RESIDENTIAL INSPECTION



Bowes Home Inspection

Ron Bowes • Lic. 3240 (918) 345-0261

Bowes.ron@gmail.com

This Home Inspection Has Been Prepared Exclusively For:

Individual	Mr and Mrs Smith	Company
Mobile telephone #	405 123-4567	Alternate #
Email(s) Here	smith@email.com	

Inspection Address: **OKC Metroplex Area**



Inspection Date

11/19/2025

Inspection Start Time

12:00 PM

Inspection Finish Time

3:15 PM

Temperature Today

57

Weather Conditions Recently

Cloudy/Warm

Weather Conditions Today

Cloudy/Warm

Inspection Property is Residential Approx Age 41 Stories 1
Approx Sq Ft 2,500 Occupancy Select Building faces Select

Safety items and items marked for evaluation on our reports need to be addressed BEFORE CLOSING. These forms and report cannot be reproduced without permission of the Buyer or **Ron Bowes.** © 2025 Hettinger Enterprises, LLC. All Rights Reserved. inspectors.software

Selling Representatives Info:

Agent/individual	Realtor's Name		
Company	Realtor's company		
Cell #	405 555-9999	email here	Realtor'@company.com
Disclosures	Provided		

11/19/2025 Bowes Home Inspection ● (918) 345-0261 ● Ron Bowes ● Lic. 3240 Mr And Mrs Smith

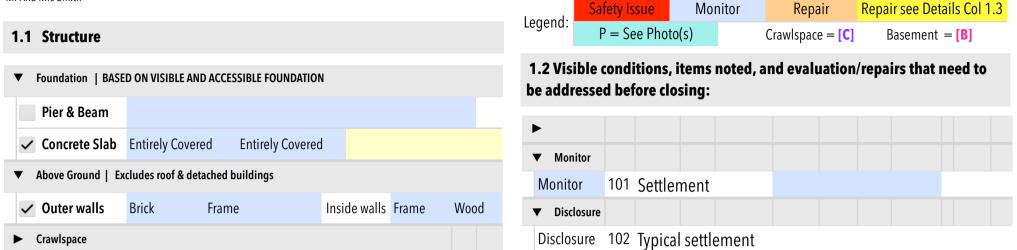
1.0 STRUCTURE 1.0 STRUCTURE

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



This report was done only for the client that paid Ron Bowes. *Every building/house changes/moves daily.

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

SEISMIC ACTIVITY

Basement

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

1.3 Structure details and further explanation

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

- ✓ Settlement/cracks appear typical for age/area.
- Secure a Structural Engineer's report that includes all structural components of the house/building including. but not limited to foundation, walls, and roof components.

See 1.2 Column and 1.4 Photos for repair Items

Description

102 No structural repairs are needed at this time in my opinion



1.4 Photos and further explanation of items

noted, evaluation/repairs that need to be

addressed before closing:

Electrical meter south side of the house in the backyard



Gas meter backyard west side



Water shutoff front yard by mailbox



Electrical boxes in north corner of back yard.

11/19/2025 Mr and Mrs Smith

Parts not visible due to Weather/Snow/Ice
Tree/Shrubs/Debris

Gutters

Screened Metal

Vinyl ✓ Metal/Aluminum

FYI: Detached Buildings/structures are excluded from inspection unless specifically contracted.

Front Porch or Entry Present Wood Enclosed Florida Room

✓ **Driveway** ✓ Concrete Asphalt Brick Dirt

Steps/Stairs Concrete Stone Brick Metal

Storm Shelter Safe Room Located

Surface water drains noted. (Not tested/underground)

Alterations/additions to original construction

Attached Railing Open tread

2 vents Hand Rail(s) Come-along Latches

Concrete/Stone E.I.F.S. Stucco

Expansion joints Not present

Door Material Aluminum

Railing(s)

Emergency release

*Outbuilding(s)

2.1 Exterior

Outbuildings / Garage

✓ Garage 2 Car

Carport(s) # 0

✓ Windows

Balcony/Deck

Building and Out-building Descriptions

✓ Siding Composite wood/fiber

Door # 1 Type Roll-up

✓ Brick/Block

Weep holes Not present

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addressed BEFORE CLOSING

209 Soffit damaged

210 Fascia damaged

214 Exterior doors damaged

216 House door to garage

234 Fences: damaged/loose

Legend Safety Issue Monitor Repair Repair see Details Col 2.3 P = See Photo(s)

240 Expansion joints no room for brick/mortar expansion

damaged

damaged

217 Caulk/seal deteriorated or missing as indicated Maintain

231 Trees adjacent the structure-maintain growth clearance

229 Cracked drive/path some cracks trip hazard(s)

2.2 Visible conditions, items noted for evaluations/repairs need to be

241 Weepholes not present not visible-verify

220 Exterior painting/repair needed now

215 Seals not weathertight front & garage

2.0 EXTERIOR

patio door

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2.0 EXTERIOR

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2.3 Details and further explanation

2.0 EXTERIOR

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

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

You should register your storm shelter with the local authorities.

See 2.2 Column and 2.4 Photos for repair Items

- 229 Cracked drive/path/sidewalk. Missing waterproof electrical cover
- 209 Damaged soffit- repair all wood as needed
- 210 Damaged fascia- replace/repair facia boards as needed
- Trees adjacent next to house walls and may cause future damage. These should be removed and stumps killed before they damage the house.
- No expansion joints for masonry walls. Recommend installation in any masonry wall that is 25' long or longer. Then seal expansion joint with a flexible material.
- Weep holes do not appear to be present-verify. It is recommend that brick veneer walls have weep holes for each wall.
- 220 Exterior components of the house need periodic maintenance. Budget for repair.
- 215 Door sills need repair as indicated in center column. Ensure seals are weather tight
- 216 Garage entry door is hollow core and not fire rated. Recommend Replace.
- Caulk is deteriorated or missing replace or touch up in locations indicated in center
- 234 Damaged fencing components throughout
- Trees adjacent next to house walls and may cause future damage. These should be removed and stumps killed before they damage the house.

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



217 all caulking on exterior windows need repair



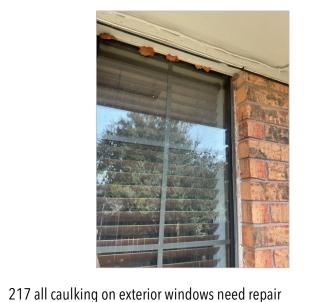
209, 210 damaged wood



217 light fixture should be caulked



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



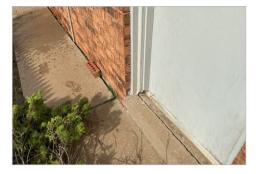
217 caulking, at dining room window is deteriorated and should be repaired



240, 241 no expansion joints or weep



All Exterior faucet bibs are not not frost



215, 229 crack and concrete by exterior garage door south side



220 exterior paint needed, and soffit





229 uneven steps



234 vertical board for gate is loose



Sewer backyard by fence



216 garage door caulk is deteriorated and should be repaired as needed

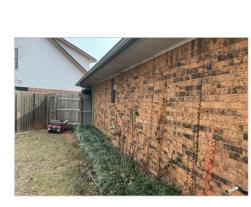




234 Northside fence has a gap at the



231 Trees are too close to the house in the front



231 vegetation is growing on north side of the wall

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3.0 ROOF/ATTIC 3.0 ROOF/ATTIC

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Mr and Mrs Smith

Visible insulation

Chimney(s)

Visible flue liner

Gutters/Spouts

3.1 Roof & Attic **Construction & Style** Based on disclosures &/or visible/accessible inspection approx. age+/- 3 With binoculars Inspected from <a>Ground Type Hipped/Gable Roof complexity Moderate Roof framing Truss/Rafter Dormer(s) Curb Curb Number of sky lights 2 Type ✓ Patched-monitor Parts not walked/seen/inspected due to **Materials / Components** Roof mounted equipment Sheathing Plywood Shingles Fiberglass/asphalt Flashings Aluminum ✓ Some flashing is not visible Tar patching at vents/shingles/flashings Metal roof Tile roof Roll roof Attic (no access to attic corners, eaves, vaulted roof areas, etc)

Due to outside temperature and/or height, power vent control could not be tested

Spout extensions Debris in gutter(s) Screens Splashblock(s) Solar Panels are present but not inspected.

Piped roof drain

Rockwool

In use 0 Total number present Type Brick

Check with seller for permits, warranties, and installation documents. Check with your insurance company for solar panel insurability before closing.



335 HVAC vent is disconnected and needs to be repaired immediately



Firewalls

Rain cap Cricket

Interior Roof Drains Scuppers

Roof Vent # Box 0 # Turbines 0 # powered vents 0

320, 321 chimney does not have a rain. Cap should be corrected immediately.

Monitor Repair Repair see Details Col 3.3 P = See Photo(s) 3.2 Visible conditions, items noted for evaluations/repairs need to be addressed **BEFORE CLOSING** 300e | Recommend before closing professional roofing evaluation Monitor 331 Moisture stains noted (check w/seller) at roof/attic 313 Roof: Surface damage **▼** Repair 302 Flashing(s): Rusty – seal-paint/replace 307 Roof: Limb contact with roof/very close 319 Roof: Vent collar(s)/cap(s) damaged aged 326 Gutter: repair(s) needed 343 Gutter: Add spout extensions / slope dirt away from house missing compressed gaps 330 Attic: Insulation 332 Attic: Ventilation appears limited – need to increase 333 Attic: Vent screening clogged

320 Chimney cap cracked

Disclosure 341 Attic: Belongings prevent full inspection

ue 335 Attic:Improper venting into area

321 Chimney Flue/ rain cap missing

vent(s)

Disclosure 327 Attic: Limited access

▼ Safety Issue

3.3 Details and further explanation

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

Due to outside temperature and/or height, power vent control could not be tested BUYER – If house has board decking, recent code changes in some cities no longer allow board roof decking with roof replacement. Board decking may have to be replaced with sheet boards.

We are not solar panel technicians and recommend you secure a report from a professional. Average life expectancy of solar panel batteries is 15 years.

See 3.2 Column and 3.4 Photos for repair Items

	Description
7	Tree in contact with roof/facia. Trim back a min of 5' from the roof
	AC suction line is not properly secured
0	Chimney cap is cracked and deteriorated. Recommend repair or replace chimney cap and/or brickwork

- Full attic access is limited and prevents a full inspection.
- Gaps in attic insulation. Recommend adding or adjusting as needed
- Roof ventilation is limited. This causes excessive heat build up in the attic and premature shingle damage. Recommend having a licensed roofer evaluate and add ventilation as needed.
- Damaged/clogged soffit vent screen- example
- Add spout extensions / slope dirt away from house
- Moisture stains. Indicates prior leakage
- Plumbing vent collars aged/damaged- example Vent pipe, not connected should be removed and roof repaired correctly
- Add spout extensions / slope dirt away from house
- Duct does not properly secured to HVAC unit
 - Exhaust fans appear to vent into attic insulation. Recommend raising above insulation and venting to exterior of the home when roof is replaced.
- Missing chimney rain cap
- Skylight flashing. Recommended license roofer evaluate all flashing and repairs needed.
- Check with your insurance company for roof insurability before closing.

noted, evaluation/repairs that need to be



307 front bedroom, both trees need to



319 vent is loose, not sealed and pulling off on the right corner



333 most soffits are clogged and dirty, and should be cleaned for proper airflow



343 downspouts need an extension to drain water away from foundation

3.4 Photos and further explanation of items addressed before closing



Vent pipe not connected to; should be removed and roof repaired correctly.

3.0 ROOF/ATTIC



Suction line is not properly secured

every horizontally 4 to 6 feet.

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

In adequate amount of installation for Rockwool; should be at least 9" to 15" currently it is only 5.5"

111111111111



624 open electrical junction box should be closed.



313,331 Appearance of past leak, but Drip pan not connected to a drain line, any currently no moisture detected overflow will drain onto the ceiling.



302 flashing on side of skylight

133 duct is not properly secured to



330 and insulation should be replaced and secured correctly



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Both skylight's seals are broken and need to be replaced.



302 flashing on top of skylights is defective/ improper. Recommend a licensed roofer evaluate and repair is needed.



Water heater's closet ceiling is not enclosed

11/19/2025 4.0 APPLIANCES Bowes Home Inspection ● (918) 345-0261 ● Ron Bowes ● Lic. 3240 Mr and Mrs Smith Legend Safety Issue Monitor Repair Repair see Details Col 4.3 P = See Photo(s) 4.1 Appliances & Equipment 4.2 Visible conditions, items noted for evaluations/repairs need to be addressed BEFORE CLOSING Owner's belongings prevent test washer/dryer Combination Washer/Dryer Washer Cond Aged/Operable Checked Hot Cold Drain 110v 417 Dryer vent **Dryer** Cond Aged/Operable Gas line Capped ▼ Safety Issue If range top/stove/oven is gas, shut-off valve may not be visible We do not check self cleaning 430 Garage door opening system needs repair Range-top Cond Aged/Operable Type Radiant Grill Elect 110v Gas line Capped Select # 2 350 ° Bake ° Broil 350 °Bake ° Broil Elect 220v Exhaust Recirculating Cond Aged/Operable **Refrigerator** Cond Aged/Operable Frost free ° Refrigerator ✓ Water hookup (for ice maker, etc) Dishwasher Cond Aged Microwave Cond Not built in Trash compact Aged Wine cooler Temp Ice Maker Cond None Freezer/Ex. Frig Temp Overhead garage door equipment ✓ Present 1 # Openers Auto reverse ✓ Pressure sensitive ✓ Laser eye operable Miscellaneous equipment Attic fan(s) Cond ✓ Door bell Cond Aged Central house vacuum Cond House fan(s) Cond Additional freezer/refrigerator operating when inspection was completed. Showed buyer or realtor. Water management systems Rain sensor (not tested) Lawn sprinkler None present Zones 0 Backflow preventer (not tested) Sump pump (not tested) Pool/Spa equipment See separate page for 9.0 Pool/ Spa Inspection details Pool, hot tub, fountain, and pond equipment including electrical, decking, coping, covers, and plumbing are not inspected unless specially contracted. Leak test beyond scope of inspection.

* We do not check the operation of these type of cooktops.

4.0 APPLIANCES

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1.3 De	etails and further explanation
	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.
ee 4.2	Column and 4.4 Photos for repair Items
	Description
17	Dryer vent needs repair
30	Garage door opening system needs repair
ones	Sprinkler System
0	
0	
1	
2	

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



430 Emergency pull arm is not present



417 dryer vent missing flap should be repaired

4.0 APPLIANCES

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

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5.0 Plumbing 5.0 Plumbing

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5.0 Plumbing

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

Legend Safety Issue Monitor Repair Repair see Details Col 5.3 P = See Photo(s)	5.3 Details and further explanation
5.2 Visible conditions, items noted for evaluations/repairs need to be addressed	▼
BEFORE CLOSING	If the house is over 20 years
▶	evaluated by a licensed plum
▼ Safety Issue	We do not check sewer lines.
Safety Issue 525 Hot water temperature is potentially scalding	sewer line scoped. If sewer li
▼ Repair	If the temperature is below for
Panair 521 Cuant/Caully was a size in a sale of	buver operate and inspect th

Repair 534 Grout/Caulk repairs needed missing / deteriorated

If the house is over 20 years old, we recommend having the entire system scoped and fully evaluated by a licensed plumber BEFORE CLOSING. We do not check sewer lines. If this structure is over 20 years old, we advise having the sewer line scoped. If sewer line is over 40 years old, budget for replacement. If the temperature is below freezing, we do not turn on the exterior faucets. Recommend buyer operate and inspect the exterior faucets before closing. We only check jetted tubs to see that they come on – we do not run them for more than a

Buyer FYI/Recommendations: service Tankless Water Heaters every 6 months See 5.2 Column and 5.4 Photos for repair Items Hot water temperature potentially scalding. Adjust water temperature to approximately 120 degrees. Damaged caulk/grout repairs needed as noted in column 5.2

525 hot water temperature potentially scolding adjust water temperature to 534 Grout master shower

5.4 Photos and further explanation of items

noted, evaluation/repairs that need to be

addressed before closing:



Mr and Mrs Smith

5.1 Plumbing

11/19/2025

Generator

100 amp fuse

6.3 Details and further explanation

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6.0 Electric 6.0 Electric Bowes Home Inspection • (918) 345-0261 • Ron Bowes • Lic. 3240 Mr and Mrs Smith fety Issue Monitor Repair Repair see Details Col 6.3 P = See Photo(s) 6.1 Electric Systems Service to Building 6.2 Visible conditions, items noted for evaluations/repairs need to be addressed BEFORE (Electromagnetic fields not checked) Electric panel(s) Main panel Sub panel(s) 0 Main disconnect Location of main panel Inside garage wall Ampere rating 100 amp 600 | Licensed electrician work/evaluation needed before closing. Box brand name Gen. Electric SubPanels Voltage rating 120/240 [3 wire] Entry cable Copper Number of meters 1 Location Outside Service Underground 601 Inadequate wire/ground service clearance Panel Box(es) & Distribution 602 Improper drip loops Sub panel(s) Panel type Circuit Breaker Panel 603 Service has damaged entry cable insulation Main disconnect Breaker Location 604 Service obstructed main cable/limb contact Service grounding to Not Visible 605 Loose meter/panel 120v wiring copper 606 Electrical system ground weak/disconnected 240v wiring copper Service Panel(s) Cloth BX 607 Panel not bonded or inadequate bonding Knob and tube - Outmoded: Budget possible upgrade 5 year replacement probability High 608 Panel Cover Original wiring AC Max Breaker/Fuse 50amp 610 Breakers/Fuses 3-Pin grounded 2-Pin (Not grounded) ✓ 120v outlets 611 No expansion room in main panel-budget panel upgrade 220v outlets No 220 V. Outlets 612 Panel Legend Kitchen Garage Main panel 613 Panel box Bathrooms Jetted tub Exterior Arc fault breakers | Not All AFCI Interrupters May Be Accessible/Tested At The Inspection 614 Improper access to electric panel Not all GFCI fixtures may be accessible/tested at the inspection 615 Over heated, burned wire connection in panel Grounded outlet advised for electronic equipment (If 2-Pin Outlets Present) 616 Panel wiring ✓ Not all light switches /receptacles identified/operated (Check with seller) 617 Cables inside panel Aluminum branch circuit wiring may be present-advise electrician to 618 Double tap in panel: sticker(s) indicates which breaker(s) evaluate (approximately 1965 to 1972) 619 Aluminum general lighting circuits(s) in panel **Equipment present in building** 621 Main service panel type has been known to fail Ceiling fan(s) Smoke detectors Present 622 Panel cover not removed Recessed Lights Carbon monoxide monitors Present Installation Recommend replace all batteries in detectors/monitors 624 Open junction boxes/missing cover(s) We do not inspect or test: Security Systems, Lightning Arrester, TV Cable, Antenna, Detectors/Monitors, Intercom/Radio, Lightning Rods, Antenna, home automation 625 Wire splices not in junction box equipment, smart home devices, or virtual assistants, and wifi linked systems. 626 Overloaded junction box(es) **Buyer information/recommendations Outlets & Fixtures** Install GFCI outlets around ALL water: kitchen, bath, utility room, etc. In the 633 Limited outlets garage all circuits/outlets may be on a GFCI. Install carbon monoxide detectors 634 GFCI not tested since house is occupied. if gas appliances are present. Missing/burned out light bulbs are not checked. 636 Scorched 623 Outlets wiring Condition Standby backup generator 638 Can lights covered with insulation in attic Voltage rating 640 Light fixtures Arc fault breakers Transfer switch On concrete pad Fuel/energy type /source Fuel storage tank

641 Switch/dimmer

629 Smoke Detectors

632 Standby Backup Generator needs repair/service 642 Improper/non-standard/temporary/recent repairs

643 Corrugated Stainless Steel Tubing (CSST) is present

missing

644 Pool Electrical repairs needed

620 ARC Fault breaker(s) missing

627 Loose unsupported wires

Disclosure 635 GFCI receptacles missing

Disclosure 637 Light bulbs

628 Missing conduit/unprotected wires

639 Outlets/Receptacles missing cover

630 CO monitor(s)

631 Ceiling fans

Other Items

▼ Safety Issue

▼ Repair

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

Possible hazard/electrical panel if you have any Stablock breaker/panel: ie. Zinsco, Federal Pacific or Sylvania) have evaluated by a licensed electrician.

When any shade of yellow CSST flexible gas piping is observed, we are required by the CIB to make this statement: Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.

Shock condition(s)/ hazard(s): Immediate repair advised

If the house is over 25 years old, we recommend having the entire electrical system completely evaluated by a licensed electrician BEFORE CLOSING.

See 6.2 column and 6.4 Photos for repair Items

Ground fault circuit interrupter (GFCI) needed at outlets within 6 feet of water sources. Recommend installing where needed.

Tighten/repair or replace outlets as needed see repair items noted in column 6.2

Replace damaged arc fault breaker as noted in column 6.2 - have licensed electrician evaluate and repair

Missing conduit/unprotected wires noted in column 6.2

Loose unsupported wires/outlets as noted in column 6.2

Multiple bulbs are out or missing at time of inspection

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



620,635 GFCI's should be installed to help prevent electrical shock fires and electrocution in wet areas

AFCI's should be installed to help prevent electrical fires and detection of hazardous arcing conditions



628 light bulbs in closet should have 12 inches of clearance

637 multiple light bulbs are out in master vanity

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

6.0 Electric



635 No GFCI outlets in house except in garage



639 Missing waterproof electrical cover



627 - Exposed wires not properly enclosed



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GFCI not working



Only GFCI is in the garage



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Apprx Age

Apprx Age

Apprx Age

Heating Source

Energy Type Gas

Heat Type Forced Air

Motor/Blower Direct Drive

7.1 Heating & Air Conditioning

York

See Photos below for serial numbers and model numbers

Air Conditioning Source Data/Info

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7.0 Heat/Air Cond

7.0 Heat/Air Cond

7.3 Details and further explanation

See 7.2 column and 7.4 Photos for repair Items

system scoped.

If slab ductwork is over 10 years old, we advise having it scoped. Rust or sand or

If your heat/air system is over 10 years old, we recommend having it serviced and

Outside temperature prevents testing system in cooling mode due to possible damage

to equipment. Recommend evaluation by HVAC professional when temperature allows.

As noted in column 7.2, floor registers need repair, recommend having the entire

excessive dirt in filters indicates a need for scoping.

evaluated by a professional heat/air contractor.

Ductwork needs repair(s) as noted in column 7.2

HVAC drain pan is not connected to a drain pipe

Seal/repair firewall furnace closet

HVAC P-trap drain is suspect and needs further investigation

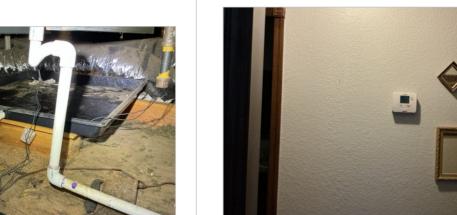
All heat/air systems should be cleaned every 2 years.

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7.0 Heat/Air Cond

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



Thermostat northside hallway



7.4 Photos and further explanation of items

noted, evaluation/repairs that need to be

addressed before closing:



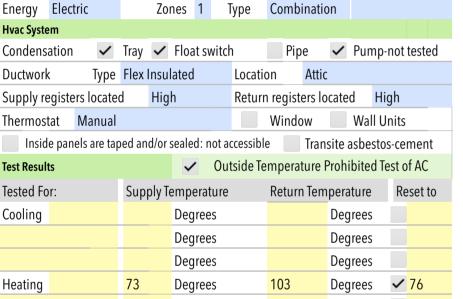
728 HVAC exterior vent completely disconnected





726 HVAC ductwork is not properly secured to unit

Legend Safety Issue Monitor Repair Repair see Details Col 7.3 P = See Photo(s) 7.2 Visible conditions, items noted for evaluations/repairs need to be addressed **BEFORE CLOSING** Max Fuse 50amp Apprx Ton 4.0 Apprx Ton 0.0 Apprx Ton 0.0 704 Suction line insulation damaged or deteriorated Apprx BTU 81 K 726 Boots/ductwork 728 Ductwork: leaks/kinks 731 Seal firewall furnace closet Disclosure 739 WE DO NOT CHECK FOR MOLD



Degrees Degrees

*If present these items not tested. **If present Heat pump reverse valve not checked.

Max Fuse

Max Fuse

Fuel valve shutoff location Bottom

Inspection door

Manifold 0 Location

Zones 0 CSST

✓ Evaporator over unit ✓ Heat tape*

Heat Exchanger-No damage/holes evident

Degrees

Degrees

Degrees

Apprx BTU

Apprx BTU

Air cleaner *

Humidifier*

AC Data Plate(s) Furnace Data Plate(s)



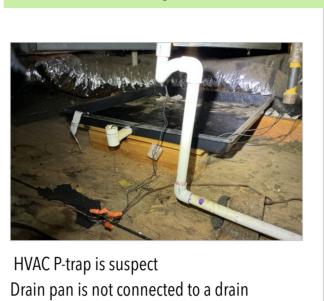
Emergency Heat

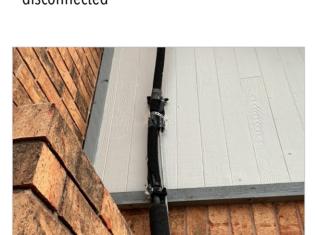
HVAC nameplate

AC nameplate



208-230 V 1 PH 60 HZ 208-230 V 1 PH 60 HZ 19.5 RLA 130.0 LRA 208-230 V 1 PH 60 HZ 1.3 FLA 114 HP





704 AC suction line ventilation needs repair on outside by AC unit



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8.0 Interior 8.0 Interior

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Mr and Mrs Smith	
8.1 Interior of house	Legend Safety Issue Monitor Repair Repair see Details Col 8.3 P = See Photo(s)
Floor finishes Visible Cracks	8.2 Visible conditions, items noted for evaluations/repairs need to be addressed
✓ Tile/Vinyl Sheet Goods/Vinyl ✓ Rugs ✓ Carpet	BEFORE CLOSING
Terrazzo ✓ Laminate Type Marble ✓ Wood Brick	
Clay Tile Ceramic Tile Granite Concrete	▼ Present
Wall/ceiling finishes	Present 803 Carpet stained
Materials Drywall Brick Plaster Stone	Present 838 House is full of furnishings
Walls Paneling Tile V Textured/Paint Wallpaper	▼ Repair
Ceilings Vaulted Flat Tray Drop Open Beam	Repair 804 Drywall - walls, ceiling damaged
Ceramic Popcorn/Paint Text./Paint Acoustic	, s
Windows	35 1 1
Sliding Single Hung Double Hung Fixed Casement	Repair 813 Screens and/or framing damaged
Jalousie Single Glazing Double Glazing Tint Awning	Repair door(s): handle(s) latch(es) latch plate(s)
Vinyl Aluminum Steel Wood Storm	Repair 818 Door(s) poor weatherstripping
✓ Screens Tilt Latches Security Bars-Not Tested Security Mesh Wire	Repair 811 Deteriorated 🗸 grout 🔲 glazing 🗸 putty/caulk
Doors	Repair flooring windows v thresholds ext. doors
✓ Hinged ✓ Paint/Stain Bi-Fold Pocket Arch Screens	▼ Monitor
Slider French Door Storm Hollow Solid Veneer	
Fireplaces	gg a and another
✓ None present # In Use 0 Stove In ✓ Gas Starter Not operable	Monitor 834 Water/moisture/condensation stains
✓ Show to Buyer and/or Realtor Sealed ✓ Gas Log Only Ash Drop	▼ Safety Issue
✓ Damper/Operated YES ✓ Mantle Heatolater W/Fan	Safety Issue 839 FYI: Door from house to garage should be self closing
Exterior Air Intake Tile Stone Brick Wood	▼ Disclosure
✓ Prefab/Masonry ✓ Hearth ✓ Glass Door Glass Panel Direct Vent	Disclosure 832 Repairs/alterations - check with seller
✓ Do Not Burn Wood/Combustibles In This Fireplace Wall Switch Unvented	
Porches/entry/patio	
✓ Open ✓ Covered Enclosed/Lanai Screen Florida Room	
Heat Cool Fan(s) Bar B-B-Q Grill Sink	

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

✓ Bedrm Closets ✓ Pantry Staircase ✓ Cabinets Built-in desk

✓ Garage Kitchen Counters Laminate Dumb Waiter/Elevator (Not Tested)

Laundry Chute Ironing Board Wet Bar

8.3 Details and further explanation

Note: Cosmetic repairs are not part of the standard report.

Note: We do not test for mold, lead, asbestos, or radon unless specifically contracted. Furnishings prevent full inspection (check during final walk-though)

Garage is full (Check during final walk-thru)

If there are moisture stains present or you have allergies/asthma, we advise you have an air quality test to address your concerns.

Do not burn combustibles or wood in this fireplace-intended for gas log only Have fireplace fully evaluated by chimney sweep. We CANNOT see inside chimneys

See 8.2 column and 8.4 Photos for repair Items

Damaged drywall as noted in column 8.2-find all damaged areas and repair throughout

Windows have broken seals and are fogged. Recommend having qualified professional evaluate all windows.

Repair window screens as noted in column 8.2

Interior door(s) need repair as noted in column 8.2

Window caulking/glazing repairs needed as noted in column 8.2

Windows are dirty/inaccessible and difficult to inspect

Door from houses to garage needs to be self closing

Repairs/alterations - check with seller

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



836,834 skylight in master bathroom is an accessible



813, 836 bathroom window and Jack and Jill bathroom



836, 834 skylight in living room possible water stains needs further investigation by a licensed contractor



804 Right sink master bath, hole and crack and drywall should be repaired

8.0 Interior

Bowes Home Inspection • (918) 345-0261 • Ron Bowes • Lic. 3240 8.4 Photos and further explanation of items noted, evaluation/repairs that need to be addressed before closing:



832, 834 garbage disposal was recently fixed because of a leak. A present time there was no moisture beneath



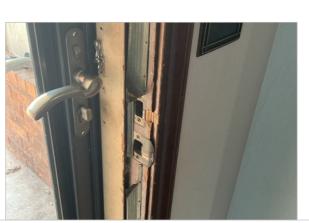
Fireplace was not operational



811 caulking at all windows should be properly repaired



811 caulking at all windows should be properly repaired Master bedroom windows



818, 813 weatherstripping and door handles and latch



804 Drywall for recent plumbing access hall needs to be repaired

Date: 11/19/2025



Bowes Home Inspection

(918) 345-0261 • Ron Bowes • Lic. 3240 • Bowes.ron@gmail.com

11/19/2025

CLIENT INFORM	MATION							
Buyer(s) Name	N	Ar and Mr	s Smith				Present:	
Phone Numbe	rs ce	ell:	405 123-4567	1	work:			
Driver Lic#					State		Ехр:	
Email	<u>SI</u>	mith@em	ail.com					
Present Addres	s:							
	С	ity			State		Zip	
INSPECTED PR	OPERTY INF	ORMATIC	N					
Property Addre	SS:							
OKC Metroplex	Area							
SELLING AGEN	TINFORMA	TION						
Selling Agent	Realtor's N	lame		Present:				
	Realtor's co	ompany						
Tel #/Email	405 555-9	999		Realtor'@c	ompany.	com		
ATTENDING								
Buyer	Seller	Sel	ling Agent	Listing Ager	nt 🔲			
_ ′				Report Cannot Be R		hout Permission	Of The Buyer O	Ron Bowes

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

_										
FEE	S FOR VISUAL	& ACCES	SIB	LE INSPECTI	ON					
>	Base 1-8	Sprinkler		Crawlspace	Well	Septic		Pool		Basement
	Cent Vac	Decks	1	Hvac	Spa	Shelter	~	Firepl		
	Home Inspection Fee if paid at time of inspection:							\$		
									\$	
									\$	
	Total Inspection Fee to be paid at inspection \$						0.00			
	Paid At Inspe	ection:		Cash	Check#	#			Cred	dit Card

A Re-inspection fee of only items listed in TRRs would be: Price is good for 90 days only on items listed in TRRs

Please Pay Inspection Company:

Bowes Home Inspection • (918) 345-0261

Company Address

Bowes.ron@gmail.com • Visit our website at BowesHomeInspection.com

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

CUSTOMER X

SIGNER RESPONSIBLE FOR PAYMENT. PAYMENT IS DUE IMMEDIATELY IF CONTRACT



Bowes Home Inspection (918) 345-0261

Ron Bowes • Lic. 3240

RESIDENTIAL INSPECTIONS SHEET OF UNDERSTANDING

Sheet of Understandings Regarding the Inspection provided by Bowes Home Inspection, for

Name: Mr and Mrs Smith PH: 405 123-4567

on the property located at OKC Metroplex Area

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

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

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

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

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

#6. The inspector is very good, but there are limitations. We are only the "general practitioners" looking for obvious items or signs that you need a licensed professional. I understand that Bowes Home Inspection STRONGLY urges me to be present at the inspection for report explanation and review. I acknowledge that Bowes Home Inspection believes that I lose 50% of the value of my inspection if I am not present for the review and walk through.

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

#8. I understand that i must notify Bowes Home Inspection of any problems and must give them two normal working days to come by and look at the "problem" before any repairs are made or I waive any/ all liability to Bowes Home Inspection.

#9. We recommend "Evaluation" when we find just cause-that cause may only be indicative of additional problems. Bowes Home Inspection will not accept any liability for noted and associated defects that would otherwise have been identified by recommended professional evaluation.

Initial_

#10. Visible conditions will be indicated on the report that may not be deemed defects needing repair at the time of the inspection.

#11. I have received a digital copy of the invoice, Contract, Sheet of Understanding, and a link to the Construction Industries Board Home Inspection Standards of Practice with time to review prior the inspection from the Bowes Home Inspection. Initial_

Signature _____

Bowes Home Inspection (918) 345-0261

Ron Bowes • Lic. 3240 Date: 11/19/2025

THIS AGREEMENT is made between Bowes Home Inspection and/or Ron Bowes Lic. 3240, (918) 345-0261 at 14285 Coleman Court, Edmond, OK 73025 (herein referred to as the "Company") and

Name: Mr and Mrs Smith PH: 405 123-4567 (herein referred to as "Customer") regarding a building (the "Building") to be inspected located at

OKC Metroplex Area The Company agrees to perform an inspection of the house for the purpose of alerting the Customer to major deficiencies

in its condition. A report (the "Report") containing the inspection's findings will be prepared by the Company and provided to the Customer for its sole, exclusive and confidential use within 24-48 hours. The company will perform its inspection in accordance with the Oklahoma Standards of Practice for Home Inspectors. Minor or cosmetic defects will not be reported. The inspection fee is due and payable upon presentation of the Report and is based on a single visit to the house. Additional fees will be charged for subsequent visits required by the Customer or, if the inspector conducting the inspection is called upon to prepare for litigation, give testimony as a result of his inspection, or the like, such additional services are beyond the scope of this Agreement. All time related to legal testimony is \$200 per hour. The inspection will be conducted only on visible and accessible areas and components of the house, and are limited to the apparent condition of the house on the date of the inspection. Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility, etc. Conditions may exist which remain undiscovered. While $\underline{\text{the inspection reduces the risk of purchasing property, it does not eliminate such risk.} The Company is not responsible for$ the failure to discover latent defects or for problems which occur or become evident after the inspection time. No invasive or destructive testing will be made. No equipment, systems or appliances will be dismantled. The moisture content of all walls, floors, ceilings, siding, etc. will not be tested. As to certain conditions, only random sampling will be conducted. The inspection report will not address the presence of radon gas, lead paint, mold, asbestos, urea formaldehyde, carbon monoxide or any other toxic or potentially harmful or flammable chemicals, out-buildings, the well system, (available at an additional charge) septic tank or other buried drainage or storage systems, the security system, the central vacuum

systems, water softeners or treatment services, fire sprinkler systems, the presence of rodents, termites, wood-boring insects, ants, birds or other infestation. Neither this Agreement nor the Report constitutes or should be construed to be:

(a) a compliance inspection with respect to any code, standard or regulation;

[B] a guaranty, warranty of policy of insurance; (c) a survey, appraisal or flood plain certification;

[d) a wood-destroying organism report; (e) an opinion regarding the condition of title, zoning or compliance with restrictive covenants;

(f) an environmental or engineering analysis;

(q) technically exhaustive. We reserve the right to add information to this report for 72 hours.

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

The Company assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. The Company's liability for mistakes or omissions in the conduct of this inspection and its report is limited to the refund of the fee paid. Secondary or consequential damages are specifically excluded. All claims must be presented within one year from the date of inspection. The Company is not liable for any claim presented more than one year after the date of inspection. This limitation of liability is binding upon the customer, heirs, successors and assigns, and all other parties claiming by or through the Customer. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

CONTRACT

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

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

Customer may not present or pursue any claim against the Company until (1) written notice of the defect or omission is provided to the Company and (2) the Company is provided access to and the opportunity to cure the defect. Customer accepts that this inspection is no substitute for a final walk-through for which Customer is responsible since damages, mechanical failures, and symptoms, cures, etc., may appear after this inspection and before Customer's legal acceptance of the property. Customer waives all claims against the inspector or Company in the absence of diligently performing a walk-through inspection and for lack of Customer's acquiring more extensive investigation and followthrough with a specialist on any problem noted in the inspection including confirmation of any cost approximations. Customer acknowledges that the inspection is not a technically exhaustive inspection but is a visible and accessible inspection only. Customer acknowledges that all noted items should be addressed/repaired before closing.

STANDARD INSPECTION							
The customer requests the standard visual inspection of the readily accessible areas of the structure. The							
inspection is limited to visual obser	vation existing at the time of inspection. The customer agrees and understands						
that the maximum liability incurred by T	ne Inspector/The Company and/or Ron Bowes for errors and omissions in the inspection						
shall be limited to the fee paid for the ins	spection. It is agreed that all legal actions will be conducted in the inspector's county of						
residence. Signer is responsible for	payment.						
\$ Fee							
Date: 11/19/2025							
Date: 11/19/2023 Customer A							

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is re	port i	s ov	ned	by	the

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

This form is copyrighted and cannot be reproduced without written permission of Buyer or Bowes Home Inspection.



Bowes Home Inspection

Ron Bowes • Lic. 3240

(918) 345-0261

Bowes.ron@gmail.com

Thank you for choosing Bowes Home Inspection to inspect your home. 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.

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

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.

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

A Home Inspection means a visual examination of any or all of the readily accessible physical real property and improvements to real property including structural, lot drainage, roof, electrical, plumbing, heating and air conditioning and such other areas of concern as are specified in writing to determine if performance is as intended.

If it cannot be seen, it will not be considered part of the report. An inspection ONLY indicates that the item is functioning, at the time of inspection, according to observation. An inspection is a "spot" quick check and those problems that would show up after time might not be able to be identified in a visual inspection.

Equipment will not operated for prolonged periods of time except for cold-water faucets or equipment the owner has turned on such as an air conditioner in the summer.

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

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

We appreciate your business!



Please call if you need further assistance.