbox"/> Windows and Doors:	<input checked="" type="checkbox"/> Glass	<input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Metal	
	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Vinyl (see 8.0)	<input type="checkbox"/> Faux shutters	
Balcony:	<input type="checkbox"/> Metal	<input type="checkbox"/> Concrete	<input type="checkbox"/> Wood	
	<input type="checkbox"/> Attached	<input type="checkbox"/> Cantilever	<input type="checkbox"/> Railing(s)	
<input checked="" type="checkbox"/> Steps:	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Stone	<input checked="" type="checkbox"/> Concrete	
	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood		
Deck:	<input type="checkbox"/> Wood	<input type="checkbox"/> Pressure treated	<input type="checkbox"/> Plywood	<input type="checkbox"/> Composite
	<input type="checkbox"/> Rails	<input type="checkbox"/> Canopy		
<input checked="" type="checkbox"/> Driveway	<input checked="" type="checkbox"/> Parking lot	<input checked="" type="checkbox"/> Concrete/brick	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Dirt/gravel
<input checked="" type="checkbox"/> Patio and or Paths:	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Stone/brick	<input type="checkbox"/> Wood	
	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Dirt		
Fences:	<input type="checkbox"/> Wire	<input type="checkbox"/> Wood	<input type="checkbox"/> Brick	
	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl		
<input checked="" type="checkbox"/> Ret. Walls:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Brick/Block	
Yard Walls	<input type="checkbox"/> Brick	<input type="checkbox"/> Stone	<input type="checkbox"/> Block	
	<input type="checkbox"/> Stucco	<input type="checkbox"/> Wood		
<input checked="" type="checkbox"/> Ext. Stairs:	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Concrete	<input type="checkbox"/> Wood	
	<input checked="" type="checkbox"/> Rail(s)	<input checked="" type="checkbox"/> Open tread	<input type="checkbox"/> Non-standard construction	
<input checked="" type="checkbox"/> Exterior faucets:	<input type="checkbox"/> NONE	<input type="checkbox"/> Frost Proof Hose Bibs	<input type="checkbox"/> Anti-Siphon	
Storm Cellar	<input type="checkbox"/> Hand Rail	<input type="checkbox"/> Come-along	<input type="checkbox"/> Latches	<input type="checkbox"/> Select
<input checked="" type="checkbox"/> Surface water drains noted. (Not tested/underground)				
<input checked="" type="checkbox"/> Not inspected for lead paint				
<input checked="" type="checkbox"/> Alterations/additions to original construction				

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

2.4 VISIBLE CONDITIONS	
CONDITIONS NOTED AT HOUSE:	
<input type="checkbox"/> 201	CRACKED/DAMAGED BRICKWORK/STONE
<input checked="" type="checkbox"/> 202	DETERIORATED MORTAR-REPOINT
<input checked="" type="checkbox"/> 203	BRICK VENEER SEPARATION/SETTLEMENT
<input type="checkbox"/> 204	CORRODED LINTEL(S)/SILL(S)
<input type="checkbox"/> 205	DAMAGED EXTERIOR
<input type="checkbox"/> 206	EXTERIOR DOOR(S)
<input type="checkbox"/> 207	EXT. DOORS NOT SEALED/DELAMINATING/DAMAGED/IMPROPER TYPE/WEATHER STRIPPING SILL
<input checked="" type="checkbox"/> 208	UNSEALED JOINTS/CRACKS/HOLES
<input type="checkbox"/> 209	INCOMPLETE COVERAGE SIDING/BRICK
<input type="checkbox"/> 210	STUCCO/SIDING BELOW GRADE
<input type="checkbox"/> 211	MISSING KICK OUT/DIVERTER FLASHING(S)
<input type="checkbox"/> 212	CAULK/SEAL: DOOR/WINDOW/OPENINGS (MAINTAIN)
<input type="checkbox"/> 213	COMPOSITE SIDING(?)/DECAY
<input type="checkbox"/> 214	WOOD DECAY/ROT
<input type="checkbox"/> 215	SOIL TO WOOD CONTACT
<input type="checkbox"/> 216	DAMAGED GARAGE DOOR-PANEL(S)
<input type="checkbox"/> 217	CHIMNEY MOVEMENT
<input type="checkbox"/> 218	DOOR THRESHOLD NOT WEATHERTIGHT
<input checked="" type="checkbox"/> 219	MAINTAIN EXTER WATER DRAINAGE AND RUNOFF
<input checked="" type="checkbox"/> 220	BUDGET EXT. PAINTING/REPAIR
<input checked="" type="checkbox"/> 221	MOISTURE STAIN(S)
<input type="checkbox"/> 222	SEAL/REPAIR
<input checked="" type="checkbox"/> 223	ALTERATIONS/REPAIR(S) (CHECK W/SELLER)
<input checked="" type="checkbox"/> 224	NO-STANDARD/TEMPORARY REPAIR(S)
<input checked="" type="checkbox"/> 225	RECENTLY PAINTED
CONDITIONS AT YARD/OUTBUILDINGS:	
<input type="checkbox"/> 226	POOR YARD DRAINAGE/INCORRECT GRADING
<input type="checkbox"/> 227	YARD PONDING-BUDGET POSSIBLE FRENCH DRAIN
<input checked="" type="checkbox"/> 228	CRACKED DRIVE/PATH - TYPICAL
<input type="checkbox"/> 229	TRIP HAZARD(S)
<input type="checkbox"/> 230	TREES ADJ. HOUSE (MONITOR/MAINTAIN/GROWTH)
<input type="checkbox"/> 231	UNEVEN STEP(S)/ROTATION/SETTLED CEMENT
<input type="checkbox"/> 232	DECK NOT SECURE
<input type="checkbox"/> 233	DAMAGED FENCES/DECKS/LOOSE RAIL(S)
<input checked="" type="checkbox"/> 234	SHRUB/LIMB CONTACT W/ PROPERTY (MAINTAIN)
<input type="checkbox"/> 235	TERMITE DAMAGE DECAY: FENCE(S)/SHED(S)
<input type="checkbox"/> 236	DAMAGED/ROTTED PILING
<input type="checkbox"/> 237	FAILING CROSS TILES/RETAINING WALL
<input type="checkbox"/> 238	OUTBUILDING(S) NEED REPAIRS
<input type="checkbox"/> 239	EXTERIOR FAUCET DAMAGE
<input type="checkbox"/> 240	NO ANTI-SIPHON VALVE ON EXTERIOR FAUCET
<input type="checkbox"/> 241	HYDRANT IN YARD
<input type="checkbox"/> 242	STORM CELLAR REPAIRS
<input type="checkbox"/> 243	
<input type="checkbox"/> 244	

If you have a storm shelter, register it with the local authorities.

2.5 EVALUATION/REPAIRS NEEDED BEFORE CLOSING		
<i>Drainage is important. Keep soil sloped away from house for approximately 10 feet and employ good gutter extensions with a full gutter system.</i>		
#	Description	Estimate
201	Cracks to stone work and stucco mainly at: Several spots on the front stone wall (stone wall at front appears to be pulling away from building), several areas where original stone walls were stuccoed over (some large chunks of stucco are falling off onto the roof of the building to the N., the N. wall, the S. Wall, large gaps in mortar where original stone work is exposed on the S. Wall of back addition. Need to repoint/seal all cracks, gaps, &/or holes in stone work and stucco around the entire building. Also make sure front wall stone work is properly secured.	\$15,000 (R)
206	The S. Handy cap door at front. The metal door frame is loose. It needs to be properly secured.	\$400 (R)
212, 218	Need to caulk/seal around: window frames (touch up), door frames, siding/trim joints (some metal siding at back of upper N. building), all entry points into the exterior wall, thresholds.	\$500 (R)
226	Poor Drainage in spots around building. Main areas: Back of N. side, most of the back parking are. There is also a drainage pipe that the S. Building gutter down spout drains into but the end of that drainage pipe is crushed. It will need to be properly repaired and protected. Need to regrade or install a drainage system and repair drainage pipe. Get Pro Eval & EST	(R)
204, 206	The back door to the N. half has no lintel over it. It should have a lintel. This door appears to be blocked off from the inside. If it is no longer in use it should be removed and walled up. If it is to be used it will need a lintel installed and repairs to the door made. IST is to wall up.	\$1,200 (R)
214	There is an exposed section of wood on the back of the upper N. wall that an electrical mast is secured to. It is starting to rot out. It needs to be replaced.	\$750 (R)
209	Vinyl siding: at the top of the wall some of the vinyl siding is open. It should be fully covered/capped. Repair.	\$200 (R)
207	Door seals are not weather tight mainly at: All exterior doors. (Should not check the N. back door. It was blocked off.) Repair/ensure seals are weather tight.	\$300 (R)
		SEL
FYI	Recommend you paint the back door frame of S. Half before it rots out.	(S)
FYI	No exterior faucets present.	(S)
234	Keep vines off the building walls.	(S)
	Recommend a railing be installed for side walk between the N. steps and the steps to the front door because of the drop off from the side walk to the parking area.	??
TOTAL EXTERIOR REPAIR AND EVALUATION ESTIMATE		\$18,350

SEISMIC ACTIVITY

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3.1 CONSTRUCTION & STYLE		APPROX. AGE	20	+/-	
Inspected from:	<input checked="" type="checkbox"/> Ground	<input checked="" type="checkbox"/> Eaves	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> W/binoculars	
<input checked="" type="checkbox"/> Type:	<input type="checkbox"/> Mansard	<input type="checkbox"/> Gambrel	<input checked="" type="checkbox"/> Shed	<input type="checkbox"/> Hipped	<input checked="" type="checkbox"/> Gable
<input checked="" type="checkbox"/> Slope:	<input checked="" type="checkbox"/> Flat	<input checked="" type="checkbox"/> Shallow	<input type="checkbox"/> Average	<input type="checkbox"/> Steep	<input type="checkbox"/> Cornice
<input checked="" type="checkbox"/> Truss:	<input checked="" type="checkbox"/> Rafter framing		<input type="checkbox"/> Dormer(s)		
Sky lights #	0	<input type="checkbox"/> Flush	<input type="checkbox"/> Curb	<input type="checkbox"/> Patched	
<input checked="" type="checkbox"/> Roof com	<input type="checkbox"/> Typical	<input checked="" type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Complex		
<input checked="" type="checkbox"/> Parts not walked/sec	<input type="checkbox"/> Rain/ice/snow	<input type="checkbox"/> Height	<input type="checkbox"/> Debris	<input checked="" type="checkbox"/> Type	

3.2 MATERIALS / COMPONENTS					
<input checked="" type="checkbox"/> Sheathing:	<input type="checkbox"/> OSB with Foil	<input type="checkbox"/> OSB	<input checked="" type="checkbox"/> Board	<input type="checkbox"/> Plywood	<input checked="" type="checkbox"/> Metal
Shingles:	<input 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
<input checked="" type="checkbox"/> Built-up roof:	<input checked="" type="checkbox"/> Tar	<input checked="" type="checkbox"/> Paint	<input type="checkbox"/> Gravel	<input checked="" type="checkbox"/> Coated	
<input checked="" type="checkbox"/> Roll roof:	<input checked="" type="checkbox"/> Fiberglass/asphalt	<input type="checkbox"/> Rubber	<input checked="" type="checkbox"/> Bitumen	<input type="checkbox"/> TPO	
<input checked="" type="checkbox"/> Flashings:	<input checked="" type="checkbox"/> Galvanized	<input checked="" type="checkbox"/> Alum.	<input type="checkbox"/> Copper	<input checked="" type="checkbox"/> Neoprene	<input type="checkbox"/> Lead
	<input checked="" type="checkbox"/> Felt/Synthetic	<input checked="" type="checkbox"/> Tar patching at vents/shingles/flashings			

3.3 ATTIC (NO ACCESS TO ATTIC CORNERS, EAVES, VAULTED ROOF AREAS...)					
<input checked="" type="checkbox"/> Visible insulation:	<input checked="" type="checkbox"/> Fiberglass	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Rockwool	<input checked="" type="checkbox"/> Batt/blown	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Ventilation:	<input type="checkbox"/> Soffit	<input type="checkbox"/> Ridge	<input type="checkbox"/> Gable	<input type="checkbox"/> Roof Vent	<input checked="" type="checkbox"/> None
	Turbine # 0	<input type="checkbox"/> Powered vents	# 0		
<input checked="" type="checkbox"/> Firewalls:	<input checked="" 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)		# 8			
<input checked="" type="checkbox"/> Type:	<input type="checkbox"/> Wood	<input type="checkbox"/> Frame	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Metal	<input type="checkbox"/> Stucco
	<input type="checkbox"/> None	<input type="checkbox"/> Stone	<input type="checkbox"/> Block	<input type="checkbox"/> Siding	<input type="checkbox"/> Cricket
<input checked="" type="checkbox"/> Visible flue	<input type="checkbox"/> Concrete	<input type="checkbox"/> Clay	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> None	0 in use
	<input checked="" type="checkbox"/> Rain cap: NO	<input checked="" type="checkbox"/> Maintain annual service/clean			

3.5 GUTTERS/SPOUTS					
<input checked="" type="checkbox"/> System:	Full	<input checked="" type="checkbox"/> Piped roof drain	<input checked="" type="checkbox"/> Galv. Steel	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Copper
		<input checked="" type="checkbox"/> PVC/plastic	<input type="checkbox"/> Screens	<input type="checkbox"/> Interior Roof Drains	
		<input type="checkbox"/> Splashblock	<input type="checkbox"/> Spout ext	<input type="checkbox"/> Scuppers	
<input type="checkbox"/> Advise full gutter install	<input checked="" type="checkbox"/> Debris in gutter system (clean/maintain)				
<input type="checkbox"/> Add spout extensions / slope dirt away from house					

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.

3.6 VISIBLE CONDITIONS	
5 YEAR REPLACEMENT PROBABILITY-MAIN ROOF: HIGH	
LEAK PROBABILITY: HIGH	
EXTERNAL ROOF CONDITIONS NOTED:	
300 PROF. ROOFING WORK EVALUATION ADVISED	
301	DEFECTIVE/IMPROPER FLASHING(S)
302	RUSTY FLASHING(S) – SEAL-PAINT/REPLACE
303	EXPOSED NAIL HEADS/FASTENERS
304	VALLEY FLASHING NOT EXTENDED AT BASE
<input checked="" type="checkbox"/> 305	SOME FLASHING NOT VISIBLE
306	STAINING/DEBRIS (MAINTAIN REMOVAL)
307	LIMB CONTACT WITH ROOF/VERY CLOSE TO ROOF
308	PONDING/ALLIGATORING/BLISTERING
309	OPEN SEAMS – SEAL/PAINT – COAT ROOF
310	PREMATURE/AGING ROOF MATERIAL
311	NAIL POPS/CURLING/TORN SHINGLE(S)
312	CRACKED SHINGLE(S)/SURFACE DAMAGE
313	MISSING RAIN CAP/CHIMNEY
314	UNEVEN ROOF SURFACE/SAG
315	LEAKAGE/ROTTED SHEATHING/STAINS
316	LOW SLOPE – PENDING WATER TRAPS
317	ROOF REPAIR(S) NEEDED
318	LOOSE/CRACKED SLATE(S)/TILE(S)/SHINGLE(S)
319	BUDGET MAINTENANCE
320	VENT COLLAR(S)/CAP(S): <input checked="" type="checkbox"/> Aged <input type="checkbox"/> Damaged
321	SOFFIT/FASCIA DAMAGED
322	RECENT REPAIRS (CONFIRM W/SELLER)
323	IMPROPER OR NON-STANDARD WORK
324	2 OR MORE LAYER ROOF
325	DETERIORATED <input checked="" type="checkbox"/> CHIMNEY <input type="checkbox"/> CAP <input type="checkbox"/> FLUE
326	ROOF MOUNTED ITEMS/EQUIPMENT
327	GUTTER REPAIR(S) NEEDED
INTERIOR CONDITIONS NOTED IN ATTIC:	
328	ACCESS: None
329	ROOF STRUCTURE DAMAGE/FRAMING ISSUES
330	OLD/MISSING INSULATION /ADD
331	LEAKAGE NOTED (CHECK W/SELLER)
<input checked="" type="checkbox"/> 332	VENTILATION APPEARS LIMITED/INCREASE
333	TORN/DAMAGED/CLOGGED VENT SCREENING
<input checked="" type="checkbox"/> 334	BELONGINGS PREVENT FULL INSPECTION
335	ASBESTOS TYPE MATERIAL [PREVENT FULL INSPECTION]
336	VENT(S)/EXHAUST FAN(S) VENT INTO ATTIC
337	NO FIREWALL/INCOMPLETE/DAMAGED
338	SOFFIT VENT BAFFLES MISSING – FULL/PART
339	ATTIC ACCESS LADDER NEEDS REPAIR
340	POWER VENT NOT RUNNING/IMPROPER WIRING
341	ATTIC ACCESS WEATHERSTRIPPING/INSULATION
342	
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.		
If the roof is over 10 years old, you need to have the entire roof and attic system, including supports, fully evaluated by a Professional Roofer BEFORE CLOSING.		
#	Description	Estimate
	This building has 4 different sections for roofing. 2 upper levels and two lower levels. The lower NE section is newer roll roofing. The other three sections are built up roofing with a silver paint/coating and roll roofing up the side walls and as the cap. All these roofs appear to be more then one layer. I could not identify how many layers. To do that you will need to take a core sample.	S
		SEL
326	There appears to be a siren mounted on the upper N. roof. The wood skids have rotted through. It should be resupported by new skids. Repair.	SEL
327	Gutters: gutters have damaged sections, rusted through sections, holding water. Most if not all gutters should be replaced. Have pro repair/replacement.	SEL
	All three built up roofs are at the end of their useful life. There are blisters in multiple sections on all three areas. The roof wall joints on the three built up roofs have sever cracking, gaps and holes in it. The cap flashing is deteriorating and has several open gaps in it. There are eight old brick chimneys 7 have been knocked down or fallen down. One is still built up but starting to deteriorate and bricks starting to fall down. All of these chimneys are still open and none appear to be in use. They should have all of them capped off. The tops of all the walls should have a metal cap that covers the entire top of the walls. There are signs of Hail Damage on all 4 roof sections. There are some patches that have deteriorated. There is improper flashing at vents and flues. All 3 of the built up roofs are at the end of their useful life. The newer roof has hail damaged, gaps at roof wall flashing, ridges that are vulnerable . It at a bare min needs repair. It may need to be replaced as well. All 4 sections of roofing on this building will leak now. Get a pro Evaluation and EST. EST is to replace all 4 roofs, gutters, and put siren on proper skids.	R \$95,000
329	This roof has some rotted framing and some burnt framing. While on the roof the roof had some bounce in it. The framing should be looked at by an engineer and the roofing professional. May need repairs made to the framing.	R
330	The only insulation is over the drop tile ceilings in the first floor. There are several gaps in this insulation on the N. and S. Sides. Add or adjust as needed. (If you are going to used the send floor you will need to add insulation to the entire second floor ceiling. EST is for first floor only.	R \$1,500
		SEL
FYI	The first floor has had the ceiling dropped twice on the S. Side and once on the N. side.	S
FYI	Bath exhaust fans do not appear to vent to the exterior. Recommend they be vented to the exterior.	S
FYI	You Need to check with your insurance company and secure written confirmation that they have made a physical inspection and will insure this roof for one year.	S
TOTAL ROOF REPAIR AND EVALUATION ESTIMATE		\$96,500



City Of Luther / Mayor Jenny White Contact: Sheila Farmer

Our estimates are intentionally high: we are required to estimate with licensed contractors; estimate 1 item at a time since we do not know what items the buyer will want repaired or replaced; and we do not know who will be used or how much they will charge

4.1 APPLIANCES					
<input type="checkbox"/> Washer:	<input type="checkbox"/> None present	<input type="checkbox"/> 110v.	<input type="checkbox"/> 220v.	<input type="checkbox"/> Cond:	Select
<input type="checkbox"/> Combination Washer/Dryer	<input type="checkbox"/> Checked:	<input type="checkbox"/> Hot	<input type="checkbox"/> Cold	<input type="checkbox"/> Drain	
<input type="checkbox"/> Dryer:	<input type="checkbox"/> 110v.	<input type="checkbox"/> 220v.	<input type="checkbox"/> Gas	<input type="checkbox"/> Cond:	Select
<input type="checkbox"/> None present	<input type="checkbox"/> Vented	Select	<input type="checkbox"/> Gas Line Capped		
<input checked="" type="checkbox"/> Range top:	<input checked="" type="checkbox"/> Elec.	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Corning type	<input type="checkbox"/> None present	
<input type="checkbox"/> Stove	<input checked="" type="checkbox"/> All 4 burners got to 850+	<input type="checkbox"/> Grill	<input type="checkbox"/> Cond:	Select	
<input checked="" type="checkbox"/> Oven:	<input checked="" type="checkbox"/> Elec.	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Double	
<input type="checkbox"/> None present	<input checked="" type="checkbox"/> Temps:	330 ° Bake	482 ° Broil	° Bake	° Broil
<input checked="" type="checkbox"/> We do not check self cleaning			<input checked="" type="checkbox"/> Cond:	Average	
<input checked="" type="checkbox"/> Fan	<input type="checkbox"/> Exhaust	<input checked="" type="checkbox"/> Filter	<input checked="" type="checkbox"/> Recirculating	<input checked="" type="checkbox"/> Cond:	Aged/Operable
<input checked="" type="checkbox"/> Refrigerator:	<input checked="" type="checkbox"/> Frost free	<input checked="" type="checkbox"/> Fountain	<input checked="" type="checkbox"/> Icemaker	<input checked="" type="checkbox"/> Dispenser	
<input type="checkbox"/> Walk in freezer	<input checked="" type="checkbox"/> Water hookup (for ice maker, etc)	<input type="checkbox"/> Not tested			
<input type="checkbox"/> None present	<input checked="" type="checkbox"/> Temps:	18 ° Freezer	41 ° Refrig	<input checked="" type="checkbox"/> Cond:	Aged/Operable
<input checked="" type="checkbox"/> Microwave	Cond: Average	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Temp: 90 °	Cond: Aged/Operable	
<input checked="" type="checkbox"/> Gar. Disposer	Cond: Aged/Operable	<input type="checkbox"/> Wine cooler	<input type="checkbox"/> Temp: °	Cond: Select	
<input type="checkbox"/> Trash Comp	Cond: Select	<input type="checkbox"/> Bread Wrmer	<input type="checkbox"/> Temp: °	Cond: Select	

4.2 WATER MANAGEMENT SYSTEMS		<input checked="" type="checkbox"/> None present
		<input type="checkbox"/> Not tested per Buyer
<input type="checkbox"/> Lawn sprinkler:	Select	<input type="checkbox"/> Rain sensor (not tested)
<input type="checkbox"/> None present	Zones 0	<input checked="" type="checkbox"/> Backflow preventer (not tested)
<input type="checkbox"/> Other:		<input type="checkbox"/> Sump pump (not tested)

4.3 POOL/SPA EQUIPMENT PRESENT (LEAK TEST BEYOND SCOPE OF INSP.)		<input checked="" type="checkbox"/> None present
		<input type="checkbox"/> Present
<input type="checkbox"/> See separate page for 9.0 Pool/ Spa Inspection details	<input type="checkbox"/> Not tested per Buyer	

4.4 OVERHEAD GARAGE DOOR EQUIPMENT			
<input type="checkbox"/> Overhead garage(s):	Number of doors: 0	Number of openers: 0	
<input type="checkbox"/> Auto reverse:	<input type="checkbox"/> Pressure sensitive	Select	<input type="checkbox"/> Laser eye
<input type="checkbox"/> Dock Bumpers	<input checked="" type="checkbox"/> No Garage present		<input type="checkbox"/> Operable
			Select

4.5 WATER WELL & SEPTIC SYSTEM		<input type="checkbox"/> Present	<input checked="" type="checkbox"/> None present
<input type="checkbox"/> See separate page 10.0 Well/Septic Inspection details	<input type="checkbox"/> Not tested per Buyer		

4.6 MISCELLANEOUS EQUIPMENT			
<input type="checkbox"/> Central house vac	<input type="checkbox"/> Cond:	<input type="checkbox"/> Door bell	<input type="checkbox"/> Cond:
<input type="checkbox"/> House fan(s)	<input type="checkbox"/> Cond:	<input type="checkbox"/> Attic fan(s)	<input type="checkbox"/> Cond:

4.7 VISIBLE CONDITIONS	
INOPERATIVE OR CONDITIONS NOTED:	
<input type="checkbox"/> 401 NO GAS	
<input type="checkbox"/> 402 NO ELECTRICITY	
<input type="checkbox"/> 403 NO WATER	
<input type="checkbox"/> 404 OVEN: LOWER/UPPER ELEMENT	
<input checked="" type="checkbox"/> 405 RANGE: NO ANTI-TIP DEVICE/CONTROLS	
<input type="checkbox"/> 406 RANGE: RANGE BURNER(S)	
<input type="checkbox"/> 407 FAN: HOUSE	
<input type="checkbox"/> 408 FAN: ATTIC	
<input type="checkbox"/> 409 REFRIGERATOR: ICE MAKER/FOUNTAIN/LIGHT	
<input type="checkbox"/> 410 FREEZER	
<input type="checkbox"/> 411 CENTRAL VAC	
<input type="checkbox"/> 412 RANGE FAN/KITCHEN FAN	
<input type="checkbox"/> 413 WASHER	
<input type="checkbox"/> 414 WASHER/HOOKUP	
<input type="checkbox"/> 415 WASHER DRAIN	
<input type="checkbox"/> 416 DRYER	
<input type="checkbox"/> 417 DRYER VENT	
<input type="checkbox"/> 418 MICROWAVE	
<input type="checkbox"/> 419 TRASH COMPACTOR	
<input type="checkbox"/> 420 DISHWASHER REPAIR	
<input type="checkbox"/> 421 DISHWASHER/DRAIN LINE	
<input type="checkbox"/> 422 DISHWASHER DID NOT FULLY DRAIN	
<input checked="" type="checkbox"/> 423 DISPOSER FEED GUARD STRESS CLAMP MISSING	
<input type="checkbox"/> 424 INSTANT HOT WATER HEATER	
<input type="checkbox"/> 425 DOOR BELL	
<input type="checkbox"/> 426 GARAGE DOOR AUTO REVERSE	
<input type="checkbox"/> 427 GARAGE DOOR OPENER/BUTTON	
<input type="checkbox"/> 428 SPRINKLER SYSTEM	
<input type="checkbox"/> 429 SPRINKLER HEAD [s]	
<input type="checkbox"/> 430 SPRINKLER CONTACT WITH BUILDING	
OTHER ITEMS NOTED:	
<input type="checkbox"/> 431 WATER WELL/SEPTIC PROBLEMS: SEE REPORT	
<input type="checkbox"/> 433 POOL REPAIRS: SEE 9.0 POOL/SPA REPORT	
<input type="checkbox"/> 434 SPA REPAIRS: SEE 9.0 POOL/SPA REPORT	
<input type="checkbox"/> 435 WE DID NOT TURN ON ANY POOL EQUIPMENT	
<input type="checkbox"/> 436 POOL COVERED/EMPTY/WINTERIZED	
<input type="checkbox"/> 437 COMMERCIAL EQUIP. NOT WORKING PROPERLY	
<input type="checkbox"/> 438 WATER PUMP: WELL/POOL/SUMP/EJECTOR	
<input type="checkbox"/> 439	
<input type="checkbox"/> 440	
<input type="checkbox"/> 441	
<input type="checkbox"/> 442	
<input type="checkbox"/> 443	
<input type="checkbox"/> 444	

4.8 EVALUATION/REPAIRS NEEDED BEFORE CLOSING		
<input checked="" type="checkbox"/>	<i>Average life expectancy of appliance is 10 to 15 years. We only inspect appliances to see that they work. We are not inspecting for quality or cleanliness. Budget replacement if appliances appear over 10 years old.</i>	
#	Description	Estimate
	No Anti-Tip Device for the stove. Install.	[R]
405	Also the oven door handle is coming loose. Repair.	\$150
423	Disposer needs wire/stress clamp installed where power cord enters at bottom of disposer. Install	\$75 [R]
		SEL
		SEL
		SEL
		SEL
		SEL
		SEL
		SEL
	Fridge ice Machine was not in use	[S]
TOTAL APPLIANCE REPAIR AND EVALUATION ESTIMATE		\$225

5-24-2017

City Of Luther / Mayor Jenny White Contact: Sheila Farmer



Large crack inside on the N. wall of second floor



Large crack on exterior N. wall that was sealed & now reopened



2 of the large cracks on the N. wall



Burnt framing visible at second floor of The N side



Rotted framing used for siding at front of building



Rotted framing visible from second floor



Support for drop ceiling of the N. half. Should be checked during structural eval



Front stone work is pulling away from the building



Holes through the front stone work



Stucco on the N. wall is starting to fall off



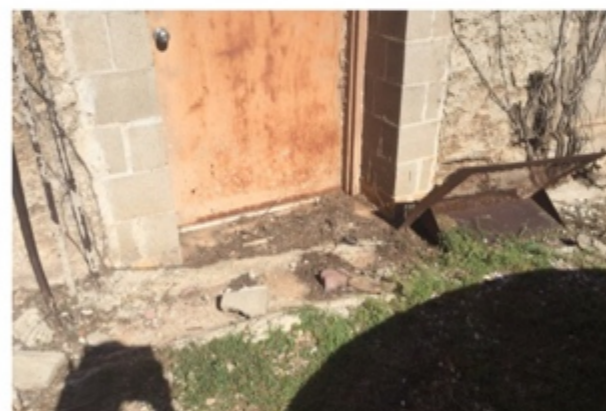
Crack under front window



The joint between the N. and S. Sections of the building is cracked all the way up



Rotted wood that mast is secured to



Poor drainage along back Door of N. half



Both gutters of S. Half of building drain into this drainage pipe



Drainage pipe is crushed at the other end

5-24-2017

City Of Luther / Mayor Jenny White Contact: Sheila Farmer



Gutter at back of lower S. Half is damaged and full of debris



Gutter for upper N. half of the building is rusted through



Joint in roofing not fully sealed



Roof wall joint of lower S. Half is separating



Cap flashing is a tar coating and it is separating in multiple spots



Another unsealed joint/seam in the field of the roof



Separation at the upper level cap



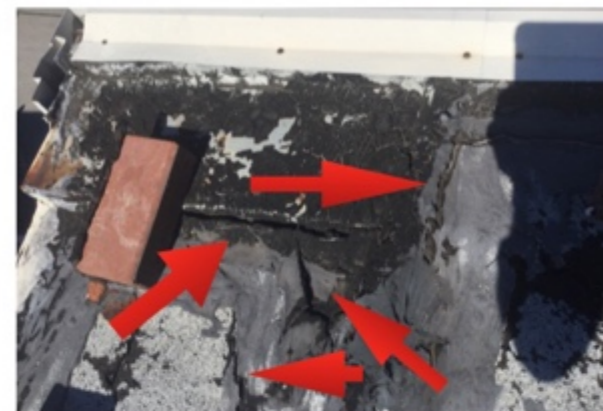
One of the 8 open chimneys



This is the only chimney built above the top of the wall and it has loose bricks



One of the punctures in the roof wall joints



Several openings in the cap at the front corner of the building



Joints are separating where the roofing goes up the walls



Patch and a torn/cracked section of roofing



Old unit just left on the roof. It should be removed



Improper flashing around furnace flue



Improper flashing



Top of vinyl siding should have a cap over all of it



Joints are separating in roofing materials



Newer lower N roof. It has several curls and ridges in roll material. It makes it vulnerable for damage and to hail



Opening in joints



Hail damage



Another possible hail hit



Another opening at roof wall joint. This is over the police building. It can effect this building



Lintel over old back window is sagging



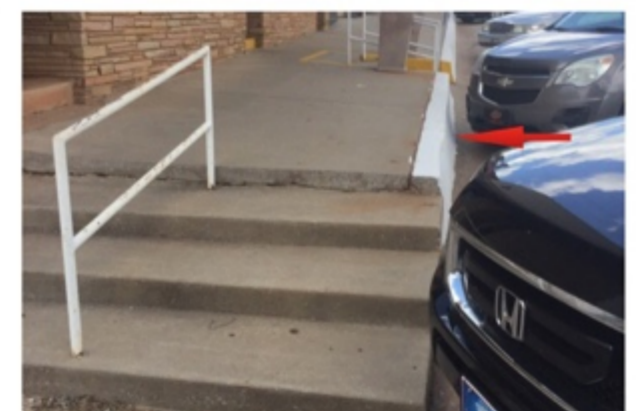
Need to seal where metal siding joins stone walls



Old patch is starting to open back up



Flashing (tar) is starting to separate



Recommend you install a railing here



You should make sure with local utility company that this meter is capable to feed large gas line needed for building



This is the large gas line



Some of the gaps in the exposed sections of stone work



This is the only chimney that is partially covered

Our estimates are intentionally high: we are required to estimate with licensed contractors; estimate 1 item at a time since we do not know what items the buyer will want repaired or replaced; and we do not know who will be used or how much they will charge

5.1 Water Supply & Drainage Services To Building

Public Water Private Water Unknown * Separate Sheets & Info Provided For Water Wells, Septic Tanks, Aerobic Systems
 Public Sewer Private Sewer Unknown
 Supply Pipes:
 Copper ABS/PEX Galv Steel Plastic
 Drains/Vents:
 Clay ABS/PEX Galv Steel PVC Cast Iron
 Orangeburg Pin Hole Leakage/Corrosion At Drains/Pipes (Monitor)
 Building/cabinets are full of furnishings— could not inspect everything—recommend buyer check before closing

5.2 Water Main/Meter

Water Off Or Disconnected Back Flow Preventer (Not Tested)
 Water Meter Leaks (Not Tested): Fire Sprinkler
 Water Meter Flow Detector Stable: **Select**
 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) No Lip Shower
 Aux Heater(S) Fans Shower Enclosures Jetted Tub(S) Show To Buyer And/Or Realtor
 Materials Metal Granite/Marble Type Tile Laminate
 Other Other Fiberglass Unit Solid Surface Plastic
 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: **Double** Filter Water Soap Disp Inst. Hot Water Hose Spray

5.5 Water Heater & Associated Equipment

Approx Age: Gallons: **40** Tankless
 Brand: **Bradford-White** Energy: **Natural Gas** Circulating
 Hot Water Temp: Expansion Tank(S) Raised
 Serial Number: **See Photos 2 Page** Pan
 Location: **Office Closet** Drip Leg

 Approx Age: Gallons: **30** Tankless
 Brand: **Select** Energy: **Electric** Circulating
 Hot Water Temp: **N/A** Expansion Tank(S) Raised
 Serial Number: Pan
 Location: **Kitchen Closet** Drip Leg

Water Meter External Ground
 Main Water Shut Off Located: **Meter Located In Back By Dumpster**
 Cleanout Located: **Unidentified**
 Gas Meter Located: **Back Of Building Near Dumpster**

Buyer Fyi/Recommendations:
SERVICE TANKLESS WATER HEATERS EVERY 6 MONTHS

5.6 Visible Conditions-Items Noted Or Repairs Needed:

Leakage at Shower/Tub/Toilet/Sink/Jetted tub

501 Shower: Head Shower door Faucet/Valve
 502 Shower Pan
 503 Tub: Drain Spout Faucet/Valve
 504 Toilet: Drain Water Supply Tank
 505 Sink: Drain Water Supply Faucet/Valve
 506 Jetted Tub Drain Water Supply Faucet/Valve

Clogged drains at

507 Sink(s) Tub(s) Shower(s) Toilet(s)

fixtures

508 Damaged/seized/loose: handle/faucet spout
 509 Loose toilet(s)/malfunction
 510 Loose sink(s)/malfunction
 511 Chipped sink(s)- seal Chipped tub(s)-seal
 512 Reversed pipes at Shower/Tub Sink(s)
 513 Inoperative diverter
 514 Missing/inoperative drain stopper
 515 Sink hose sprayer problems
 516 Shut off valve(s) missing/problems

Installation

517 Unsupported pipes or incorrect drain pitch
 518 Poor, improper drain vent(s)
 519 Improper connections/Dissimilar metals

Water Heater

520 Tankless water heater should be serviced every 6 months
 521 Improper wiring at water heater
 522 Relief valve/pipe problem at water heater
 523 Rusty, leaking water heater
 524 Adjust water heater thermostat to 110°-120°
 525 Improper gas connection present
 526 Unsafe lines (IMMEDIATE REPAIR NEEDED)
 527 Raise water heater tank/not level
 528 Missing drip leg
 529 Insufficient/improper flue clearance - Needs to have a minimum of 1" clearance 360° around and all the way through the roof
 530 Missing tray/debris in tray-clean out

Other items

531 Drain/pipe(s): corrosion oxidization
 532 Bad tile grout, loose tile, unsound wall
 533 Grout/caulking repairs needed: under counter at sink joint
 counter joint to backsplash where backsplash meets wall
 tub/shower meets walls/floor where tub and shower tiles meet walls/floor/corners
 534 Moisture stain Toilet Tub/Shower Sink
 535 Fan installation/inoperative/needs to be cleaned
 536 Missing pipe insulation - freeze hazard
 537 Improper/non-standard/temporary/recent repairs
 538 Uncapped gas line(s)
 539 Clean out repairs
 540 Moisture with limited drying, can lead to mold
 541 WE DO NOT CHECK FOR MOLD
 542 Could not locate clean out - ask seller for location if there is a clean out
 543 CSST is present
 544

500 LICENSED PLUMBING WORK/EVALUATION NEEDED BEFORE CLOSING

5.7 Evaluation/Repairs Needed Before Closing

If the house is over 20 years old, you need to have 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.

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: If 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	
518	On 2nd floor bathroom vent comes up to wall but does not exit to exterior, improper.	\$400	R
522, 523, 526	Gas HWT located in back office has been turned off, if going to use it will need to be replaced and brought up to current standards, as it sets it is unsafe for use. Est is if you decided to replace. Add CO detectors in room	\$1,500	R
535	Back bathroom and presidents bathroom do not have exhaust fans, recommend adding.	\$500	S
526	There are old gas lights and gas heater installed upstairs, all gas lines need to be disconnected and removed, can not verify if gas can still get to these fixtures. Est is rough idea, could not see where all lines ran	\$1,000	R
517	Gas line for south building runs outside above the door, needs to be properly supported.	\$200	R
500	Sewer line has shifted in multiple locations, see report from dads plumbing, budget for replacement, clean outs should be added to both sewer lines(two sewer lines present) Drains are Currently clogging and will be prone to continually clogging and back ups.. See est from dads plumbing		R
FYI	There are no ada compliant bathrooms.		S
FYI	There is no plumbing on the second floor.		S
Total Plumbing Repair And Evaluation Estimate		\$3,600	

Our estimates are intentionally high: we are required to estimate with licensed contractors; estimate 1 item at a time since we do not know what items the buyer will want repaired or replaced; and we do not know who will be used or how much they will charge

6.1 Service To Building
(Electromagnetic Fields Not Checked)

Location Of Main Panel: **Back Exit Door And Break Room Closet**
 Elec. Panel(s) Main Panel Sub Panel(s)
 Entry Cable: Type: **Copper** Service **Overhead**
 Ampere Rating: **200**
 Number Of Meters: **1** Located: **Outside**
 Voltage Rating: **208/120 [4 Wire] 3-Phase**
 Box Brand Name? **Cutler Hammer** **Bulldog**

6.2 Panel Box(S) And Distribution

Panel Type: **Circuit Breaker Panel** Subpanel:
 Main Disconnect: **Breaker** Location **Inside**
 Service Grounding To: **Not Visible**
 120 V. Wiring: Copper Aluminum (Consult An Electrician)
 240 V. Wiring: Copper Aluminum (Approved In Most Areas)
 Wiring Type: Romex Cloth Bx Conduit
 Knob And Tube (Outmoded: Budget Possible Upgrade)
 Original Wiring: 5 Yr. Replacement Probability: **Low**
 Upgraded In Part
 120 V. Outlets: 3-Pin Grounded 2-Pin (Not Grounded)
 220 V. Outlets: No 220 V. Outlets
 Ground Fault Interrupter (GFCI) Main Panel Kitchen Garage
 Bathrooms Whirlpool Exterior Basement
 Arc Fault Breakers (Note: Not All Gfci Fixtures May Be Accessible/Test At The Inspection)
 Grounded Outlet Advised For Electronic Equip. (If 2-Pin Outlets Present)
 Not All Light Switches /Receptacles Identified/Operated (Check W/Seller)
 Aluminum Branch Circuit Wiring May Be Present- Advise Electrician To Evaluate (Approximately 1965 To 1972)

6.3 Equipment Present In Building

Smoke Detectors: **Present** Carbon Monoxide Monitors **Not Preser**
 Recommend Replace All Batteries Recessed Lights
 Ceiling Fan(S)

We do not inspect or test: Security Systems, Lightning Arrester, TV Cable, Antenna, Detectors/Monitors, Intercom/Radio, Lightning Rods, Antenna

Buyer Fyi/Recommendations:
 Missing/Burned Out Light Bulbs Are Not Checked
 Install GFCI Outlets Around All Water: Kitchen, Bath, Utility Room, Etc.
 Install Carbon Monoxide Detectors

- 6.4 Visible Conditions-Items Noted Or Repairs Needed:**
- Service
- 601 Inadequate wire/ground clearance
 - 602 No/Improper drip loops or non-professional work
 - 603 Damaged entry cable insulation
 - 604 Obstructed main cable/limb contact
 - 605 Loose meter/panel
 - 606 System ground weak/disconnected
- Service Panel(s)
- 607 Panel not bonded or inadequate bonding
 - 608 Missing panel blanks/knock-out covers
 - 609 Missing or improper screws
 - 610 Wrong size breaker or fuse
 - 611 No expansion room in main panel- budget panel upgrade
 - 612 No/incorrect legend
 - 613 Debris in panel
 - 614 Improper access to electric panel
 - 615 Over heated, burned wire connection
 - 616 Live exposed wire(s)/connections
 - 617 Improper wiring in panel box
 - 618 Double tap
 - 619 Aluminum general lighting circuits(s)
 - 620 ARC Fault breaker(s) missing/damaged
 - 621 Budget service upgrade (MIN. 150 AMPS)
 - 622 Panel cover not removed
 - 623 Tripped breaker/ blown fuse
- Installation
- 624 Open junction boxes/missing cover(s)
 - 625 Wire splices not in junction box
 - 626 Overloaded junction box(es)
 - 627 Loose unsupported wires
 - 628 Missing conduit/unprotected wires
- Outlets & Fixtures
- 629 Smoke Detectors/ CO monitor(s) missing
 - 630 Ceiling fans are out of balance or damaged
 - 631 No remote for fan located - could not inspect
 - 632 Limited outlets: rooms, bathroom, kitchen
 - 633 GFCI not tested since house is occupied.
 - 634 GFCI limited/missing/damaged/receptacles
 - 635 Scorched outlet(s)/switch(s) Outlet(s) no power
 Outlet(s) reverse polarity Outlet(s) open ground
 - 636 Missing/inoperative bulbs
 - 637 Can lights covered with insulation
 - 638 Broken or overheated switch/dimmer/missing screws
 - 639 Receptacles damaged/no covers/loose
 - 640 Light fixtures loose/damaged/missing globes
- Other Items
- 641 Improper/non-standard/temporary/recent repairs
 - 642 CSST is present.
 - 643 Shock condition(s)/ hazard(s)
 - 644
 - 600 LICENSED ELECTRICAL WORK/EVALUATION NEEDED BEFORE CLOSING

6.5 Evaluation/Repairs Needed Before Closing

We do NOT inspect detached buildings, including electrical and plumbing unless specifically contracted.

If the house is over 25 years old, you need to have the entire electrical system completely evaluated by a licensed electrician BEFORE CLOSING.

Possible hazard/electrical panel: if you have any Stablock breaker/panel: ie. Zinsco, Federal Pacific OR Sylvania, Have an evaluation by a licensed electrician before closing.

We are required by the CIB to make this statement: IF 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	
601, 600	Inadequate ground clearance for service wire at the back, should be raised to a clearance of 12 foot. The service wire is also pulling away from the insulator on the pole at the corner of the building. Have electrician evaluate and properly repair.	\$800	[R]
608	There is a missing panel blank at the electric panel next to the back exterior door.		[R] SEL
615, 600	There is a scorched wire in the electric panel located in the break-room closet, it is marked, breaker was turned off upon locating. All wiring needs a full/entire evaluation by a lic professional. Est is for eval only down stairs	\$200	[R] SEL
618, 600	There are 4 double taps In the panel next to the back exterior door, exterior shut off panel has been double tapped for the mini split unit, have a lic electrician evaluate and properly repair.	\$500	[R] SEL
600, 624, 625	In attic for 1st floor on both sides, there are multiple open junction boxes, In the upstairs both sides there are abandoned cloth wiring, light fixtures with cut wires, wire splices not in junction boxes, all wiring is dated and the entire upstairs on both side needs to be rewired, electric panel is pushmatic made by bulldog, this panel has known for failures, due to fire on north side, have a lic electrician fully evaluate and give estimate for rewiring and replacing panel. If you were to just make the 2nd floor inoperable which would mean no one could occupy space bring it to safe conditions estimate is 3,000 to 5,000. That would include gas line and electrical termination only.	\$10,000	!!
635, 639, 600	There are 2 loose, 2 without power, 3 broken, 1 hot/ neutral reversed and 1 missing a cover plate on outlet, all are marked and labeled, these are located in bottom floor.	\$200	[R] SEL
641	Extension cord running from police station to bank roof is damaged and is not a proper outlet for use outside, install a proper outlet, remove cord.	\$600	[R] SEL
	Shut off panel box on back exterior wall has a broken conduit and box is rusting, paint box to prevent further rusting. Repair conduit	\$150	[R] SEL
600	Ensure that there is no active knob and tube in the building. Lic electrician required.		[R]
Total Electrical Repair And Evaluation Estimate		\$12,450	



Our estimates are intentionally high: we are required to estimate with licensed contractors; estimate 1 item at a time since we do not know what items the buyer will want repaired or replaced; and we do not know who will be used or how much they will charge

Zone 1		Zone 2	
<input checked="" type="checkbox"/> Air Cond:	Amana	<input checked="" type="checkbox"/> Air Cond:	Westinghse
<input checked="" type="checkbox"/> Max Fuse:	35Amp	<input checked="" type="checkbox"/> Max Fuse:	Select
<input checked="" type="checkbox"/> Serial Num	See Photos 2 Page	<input checked="" type="checkbox"/> Serial Num	
<input checked="" type="checkbox"/> Model Num	See Photos 2 Page	<input checked="" type="checkbox"/> Model Num	
<input checked="" type="checkbox"/> Approx Age	2008	<input checked="" type="checkbox"/> Approx Age	
<input checked="" type="checkbox"/> Approx Ton	5.0	<input checked="" type="checkbox"/> Approx Ton	0.0
<input checked="" type="checkbox"/> Heat:	Amana	<input type="checkbox"/> Heat:	Select
<input checked="" type="checkbox"/> Location:	Presidents Office	<input type="checkbox"/> Location:	Select
<input checked="" type="checkbox"/> S/N	See Photos 2 Page	<input type="checkbox"/> S/N	
<input checked="" type="checkbox"/> M/N	See Photos 2 Page	<input type="checkbox"/> M/N	
<input checked="" type="checkbox"/> Approx Age:	2008	<input type="checkbox"/> Approx Age:	
<input checked="" type="checkbox"/> Apprx Btu	70,000	<input type="checkbox"/> Apprx Btu	

7.2 Heating Source	
<input checked="" type="checkbox"/> Energy Type	Gas
<input checked="" type="checkbox"/> Heat Type	Forced Air <input type="checkbox"/> Evaporator located over furnace
<input checked="" type="checkbox"/> Zones	2 <input checked="" type="checkbox"/> Inspection door
<input checked="" type="checkbox"/> Type	Forced Air Furnace <input type="checkbox"/> Heat tape (Not tested)
<input checked="" type="checkbox"/> System	Induced System <input type="checkbox"/> Humidifier (Not tested)
<input checked="" type="checkbox"/> Motor/Blower	Direct Drive <input type="checkbox"/> Electric air cleaner (Not tested)
<input checked="" type="checkbox"/> Flue	Metal
<input checked="" type="checkbox"/> Fuel valve shutoff location:	Left
<input type="checkbox"/> Heat Exchanger:	No damage/holes evident

7.3 Cooling Source	
<input checked="" type="checkbox"/> Energy type	Electric
<input checked="" type="checkbox"/> Cool type	Cooling Only <input type="checkbox"/> Reverse valve not checked if heat pump
<input checked="" type="checkbox"/> Zones	1 <input checked="" type="checkbox"/> Uses heat ducts

7.4 HVAC SYSTEM			
<input checked="" type="checkbox"/> Condensation:	<input checked="" type="checkbox"/> Ductwork	<input checked="" type="checkbox"/> Thermostat	
<input type="checkbox"/> Tray	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Manual	
<input checked="" type="checkbox"/> Float Switch	<input checked="" type="checkbox"/> Flex	<input checked="" type="checkbox"/> Programmable	
<input type="checkbox"/> Pump [Not Tested]	<input checked="" type="checkbox"/> Insulated	<input checked="" type="checkbox"/> Multiple	
<input checked="" type="checkbox"/> Pipe	<input type="checkbox"/> Transite	<input type="checkbox"/> Window/Wall Units	
<input checked="" type="checkbox"/> Supply Registers Loc:	High <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> Inside Panels Taped And Sealed [No Access]	
<input checked="" type="checkbox"/> Return Registers Loc:	Low <input type="checkbox"/> Slab Ducts		

7.5 Test Results				
Tested For:	Temp	Temp	Temp	Reset To:
<input checked="" type="checkbox"/> Cooling	Supply 52 Degrees	Return 68 Degrees		<input checked="" type="checkbox"/> 73
<input checked="" type="checkbox"/> Mini Split	Supply 62 Degrees	Return		
<input checked="" type="checkbox"/> Heating	Supply 115 Degrees	Return 72 Degrees		
<input type="checkbox"/> Emergency Heat On	Supply	Return		
<input type="checkbox"/> Outside Temperature Prohibited Test of AC				

7.6 Visible Conditions-Items Noted Or Repairs Needed:	
<input type="checkbox"/>	701 Inadequate cooling/heating differential
<input type="checkbox"/>	702 Inadequate air flow
AC and Furnace	
<input checked="" type="checkbox"/>	703 Dirty air filter(s)/Missing filter(s)
<input checked="" type="checkbox"/>	704 Damaged suction line insulation
<input checked="" type="checkbox"/>	705 Exterior A/C unit(s) coils are dirty
<input type="checkbox"/>	706 Exterior A/C unit(s) coils are damaged
<input type="checkbox"/>	707 Frosted Refridge. Line/evaporator freeze up
<input type="checkbox"/>	708 Improper breaker/fuse
<input checked="" type="checkbox"/>	709 A/C disconnect repair/missing
<input checked="" type="checkbox"/>	710 Unit not level/resting on grade
<input type="checkbox"/>	711 Dryer vent close to exterior A/C condenser unit
<input type="checkbox"/>	712 Worn/noisy furnace or A/C condenser
<input type="checkbox"/>	713 Poor air circulation/ insufficient combustion air
<input type="checkbox"/>	714 Condensate back up at plenum tray
<input type="checkbox"/>	715 Conditioned air leaks at furnace/A coil/seams/pipe entry
<input type="checkbox"/>	716 Condensate line: Air gap where pipes join
<input type="checkbox"/>	717 Condensate line close to house-extend
<input type="checkbox"/>	718 Rusted flue/back drafting
<input type="checkbox"/>	719 Limited flue/combust material clearance -need minimum of 1" clearance 360° around and all the way through roof
<input type="checkbox"/>	720 Unusual flame pattern
<input type="checkbox"/>	721 Rust in heater
<input type="checkbox"/>	722 Debris in furnace tray
<input type="checkbox"/>	723 Short cycling
Ductwork	
<input type="checkbox"/>	724 Register covers/boots rusty. need to be relined/replaced
<input type="checkbox"/>	725 Dirt/Sand/water in register boots
<input checked="" type="checkbox"/>	726 Vapor barrier/insulation for ductwork is damaged or missing. Ductwork is in contact with the ground
<input type="checkbox"/>	727 Ductwork damaged: crushed/kinks/leaks
Boiler	
<input type="checkbox"/>	728 Expansion tank rusted/leaks/water logged
<input type="checkbox"/>	729 Boiler evaluation repairs needed
Other items	
<input type="checkbox"/>	730 Seal firewall furnace closet
<input checked="" type="checkbox"/>	731 Possible Asbestos type material
<input type="checkbox"/>	732 Rusted gas connections(s)
<input type="checkbox"/>	733 Fuel storage repairs needed
<input checked="" type="checkbox"/>	734 Unvented furnace
<input type="checkbox"/>	735 Remote not found for mini-split sys.—could not inspect
<input type="checkbox"/>	736 Thermostat broken/loose
<input checked="" type="checkbox"/>	737 Annual service/clean advised (maintain)
<input checked="" type="checkbox"/>	738 WE DO NOT CHECK FOR MOLD
<input checked="" type="checkbox"/>	739 Systems aged/operable. Recommend full evaluation by professional HVAC before closing
<input type="checkbox"/>	740
<input checked="" type="checkbox"/>	700 CONTACT HVAC PROF FOR WORK/EVAL BEFORE CLOSING

7.7 Evaluation/Repairs Needed Before Closing		
If slab ductwork is over 10 years old, we advise having it scoped. Rust or sand or excessive dirt in filters indicates a need for scoping.		
All heat/air systems should be cleaned every 2 years.		
If your heat/air system is over 15 years old, you need to have a complete evaluation by professional heat/air contractor BEFORE CLOSING.		
#	Description	Estimate
726	Return duct on north side back area has insulation and vapor barrier damage, repair.	\$200 <input type="checkbox"/> R
704	All exterior units need suction line insulation replaced, furnace in presidents office closet is damaged at the unit, mini split system needs both suction line and liquid line insulated.	\$200 <input type="checkbox"/> R
709	A/C disconnect for condenser on the roof is attached to the hail guard with wire, needs secured properly.	\$200 <input type="checkbox"/> R
710	Mini split is resting on a wood pallet, pallet is already failing, should be put on a proper pad.	\$500 <input type="checkbox"/> R
700	Due to not identifying where the second unit was located, advise a lic hvac professional do a full/entire hvac evaluation.	\$500 <input type="checkbox"/> R
	Could not identify location of second furnace.	<input type="checkbox"/> S
Total Heat/Cool Repair And Evaluation Estimate		\$1,600

5-24-17

City Of Luther

Our estimates are intentionally high: we are required to estimate with licensed contractors; estimate 1 item at a time since we do not know what items the buyer will want repaired or replaced; and we do not know who will be used or how much they will charge



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

8.0 Interior

8.1 Floor Finishes

Tile/Vinyl Sheet Goods/Vinyl Rugs Carpet
 Terrazzo Laminate Type Marble Brick Wood
 Ceramic Tile Clay Tile Concrete Visible Cracks

8.2 Wall/Ceiling Finishes

Material: Plaster Brick/Stone Tile Sheet Rock
 Walls: Paneling Wallpaper Textured/Paint
 Ceilings: Drop/Tile Metal Tile Vaulted Open Beam
 Popcorn/Paint: Tray Flat Texture/Paint

8.3 Windows

Sliding Casement Awning Tint Double Glazing
 Single Hung Double Hung Jalousie Fixed Single Glazing
 Aluminum Vinyl Wood Steel Storm
 Tilt Latches Screens Glass/Plastic Block
 Security Bars (Not Tested) Security Window – Mesh Wire

8.4 Doors

Hinged Slider Bi-Fold Pocket Solid Screens
 Arch French Door Storm Hollow Paint/Stain Veneer

8.5 Fireplaces None Gas Starter Lit Select

Show To Buyer And/ Or Realtor Sealed Prefab/Masonry Ash Drop
 Mantle Heatolater W/Fan
 Numb In Use 0 Stone Tile Brick Wood
 Ext. Air Intake Glass Door Glass Panel Direct Vent
 Damper/Operated Select Gas Log Only Unvented
 Gas Starter Select Do Not Burn Wood/Combustibles In This Fireplace

8.6 Porches/Entry

Open Covered Enclosed Screen Fl. Room B-B-Q
 Heat Cool Bar Lanai Grill Fan(S) Sink

8.7 Features

Office Closets Laundry Chute Pantry Ironing Board
 Attic: W/Stairway Dumb Waiter/Elevator (Not Tested)
 Staircase Wet Bar Smoke/Carbon Monoxide Detectors
 Furnishings Prevent Full Inspections (Check During Final Walk-Through)
 Garage Full (Check During Final Walk-Through)
 Kitchen Counters: Tile Laminate Metal Quartz
 Corian Marble Concrete Granite

Structures Built Before 1978 May Contain Lead Paint. We Do Not Test For Lead.
 All Exterior Doors Are Reported On Page 2.0 Exterior

8.8 Visible Conditions At House-Items Noted Or Repairs Needed:

Cosmetic Repairs Are Not Part Of The Standard Report. We May Note Some Cosmetic Items To Give You General Information.

- 801 Damaged/loose tile/flooring
- 802 Loose/torn/stained carpet
- 803 Drywall surface cracks/nailpops
- 804 Wall surface damage
- 805 Ceiling surface damage
- 806 Grout deterioration to floor tile
- 807 Floors repairs
- 808 Damage/stained counter top/cabinet/moulding
- Doors & Windows
- 809 Broken sash cords, springs
- 810 Windows painted closed/Could not open
- 811 Cracked glass
- 812 Deteriorated putties/glazing/caulking
- 813 Windows have broken seals and are fogged
- 814 Worn/torn/missing/damaged screens and or framing
- 815 Holes/damaged door/wall/cabinets
- 816 Damaged/loose lock(s)/ hardware
- 817 Sticking door(s). window(s)
- 818 Rotted, leaking window frames
- 819 Delaminating door
- 820 Poor weatherstripping
- Fireplace
- 821 Soot/creosote build up in flue
- 822 Rust to firebox (no rust-out noted)
- 823 Adjust/repair damper
- 824 Loose mantle
- 825 Defective firebrick/point up
- 826 Fireplace unlined/unsafe
- OTHER ITEMS:
- 827 Loose rails or balustrades
- 828 Narrow/steep staircase
- 829 Uneven steps/ rise
- 830 Loose transition threshold
- 831 Missing stair supports/stringer
- 832 Recently painted/carpeted
- 833 Repairs/alterations - check with seller
- 834 Rising truss evidence
- 835 Water/moisture/condensation stains
- 836 Flooring irregularities/imperfections
- 837 Windows are inaccessible/dirty/fogged and difficult to inspect
- 838 House is new construction: needs completion/ repairs
- 839 Building/cabinets are full of furnishings— could not inspect everything—recommend buyer check before closing
- 840 FYI: Door from house to garage needs to be self closing
- 841

8.9 Evaluation/Repairs Needed Before Closing

Note: We Do Not Test For Mold, Lead, Asbestos, Or Radon Unless Specifically Contracted

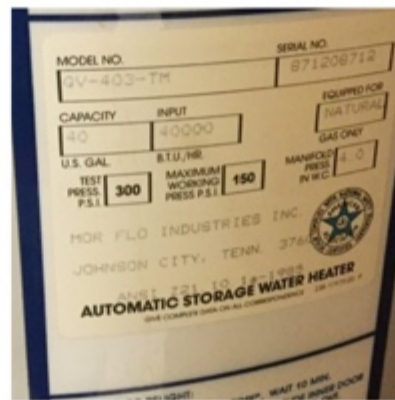
If There Are Moisture Stains Present Or You Have Allergies/Asthma; We Advise You Have An Air Quality Test To Address Your Concerns.

#	Description	Estimate
801, 807, 836	Upstairs floor have soft spots, and damaged boards, have structural engineer include flooring in his report. See est on 1.0	<input type="checkbox"/> SEL
804, 805, 818	Extensive ceiling and wall repairs are needed in both sides of the upstairs, ensure roof repairs have been completed, window seals upstairs are rotted. It is a very good possibility of mold growth, lead based paint and asbestos. Use safe practices. Due to the roof leaking for the length of time it has been, all walls need to be opened up and accessed for additional damage. Est is for ceilings and walls to be redone only	\$30000 <input type="checkbox"/> SEL
811	There are broken windows in the upstairs portion, downstairs back window by exit door doesn't not operate.	\$500 <input type="checkbox"/> SEL
817	Bathroom door next to back exit door sticks and is delaminating, advise replacement	\$400 <input type="checkbox"/> SEL
831	Add hand railing to both sets of stairs leading to second floor, top 2 stairs are damaged, stairs would need to be repaired, there are no stair supports to stairs leading up to north side 2nd floor. Add supports, currently held by 4 nails	\$2000 <input type="checkbox"/> SEL
815	There is a hole in the wall right of the mini split, covered by cardboard, repair wall.	\$400 <input type="checkbox"/> SEL
FYI	There is no fire suppression system installed in the building	<input checked="" type="checkbox"/> SEL
FYI	Emergency exit lights are required in commercial building for safety during power outages, fires and all emergency situations.	<input checked="" type="checkbox"/> SEL
	If upstairs is put back into use there are no windows in this area so there is not proper egress, windows will need to be added back and would be best to have stairs added to allow additional, safer way to exit the upstairs. Est for adding back windows and adding staircase is \$20,000	<input checked="" type="checkbox"/> SEL

Total Interior Repair And Evaluation Estimate \$33,300



Plumbing Data Plate Breakroom



Plumbing Data PLate Office Closet



Ac Data PLate



Ac Data Plate Mini Split Breakroom



Furnace Data PLate Nw Office Closet



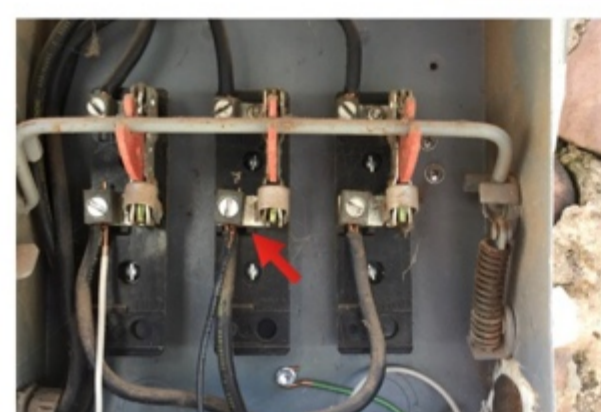
Furnace Data Plate Roof Closet



Replace Suction Line Insulation



Repair Conduit Break, Paint To Keep From Further Rust



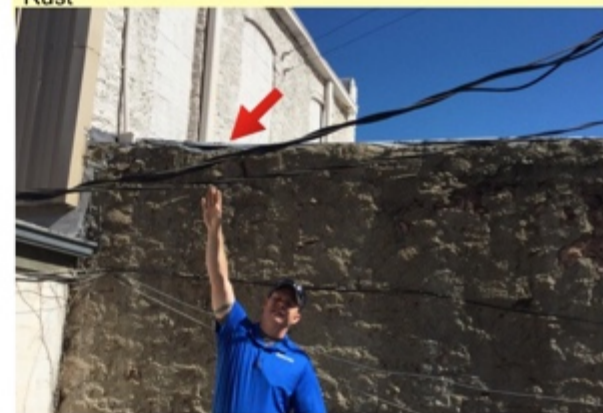
Double Tapped For Mini Split, Improper



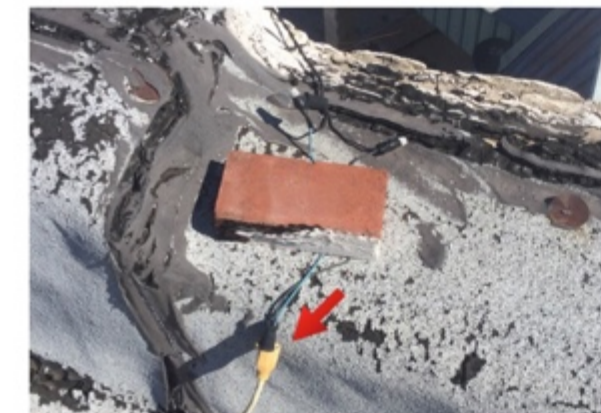
Remove Old Meter Base And Seal Holes



Install Insulation On Both Lines



Service Wire To Low



Remove Extension Cord, Damaged



Damaged Section Of Extension Cord



Siren



Damaged Romex For Siren Wiring Replace Wiring



Replace Suction Line Insulation



Mount Disconnect Properly



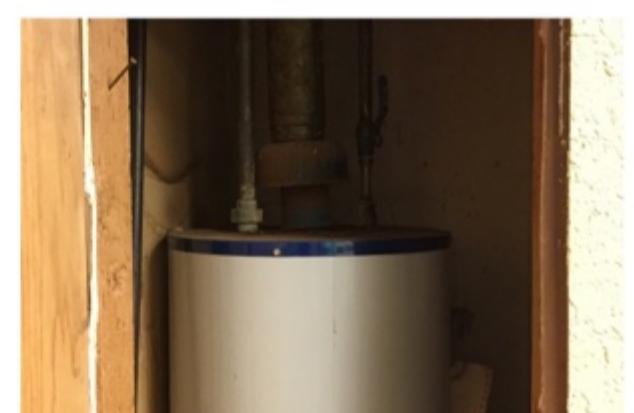
Copper Gas Line



No Pipe At Pressure Relief Pipe



More Copper Gas Pipe



Flue Is Rusty



Cracks Above Doors



Water Staining In Ceiling Tiles



More Water Staining



Plaster And Lathe Damaged, Supports For Exterior



Crack Above Door



Sever Roof Leak



Sever Roof Leak



Plaster Damage



Plaster And Lathe Damage



Window Walled Over



Bull Dog Panel, Remove And Replace



Knob And Tube Wiring, Cut, Remove



Cracked And Bulging Wall



Walled Over Door



Abandoned Wiring, Remove



Gas Light, Remove Light And Gas Lines.



Add Railing On Other Side



2 Stairs Are Damaged At Top



Abandoned Wires At The Stairs



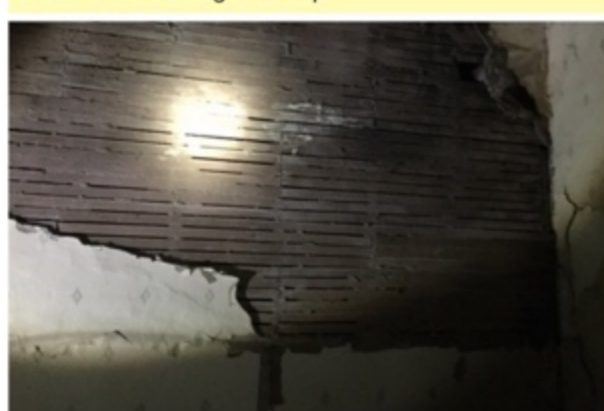
Abandoned Wires Through Ceiling



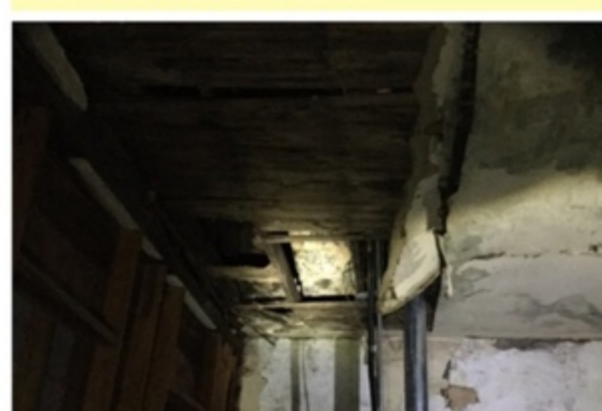
Damaged Plaster



Ceiling Plaster And Lathe Damage



Plaster And Lathe Damage



Sever Roof Leak



Plumbing Vent Not Venting To Exterior



Floor Repairs Needed And Flue Enclosed If Used



Plaster Damage



Large Crack To Wall



Fire Damage



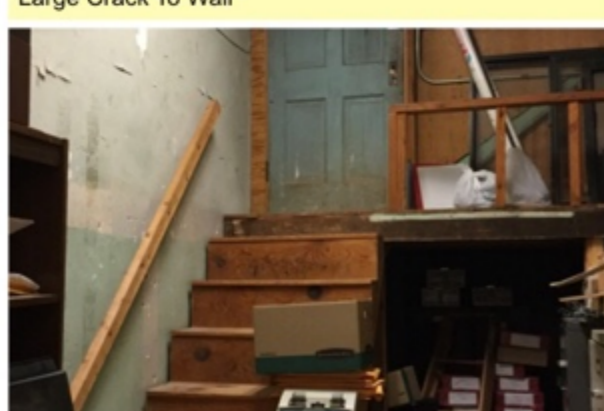
Floors Are Soft In Spots



Closed Off Window



Fire Damaged Ceiling



Add Railing To Side, Better If Door Opened Inward



Inspections

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

SUMMARY

Our estimates are intentionally high: we are required to estimate with licensed contractors; estimate 1 item at a time since we do not know what items the buyer will want repaired or replaced; and we do not know who will be used or how much they will charge

Client: **City of Luther / Mayor Jenny White** Date: **5-24-2017**

Address of Inspected Property:

108 S. Main Street, Luther, OK 73054

* 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:	Repairs & Evaluation	\$2,500
2. Exterior:	Repairs & Evaluation	\$18,350
3. Roof:	Repairs & Evaluation	\$96,500
4. Appliances:	Repairs	\$225
5. Plumbing:	Repairs & Evaluation	\$3,600
6. Electrical:	Repairs & Evaluation	\$12,450
7. Heat & Air:	Repairs & Evaluation	\$1,600
8. Interior:	Repairs	\$33,300
TOTAL REPAIR AND EVALUATION ESTIMATE		\$168,525

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

Dave Garon: Heartland Roofing, 405/249-7645

Todd Feehan: Dad's Plumbing, 405/602-2615

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.**

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. © 2015 A to Z Inspections. All Rights Reserved.

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 Fax: (405) 946-3293

Ask about a follow-up inspection.

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

Your Inspectors Were:

Cord Werner • Lic #735 • [c] 405-600-5253

Sherri Werner • Lic #1056 • [c] 405-326-7910