



# CONDO INSPECTION REPORT

**911 S. Urbana Ct. Unit 4D - Tulsa**

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**Inspection Date:**  
09/18/09

**Prepared For:**  
Peyton Manning

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**Report Number:**  
28092009

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# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

This is an average quality 27 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## KEYS USED IN THIS REPORT

For your convenience, the following keys have been used in this report.

- **Major Concern:** Denotes an improvement recommendation that is uncommon for a building of this age or location and /or that needs immediate repair or replacement.
- **Safety Issue:** Denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** Denotes a typical improvement recommendation that is common for a building of this age and location that should be anticipated or budgeted for over the short term.
- **Monitor:** Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.

Note: Observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

**NOTE:** For the purpose of this report, it is assumed that the house faces north.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### Outlets

- **Improve:** An outlet box in the cabinet above the microwave is loose. It should be secured in the wall and properly installed.

### Lights

- **Improve:** The light in the kitchen pantry is inoperative. If the bulbs are not blown, the circuit should be investigated. The fixture should also be secured to the wall for proper operations.

### Furnace

- **Improve:** The air filter in the upstairs return air should be removed. The filter at the heating unit should be used for filtration.

### Water Heater

- **Improve:** The installation of a drain pan is recommended under the water heater to minimize damage to the floor coverings in case of leakage.

### Plumbing Fixtures

- **Improve:** The sink drain stopper is in need of minor repairs in the powder room.
- **Improve:** The toilet in the master bathroom is loose. It should be tightened and secured as necessary.
- **Improve:** The toilet is very loose in the upstairs bathroom. The toilet should be removed and the wax ring should be replaced and the flange should be inspected and repaired if necessary. The toilet should be reinstalled and secured as necessary.
- **Improve:** The toilet in the master bathroom is inoperative. It should be repaired as necessary.
- **Improve:** The bathtub in the master bathroom was observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** A ground fault circuit interrupter (GFCI) should be installed on the circuit for the whirlpool bathroom. A ground fault circuit interrupter offers protection from shock or electrocution.

**Windows**

- **Improve:** The sash mechanism(s) (the mechanisms that hold up the window) are in need of repair on window(s) in the upstairs north east bedroom.

**Doors**

- **Improve:** The door to the upstairs main bathroom does not close/latch properly.

**Kitchen Cabinets**

- **Improve:** The flooring in the cabinet under the kitchen sink was observed to be rotted out. Damaged wood should be replaced.

**Ceiling Fans**

- **Improve:** The ceiling fan is loose in the upstairs north east bedroom. It is recommended that it be secured and the installation further investigated to ensure proper performance.

**Floors**

- **Improve:** The tile floors require caulking where the tile meets the baseboards upstairs.

**Dishwasher**

- **Improve:** The dishwasher is inoperative. It should be repaired or replaced as necessary.

**THE SCOPE OF THE INSPECTION**

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed.

Verification or compliance of past or present zoning codes is outside the scope of the inspection.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. **It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System.**

**WEATHER CONDITIONS**

Wet weather conditions prevailed at the time of the inspection. The estimated outside temperature was 75 degrees F. Wet weather conditions have been experienced in the days leading up to the inspection.

# ELECTRICAL SYSTEM

## DESCRIPTION OF ELECTRICAL SYSTEM

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps
<b>Service Entrance Wires:</b>	•Underground •Copper
<b>Main Disconnect:</b>	•Breakers – 100 Amps •Located: Exterior East Side
<b>Service Ground:</b>	•Copper •Ground Rod Connection
<b>Main Distribution Panel:</b>	•Breakers •Located: North East Bedroom
<b>Distribution Wiring:</b>	•Copper
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Exterior

## ELECTRICAL OBSERVATIONS

Generally speaking, the electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized.

All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

## RECOMMENDATIONS / OBSERVATIONS

### Outlets

- **Improve:** An outlet box in the cabinet above the microwave is loose. It should be secured in the wall and properly installed.

### Lights

- **Improve:** The light in the kitchen pantry is inoperative. If the bulbs are not blown, the circuit should be investigated. The fixture should also be secured to the wall for proper operations.

### Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.



## LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- The main panel cover plate (dead front) could not be removed at the time of the inspection.

Please refer to the ISHI<sup>®</sup> Inspector Standards for a full explanation of the scope of the inspection.

# HEATING SYSTEM

## DESCRIPTION OF HEATING SYSTEM

<b>Primary Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air
<b>Heat Distribution Methods:</b>	•Ductwork
<b>System Manufacturer:</b>	•Goodman
<b>System Description:</b>	•Manufacturer Date: 2007•Model # MRUF303016AA•Serial # 0709201796

## HEATING OBSERVATIONS

The heating system is in generally good condition, when compared to systems of a similar age and configuration. Heating a home with this type of heating system should be relatively economical.

Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The air filters were observed to be clean and in good condition.

The system does not require a pilot light, thereby increasing its seasonal efficiency. The heating system shows no visible major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Improve:** The air filter in the upstairs return air should be removed. The filter at the heating unit should be used for filtration.

## LIMITATIONS OF HEATING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.

Please refer to the ISHI<sup>®</sup> Inspector Standards for a full explanation of the scope of the inspection.

# COOLING SYSTEM

## DESCRIPTION OF COOLING SYSTEM

<b>Energy Source:</b>	•Electricity
<b>System Type:</b>	•Air Cooled Central Air Conditioning
<b>System Manufacturer:</b>	•Goodman
<b>System Description:</b>	•Manufacturer Date: 2007•Model # GSC140301AE•Serial # 0710259904
<b>Temperature Drop Recorded:</b>	20 Degrees

## SYSTEM OBSERVATIONS

This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary. The location of the return air vents is well suited to air conditioning.

Upon testing in the air conditioning mode, a normal temperature drop between the supply and return air was observed. This suggests that the system is operating properly.

The system responded properly to operating controls. The system shows no visible evidence of major defects. No improvement to the cooling system is considered necessary at this time.

## LIMITATIONS OF COOLING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.

Please refer to the ISHI<sup>®</sup> Inspector Standards for a full explanation of the scope of the inspection.

# PLUMBING SYSTEM

## DESCRIPTION OF PLUMBING SYSTEM

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Not Visible
<b>Main Valve Location:</b>	•Exterior
<b>Gas Valve Location:</b>	•At meter
<b>Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain / Waste / Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Electric •Approximate Capacity (in gallons): 40•Manufacturer Date: 2009•Manufacturer Bradford White •Model # MI40L6SS•Serial # FC11706190

## PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

The plumbing fixtures are older. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required. A qualified plumber should be consulted to undertake the improvements recommended below.

## RECOMMENDATIONS / OBSERVATIONS

### Water Heater

- **Improve:** The installation of a drain pan is recommended under the water heater to minimize damage to the floor coverings in case of leakage.

### Plumbing Fixtures

- **Improve:** The sink drain stopper is in need of minor repairs in the powder room.
- **Improve:** The toilet in the master bathroom is loose. It should be tightened and secured as necessary.
- **Improve:** The toilet is very loose in the upstairs bathroom. The toilet should be removed and the wax ring should be replaced and the flange should be inspected and repaired if necessary. The toilet should be reinstalled and secured as necessary.
- **Improve:** The toilet in the master bathroom is inoperative. It should be repaired as necessary.
- **Improve:** The bathtub in the master bathroom was observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** A ground fault circuit interrupter (GFCI) should be installed on the circuit for the whirlpool bathroom. A ground fault circuit interrupter offers protection from shock or electrocution.
- **Monitor:** The toilet in the master and upstairs bathroom is old. Replacement may be necessary.

## LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- Washing machine standpipes are not inspected.

Please refer to the ISHI<sup>®</sup> Inspector Standards for a full explanation of the scope of the inspection.

# INTERIOR

## DESCRIPTION OF INTERIOR

<b>Wall and Ceiling Finishes:</b>	•Drywall/Plaster
<b>Floor Surfaces:</b>	•Carpet •Tile •Vinyl Resilient
<b>Windows Style and Glazing:</b>	•Single Hung •Fixed Pane •Double-Pane Insulated
<b>Doors:</b>	•Wood •Sliding Glass Door(s) •Metal •Storm Door(s)
<b>Fireplaces:</b>	•Gas •Fireplace Insert

## INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The majority of the doors and windows are average quality. The floors of the home are relatively level and walls are relatively plumb.

### RECOMMENDATIONS / OBSERVATIONS

#### Windows

- **Improve:** The sash mechanism(s) (the mechanisms that hold up the window) are in need of repair on window(s) in the upstairs north east bedroom.

#### Doors

- **Improve:** The door to the upstairs main bathroom does not close/latch properly.

#### Kitchen Cabinets

- **Improve:** The flooring in the cabinet under the kitchen sink was observed to be rotted out. Damaged wood should be replaced.

#### Ceiling Fans

- **Improve:** The ceiling fan is loose in the upstairs north east bedroom. It is recommended that it be secured and the installation further investigated to ensure proper performance.

#### Floors

- **Improve:** The tile floors require caulking where the tile meets the baseboards upstairs.
- **Monitor:** The installation of the tile floor upstairs is less than ideal. It is very common for tile floors to be installed without the benefit of sufficient underlayment or floor stiffening. This can influence the long term performance of the floor.

#### Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected in various locations.
- **Monitor:** Typical drywall flaws were observed in various locations.

## LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.

Please also refer to the ISHI<sup>®</sup> Inspector Standards for a detailed explanation of the scope of this inspection.

# APPLIANCES

## DESCRIPTION OF APPLIANCES

**Appliances Tested:**

- Electric Range •Microwave Oven •Dishwasher •Waste Disposer

**Laundry Facility:**

- 240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

**Other Components Tested:**

- Cooktop Exhaust Vent/Fan •Door Bell •Smoke Detectors

## APPLIANCE OBSERVATIONS

The appliances are considered to be in generally good condition. Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

## RECOMMENDATIONS / OBSERVATIONS

**Dishwasher**

- **Improve:** The dishwasher in inoperative. It should be repaired or replaced as necessary.

## LIMITATIONS OF APPLIANCE INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the ISHI<sup>®</sup> Inspector Standards for a full explanation of the scope of the inspection.

# Maintenance Advice

## UPON TAKING OWNERSHIP

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After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.

- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### **ANNUALLY**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

### **PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!