

OKLAHOMA HOME INSPECTION INDUSTRY
OAC 310:276 (MINIMUM REQUIREMENTS)

The Oklahoma Home Inspection Licensing Act mandates the following minimum standards for a General Home Inspection:

THE INSPECTOR SHALL INSPECT AND DESCRIBE THE CONDITION OF THE FOLLOWING ITEMS;

1. Structural System Inspection Requirements
 - a. Foundation components
 - b. Framing components
 - c. Method of inspection
2. Exterior Inspection Requirements
 - a. Exterior wall coverings
 - b. Flashing, trim, fascia and soffits
 - c. Doors & Windows
 - d. Balconies, decks and railings
 - e. Steps, porches, walkways, patios and driveways
 - f. Site grading, surface drainage and retaining walls
3. Roof System Inspection
 - a. Roof covering, penetrations and flashings
 - b. Skylights
 - c. Chimneys
 - d. Method of inspection
4. Plumbing System Inspection
 - a. Fixtures, faucets, drain and vent systems
 - b. Water heaters, flues, energy source and safety relief valve
 - c. Fuel storage and distribution systems and location of main fuel shut off
 - d. Water supply and location of main water shut off
5. Electrical System Inspection
 - a. Service drop, service entrance conductors, cables and raceways
 - b. Main disconnects, distribution panels, sub panels and grounding
 - c. Describe the amperage and voltage of the service
 - d. Conductors (including presence of aluminum branch wiring)
 - e. Readily accessible lighting fixtures, switches, ceiling fans, receptacles, ground fault circuit interrupters, accessible wiring and splicing
 - f. Absence of smoke detectors
6. Heating System Inspection
 - a. Installed heating equipment, vents, flues and chimneys
 - b. Energy source and distribution method
7. Cooling System Inspection
 - a. Central and through the wall cooling equipment
 - b. Energy source and distribution method
8. Interior Inspection
 - a. Interior walls, ceilings and floors
 - b. Steps, stairways and railings
 - c. Cabinets and countertops
 - d. Doors and windows
 - e. Garage doors and automatic openers
 - f. Built in kitchen appliances (garbage disposal, cook top, oven, dishwasher, vent hood)
9. Insulation and Ventilation Inspection
 - a. Insulation and vapor barriers in attic and crawlspace areas (or absence of)
 - b. Ventilation of attic and crawlspace areas
 - c. Mechanical ventilation systems
10. Fireplaces and Solid Fuel Burning Appliances Inspection
 - a. Firebox, damper, flue and solid fuel burning appliances