



About Coburn Inspections

Coburn Inspections is operated by Chris Coburn and JD Meredith. Chris is a licensed inspector and experienced home analyst, and JD is an experienced builder, master carpenter and licensed inspector. Both Chris and JD are licensed in the state of Oklahoma, and Chris is a member in good standing of the International Association of Certified Home Inspectors (InterNACHI).

Coburn Inspections serves eastern Oklahoma, including the Lake Eufaula area, and Okmulgee, Muskogee, Tulsa, Creek and Okfuskee Counties.

What is a home inspection?

A home inspection is a non-invasive, visual examination of a residential dwelling, which is designed to identify observed material defects within specific components of the home.

The inspection is based on observations of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions. It is intended to assist in the evaluation of the overall condition of the home.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.



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and Surrounding Areas*

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Full Home Inspection

Our Full Home Inspection is a comprehensive evaluation of the interior and exterior of your home. Outside, we will assess the condition of the cladding, including the home's visible structural integrity, as well as the roof and drainage system. We will also check the garage, sidewalks and driveway for any hazards requiring repair. Inside your home, we will evaluate all the major systems and components for mechanical and structural issues.

After your inspection, we will compile our findings in an easy-to-read report, complete with digital photos that will help explain what we've found. We are always available for follow-up because we want you to understand the condition of your home inside and out so that you can approach any necessary repairs armed with accurate information.

Here's what we will inspect:

- Roof
- Chimney
- Gutters, Flashing & Drainage
- Exterior Cladding
- Deck & Porch
- Foundation
- Driveway & Sidewalks
- Garage
- Doors & Windows
- Attic
- Basement/Crawlspace
- Insulation
- Fireplace
- Floors, Walls & Ceilings
- Bathrooms
- Kitchen
- Ventilation
- HVAC System
- Plumbing System
- Electrical System

Home Energy Audit

Finding ways to improve your home's energy efficiency can greatly increase your comfort, as well lower your utility bills year-round. We will perform a Home Energy Audit to determine the amount of energy your home uses and loses. We can identify and help you understand the different causes of energy loss, such as under-sized or over-sized systems and power-hungry appliances. We also check for air leakage around doors and windows and the home's structural envelope, which is the greatest culprit of energy loss.

The first step in your Energy Audit is a walk-through inspection to identify any issues with the major systems and structure. In addition, we offer blower-door testing, which is a diagnostic tool that can help pinpoint air leaks. We also use thermal imaging technology, which can identify hot spots in the electrical system, areas within the structure that are under-insulated, and evidence of moisture intrusion, which may be the result of a leak inside or at the exterior of the home. All of these ancillary services can help reveal problems so that you can make the appropriate repairs or replacements to improve your home's energy efficiency.

Homeowners can take many small steps that can lead to greater comfort and huge savings. Visit our website at www.CoburnInspections.com to learn more about our various services.

EMP Inspection

An EMP Inspection is an abbreviated version of our Full Home Inspection, as we evaluate only the electrical, mechanical (HVAC) and plumbing systems. Our EMP Inspection can give you the heads-up about a potential concern or confirm a suspected problem that you've discovered, such as a plumbing leak, a blocked air vent, or issues with the home's power. Following an EMP Inspection, we can make the appropriate recommendations for further evaluation and repair by licensed contractors.

