



EMP INSPECTION REPORT

11605 E. 12th St. - Tulsa

Inspection Date:
9/14/09

Prepared For:
Angelina Jolie

Prepared By:
Integrity Solutions INC.
P.O. Box261
Broken Arrow, OK 74013

Phone: 918-734-0915
Fax: 918-286-2295

Report Number:
29092009

Inspector:
Mike Rundell
NPI, CSI, BSA
Oklahoma State License # 363



REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality 25 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 south.

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:** A ground fault circuit interrupter (GFCI) outlet on the east wall in the garage did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Improve:** An outlet on the north wall in the kitchen has an open neutral. This outlet and the circuit should be investigated and improved as necessary.
- **Improve:** Missing outlet cover plates in the attic next to the heater should be replaced.

Water Heater

- **Safety Issue:** The water heater venting system shows evidence of exhaust “spillage”. *This is a serious condition that could be a health threat to the occupants of the home.* This condition should be addressed promptly.

Waste / Vent

- **Improve:** The waste piping is leaking under the east master bathroom sink.

Plumbing Fixtures

- **Improve:** The faucet(s) at the sink in the upstairs bathroom are leaking.
- **Improve:** The toilet in the upstairs bathroom was actively leaking at the time of inspection. It appeared to be leaking between the tank and the bowl.
- **Improve:** The showerhead is leaky in the upstairs bathroom.

Clothes Dryer

- **Safety Issue:** The gas line connection at the clothes dryer is not considered safe. *This situation should be investigated immediately for improved safety.*

Cooktop Exhaust Vent / Fan

- **Improve:** The cooktop exhaust fan is inoperative.

- **Improve:** The cooktop exhaust light is inoperative. If the bulb is not blown, the circuit should be investigated.

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 69 degrees F. Wet weather conditions have been experienced in the days leading up to the inspection.

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 150 Amps
Service Entrance Wires:	•Underground •Copper
Main Disconnect:	•Breakers – 150 Amps •Located: Garage
Service Ground:	•Copper •Ground Connection Not Visible
Main Distribution Panel:	•Breakers •Located: Garage
Branch/Auxiliary Panel(s):	•None Visible
Distribution Wiring:	•Copper •Nonmetallic Sheathed Cable
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Garage •Kitchen

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.

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.

Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Improve:** A ground fault circuit interrupter (GFCI) outlet on the east wall in the garage did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Improve:** An outlet on the north wall in the kitchen has an open neutral. This outlet and the circuit should be investigated and improved as necessary.
- **Improve:** Missing outlet cover plates in the attic next to the heater should be replaced.

Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior 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.
- Furniture and/or storage restricted access to some electrical components.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Gas
Heating System Type:	•Forced Air
Heat Distribution Methods:	•Ductwork
System Manufacturer:	•Trane
System Description:	•Manufacturer Date: 2008•Model # TDD080R9V3F5•Serial # 8502KHD1G - Down
System Description:	•Manufacturer Date: 2009•Model # TUD1A060A9361AB•Serial # 9073P291G - Upstairs

HEATING OBSERVATIONS

The heating system is in generally good condition, when compared to systems of a similar age and configuration. This is a new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary.

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 system does not require a pilot light, thereby increasing its seasonal efficiency. The distribution of heat is divided into “zones”, allowing for greater ease of balancing heat flow. The heating system shows no visible major defects.

No improvements to the heating system are considered necessary at this time.

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.



COOLING SYSTEM

DESCRIPTION OF COOLING SYSTEM

Energy Source:	•Electricity
System Type:	•Air Cooled Central Air Conditioning
System Manufacturer:	•Trane
System Description:	•Manufacturer Date: 2008•Model # 4TTR4036A100AA•Serial # 8474WYK2F - Downstairs
Temperature Drop Recorded:	19 Degrees F
System Description:	•Manufacturer Date: 2009•Model # 4TTR4024B1000AA•Serial # 9045TJP3F - Upstairs
Temperature Drop Recorded:	16 Degrees F

SYSTEM OBSERVATIONS

This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary.

Adequate cooling capacity is provided by the system. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

The location of the return air vents is well suited to air conditioning. 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.



PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Not Visible
Main Valve Location:	•Exterior •Under the Master Bathroom Sink
Gas Valve Location:	•At meter
Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer Date: 2006 •Manufacturer: Whirlpool •Model # BFG1F5040T3NOV •Serial # 0621101000

PLUMBING OBSERVATIONS

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is reasonably good. A typical 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.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Safety Issue:** The water heater venting system shows evidence of exhaust “spillage”. *This is a serious condition that could be a health threat to the occupants of the home.* This condition should be addressed promptly. (see picture)

Waste / Vent

- **Improve:** The waste piping is leaking under the east master bathroom sink.

Plumbing Fixtures

- **Improve:** The faucet(s) at the sink in the upstairs bathroom are leaking.
- **Improve:** The toilet in the upstairs bathroom was actively leaking at the time of inspection. It appeared to be leaking between the tank and the bowl.
- **Improve:** The showerhead is leaky in the upstairs bathroom.



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.



APPLIANCES

DESCRIPTION OF APPLIANCES

Appliances Tested:

- Electric Range •Dishwasher •Waste Disposer

Laundry Facility:

- 240 Volt Circuit for Dryer •Gas Piping 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

Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is in good condition and the cabinets have been well maintained. The kitchen countertops appear to be in good condition and have been well maintained.

RECOMMENDATIONS / OBSERVATIONS

Clothes Dryer

- **Safety Issue:** The gas line connection at the clothes dryer is not considered safe. *This situation should be investigated immediately for improved safety.*

Cooktop Exhaust Vent / Fan

- **Improve:** The cooktop exhaust fan is inoperative.
- **Improve:** The cooktop exhaust light is inoperative. If the bulb is not blown, the circuit should be investigated.

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.

Maintenance Advice

UPON TAKING OWNERSHIP

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

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

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!