

# Testimonials

"It is a true pleasure to work with John. I have used him for inspections for over 20 years and have always had consistent, thorough and professional service. John encourages buyers (who are a little nervous) to join him in going through the home. Buyers learn so much more about their new home from John and are always pleased with the process."

—Ann LaGere, McGraw Realtors

"Having been in real estate sales for over 30 years, I have dealt with many inspectors. John is the most thorough and knowledgeable I have met. His years of experience have been beneficial to my customers."

—Larry Harral, McGraw Realtors

"John does such a great job. He is truly a great professional. We appreciate his great insights and expertise. In the future, we will recommend him to everyone we know."

—Jim and Lisa Rambo

"We have been using John Erickson for the past twelve years to do our personal real estate inspections and we always recommend John to our clients. We have always found John to be prompt, efficient, accurate, friendly and knowledgeable. Our clients are always pleased with John, and usually ask for him whenever it is time to sell or buy again. It is so rare to have an inspector that you trust as much as we trust John and Erickson Inspections."

—Susan and Brint Lang,  
McGraw Realtors



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ERICKSON  
INSPECTIONS

Experienced.  
Thorough.  
Dependable.



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# Erickson. The experience you need.

Since 1984, John Erickson has  
been the man Oklahoma  
homeowners, business owners,  
and real estate professionals  
have trusted to provide general  
and certain specialized property  
inspections.

## RESIDENTIAL INSPECTION FEES\*

### Full Home Inspection \$365

Items inspected to the definition of "normal working order," as prescribed in the Oklahoma Home Inspection Law for Licensed Home Inspectors, include:

- General structural system, e.g., foundation and framing
- Exterior — walls, doors, decks, steps, eaves, vegetation, grading, drainage, walkways, driveways, etc.
- Roof system — accessible, exposed portions, e.g., roof covering, drainage system, flashing, chimneys
- Plumbing system — accessible, exposed portions, e.g., fixtures, faucets, drain system, water-heating equipment
- Electrical system — accessible, exposed portions, e.g., service drop, service equipment and main disconnects, conductors
- Heating and air-conditioning systems
- Home interior, e.g., walls, ceilings, floors, stairways, countertops, doors, windows, built-in appliances
- Insulation and ventilation for attic areas
- Fireplace systems

**Each additional HVAC system \$60**

**Additional fee for crawl space \$35**

**Fee per each detached building \$70**

**Lawn Irrigation system \$45**

### Electrical, Mechanical & Plumbing \$190

Visual and (when possible) operational inspection of all fixtures, equipment and systems related to plumbing, heating and cooling, electrical, built-in appliances.

**Each additional HVAC system \$60**

**Additional fee for crawl space \$35**

**Fee per each detached building \$70**

**Lawn Irrigation system \$45**

## ADDITIONAL INSPECTION SERVICES

### Roof surface \$115

Includes examination of existing surface roof, visible flashing, valleys, joints, and ridges. Downspouts and guttering are also inspected. Interior surfaces are examined for evidence of past or active leakage. Report includes an opinion of the remaining life of the roof surface and recommended repairs.

### Pool/hot tub/spa \$95

Inspection of the basic components and operability of the pool, spa and/or hot tub, including equipment. A pressure test of the plumbing is often recommended because of the hidden design of many components. Recommendations for repair will be included in the report.

### Septic system \$95

Inspection of a conventional, below-ground septic system involves flushing dye into the system and running approximately 200 gallons of water through the system. The absorption field is then examined, and the site is inspected for evidence of surfacing sewage or malfunction.

### Follow-up inspections

Verification of repairs recommended at time of original inspection.

Residential **\$90**

With crawl space (if required) **\$35**

Commercial **1/2 of original inspection fee**

### Security system inspections at no charge

Performed by an authorized security system company.

**For commercial, new construction, or other inspection rates, please call 918-704-3822.**

### Mold consultation/testing

Call for details.

\*Fees may vary for residential properties in excess of 5,000 sq. ft. After 30 miles, there will be a minimum trip charge of \$50.