



First Due Home Inspections, LLC
(580) 369-1105

Home Inspection Report
123 Example St
Oklahoma City, OK 73130

Inspected By: Payton Webber

Prepared For: Demo Dan
Inspected On Tue, May 26, 2026 at 8:00 AM

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General information about the property inspected and the conditions that existed when the inspection was performed.

Overview Photos Of Property



Approximate Age

70 Years

Age Based On

Electrical Inspection

Door Faces

South

Furnished

No

Occupied

No

Weather

Overcast

Temperature

82 Degrees

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service



People Present

Beasley Electric, Inc. Matt Beasley

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure, Sloped Toward Structure

Condition: Further Evaluation Required



**Comment 1
Information**

Northeast side of the site slopes away from structure.

Vegetation

Generally Overgrown

Condition: Needs to be cut back and trimmed.



Comment 2

Monitor Condition

Recommend monitoring overgrowth around perimeter of home.



Retaining Walls

Not Present

Driveway

Gravel

Condition: Repair or Replace

Walkways

Not Present

Steps/Stoops

Concrete

Condition: Marginal



Comment 3
Safety Concern

Further evaluation due to no landing. Recommend a landing outside exterior door.



Comment 4
Safety Concern

Steps entering the structure have observed overgrowth. This poses a trip hazard.



Patios/Decks

Concrete

Condition: Satisfactory



Site Comments

Comment 5

Repair or Replacement Needed

The grading slopes toward the home and will not shed water away from the home. This is a common cause of wet crawl spaces and leaking basements. Suggest adding fill dirt at low areas to prevent water from sitting next to home. Recommend further evaluation.



Comment 6

Repair or Replacement Needed

Observed wash-out on the North West corner of structure. Recommend further evaluation.



Comment 7

Monitor Condition

Site slopes towards structure on the North side of the property.



Comment 8

Repair or Replacement Needed

Appears to show signs of wash out and potentially water entering crawlspace of structure. Recommend further evaluation.



Comment 9

Safety Concern

Utility line is tied to a tree limb and is too low to the ground. Potential safety hazard. Recommend further evaluation.



Comment 10

Repair or Replacement Needed

Fence under carport is showing signs of deterioration. Recommend further evaluation or replacement.



The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Lap Wood, Asbestos Siding

Condition: Further Evaluation Required



Comment 11

Repair or Replacement Needed

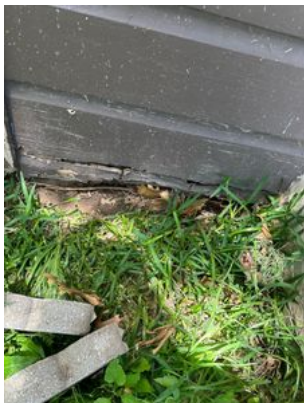
South side of home on the patio appears to have rotting.



Comment 12

Repair or Replacement Needed

Southwest corner of structure. Observed rotting.



Comment 13

Monitor Condition

Splitting of lap wood observed on southwest corner of structure. Recommend monitoring.



Comment 14

Repair or Replacement Needed

Rotting observed below service entrance on west side of structure. Recommend further evaluation or repair.



Comment 15

Repair or Replacement Needed

Observed rotting on west side of structure near gas meter. Recommend further evaluation or repair.



Comment 16

Repair or Replacement Needed

Observed rotting and possible pest entrance on Northeast side of structure.



Comment 17

Repair or Replacement Needed

Splitting and rotting observed on east side of home near back door. Recommend further evaluation or replacement.



Exterior Trim Material

Wood, Aluminum

Condition: Repair or Replace



Comment 18

Repair or Replacement Needed

Observed multiple damaged exterior trim showing signs of deterioration. Recommend repair or replacement.

Windows

Vinyl

Condition: Satisfactory



Comment 19

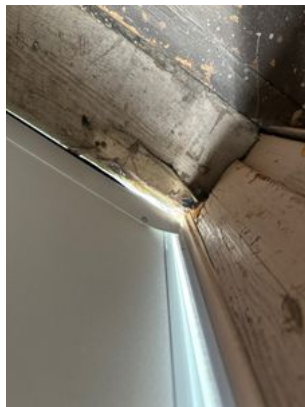
Information

Windows appeared to be satisfactory. No recommendations.

Entry Doors

Vinyl

Condition: Further Evaluation Required



**Comment 20
Information**

Main front entrance storm door drags. Storm doors are recommended to have door closers that control the doors swing.

**Comment 21
Safety Concern**

Carport entrance door is unable to be opened without damaging the structure. Recommend repair due to safely being able to exit the property.

Balconies

Not Present

Railings

Wood

Condition: Further Evaluation Required



Comment 22

Repair or Replacement Needed

Railings appear to be too short and spacing between balusters are too wide. Recommend further evaluation.

Garage Type

Not Present

Overview Photos Of Garage

Garage Size

Door Opener

Opener Safety Feature

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

From Ground

Comment 23

Repair or Replacement Needed

Limbs are encroaching on the roof of the structure. Recommend cutting back branches.



Comment 24

Repair or Replacement Needed

Carport Sealant is showing signs of deterioration. Recommend repair or replacement.



Comment 25

Repair or Replacement Needed

Northeast corner of structure. Sheet metal appears to be above the flashing. Recommend further evaluation or repair.



Comment 26

Monitor Condition

Observed “bowing” in the roof line on the North side of structure. Recommend monitoring the situation.



Comment 27

Monitor Condition

Flashing does not appear sufficient. Recommend further evaluation.



Comment 28
Information

South side of house. Cosmetic issue.



Roof Design

Gable

Roof Covering

Metal

Condition: Satisfactory

Photo Of Each Roofing Type



Approximate Roof Age

10 years

Ventilation Present

Gable Ends

Condition: Satisfactory

Vent Stacks

Metal

Condition: Satisfactory



Chimney

Not Present

Sky Lights

Not Present

Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Wood

Condition: Marginal

Gutters & Downspouts

Not Present

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Crawl Space



Comment 29 Information

Did not inspect crawl space. Inaccessible.

Overview Photos Of Basement

Foundation Material

Not Inspected

Signs of Water Penetration

Rotting visible on exterior structure where the ground meets structural material

Condition: Further Evaluation Required

Prior Waterproofing

Not Present

Floor Structure

Wood Frame

Condition: Further Evaluation Required

Subflooring

Not Inspected

Comment 30 Information

Unknown due to inaccessible crawl space entrance.

Wall Structure

Wood Frame

Condition: Satisfactory

Attic

Attic Entry

Bedroom Closet



Overview Photos Of Attic



Roof Framing Type

Joist and Rafters

Condition: Marginal

Roof Deck Material

Not Present

Vent Risers

Metal

Condition: Further Evaluation Required

Comment 31

Repair or Replacement Needed

Vent does not appear to vent to exterior. Recommend further evaluation.



Insulation

Blown In Fiberglass

Condition: Marginal

Comment 32

Monitor Condition



Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method

Not Inspected

Overview Photos Of Crawlspace

Vapor Retarder

Not Inspected

Underfloor Insulation

Not Inspected

Ventilation Present

Not Present

Moisture Condition

Not Inspected

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Overhead

Main Disconnect Location

Service Panel



Comment 33 Information

Main service disconnect.

Service Panel Location

Interior

Comment 34 Information

Located in master bedroom.

Photo of Panel



Service Panel Manufacturer

Challenger

Condition: Marginal

Service Line Material

Copper

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

100 amps

Service Panel Ground

Ground Rod



Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory



Comment 35

Safety Concern

Double tapped breaker. This is a safety concern. Recommend repair by a licensed electrician.



Comment 36

Repair or Replacement Needed

Observed open ground in all receptacles. Plug cover is loose in master bedroom.



Comment 37

Repair or Replacement Needed

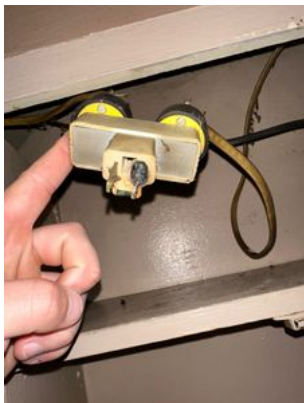
Missing cover plate in living room.



Comment 38

Safety Concern

Wiring does not appear to be correct. Observed burnt plug inside kitchen cabinet. Recommend repair by a licensed electrician.



Comment 39

Repair or Replacement Needed

Broken receptacle cover in the middle bedroom north side of house.



Comment 40
Safety Concern

Knob and tube wiring and open splices were observed. Recommend repair by a licensed electrician.



Overcurrent Protection

Breakers

Condition: Satisfactory



GFCI/AFCI Breakers

Not Present

Smoke Detectors

9 volt Battery Type

Condition: Repair or Replace



**Comment 41
Safety Concern**

No batteries in smoke detector.



Sub Panel

Location

**Comment 42
Information**

No Sub-panel Present.

Photo of Subpanel

Service Line Material

Overcurrent Protection

Branch Circuit Wiring

GFCI/AFCI Breakers

HVAC System Type

Not Present

Thermostat

Not Present

Photo of Thermostat

Thermostat Location

Not Present

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Kitchen

Type of Equipment

Wall mounted gas heater

Condition: Repair or Replace



Comment 43

Repair or Replacement Needed

Gas is turned off on day of inspection.

Photo of Furnace Operating

Photo Of Furnace Dataplate

Manufacturer

Not Present

Heating Fuel

Not Present

Input BTUs

0

Output BTUs

0

Approximate Age

**Comment 44
Information**

Not present.

Filter Type

Not Present

Output Temperature

0

Type of Distribution

Not Present

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Not Present

Type of Equipment

Not Present

Photo of Unit Operating

Photo of Condenser Dataplate

Condenser Make

Not Present

Condensor Size

Not Present

Condenser Approximate Age

Expansion Coil Make

Not Present

Expansion Coil Size

Not Present

Expansion Coil Approximate Age

Condesate Drainage

Not Present

AC Supply Air Temp

0

AC Return Air Temp

0

AC Temperature Drop

0

Photo Of Expansion Coil Dataplate

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Not Inspected

Comment 45 Information

Not accessible.

Supply Pipe Material

Not Inspected

Comment 46 Information

Not accessible.

Location of Main Water Shutoff

Not Present

Photo of Main Water Valve

Sewer System

Not Inspected

Waste Pipe Material

PVC

Condition: Satisfactory

Comment 47 Information

Waste clean out. Northeast side of yard.



Sump Pump

Not Present

Location of Fuel Shutoff

At Meter

Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

AO Smith



Fuel

Natural Gas



Capacity

40 gal

Approximate Age

4 years

Temp & Pressure Relief Valve

Present without blow off leg

Condition: Repair or Replace



Comment 48
Safety Concern

No blow-off leg present. Recommend repair by a licensed plumber.

Fuel Disconnect

Within Sight of Equipment



Comment 49
Monitor Condition

Disconnect appears outdated. Recommend evaluation by a licensed plumber.

Water Heater Comments

Comment 50

Repair or Replacement Needed

No hot water shut off. Recommend repair or replacement.



Bathroom #1

Location

Northwest side of house.

Comment 51 Information

Under construction day of inspections.



Overview Photos of Bathroom

Bath Tub

Built in

Condition: Satisfactory



Shower

Not Inspected

Sink(s)

Not Present

Toilet

Not Inspected

Bidet

Not Present

Shower Walls

Fiberglass

Condition: Satisfactory

Tub Surround

Fiberglass

Condition: Satisfactory

Floor

Vinyl

Condition: Satisfactory

Ventilation Type

Not Present

GFCI Protection

Not Present

Bathroom #2

Location

Overview Photos of Bathroom

Bath Tub

Shower

Sink(s)

Toilet

Bidet

Shower Walls

Tub Surround

Floor

Ventilation Type

GFCI Protection

Bathroom #3

Location

Overview Photos of Bathroom

Bath Tub

Shower

Sink(s)

Toilet

Bidet

Shower Walls

Tub Surround

Floor

Ventilation Type

GFCI Protection

Overview Photo of Kitchen



Cabinets

Wood

Condition: Further Evaluation Required



Comment 52

Monitor Condition

Several cabinets observed no remaining shut. Recommend repair.

Comment 53

Monitor Condition

Missing drawer. Recommend replacing.



Countertops

Laminated

Condition: Satisfactory



Sink

Double

Condition: Satisfactory



Comment 54

Safety Concern

Kitchen sink water temperature is above the recommended temperature. Water temperature inside a house is recommended to not be above 120 degrees Fahrenheit to prevent scolding.



Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

Not Present

Range

Not Present

Cooktop

Not Present

Range Hood

Not Present

Refrigerator

Not Present

Dishwasher

Not Present

Microwave

Not Present

Disposal

Not Present

Washer

Not Present

Dryer

Not Present

Laundry

Built In Cabinets

Not Present

Laundry Sink

Not Present

Dryer Venting

To Exterior

Condition: Further Evaluation Required



Comment 55

Repair or Replacement Needed

Recommend repair of dryer vent. Dryer vents are recommended to have a vent cap.

GFCI Protection

Not Present

Laundry Hook Ups

Yes

Condition: Satisfactory



Washer

Not Present

Dryer

Not Present

Overview Photos of Laundry

Interior

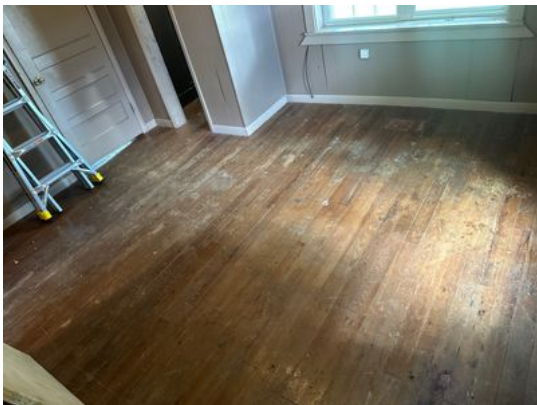
The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Wood, Wood Laminate, Vinyl

Condition: Further Evaluation Required





Comment 56

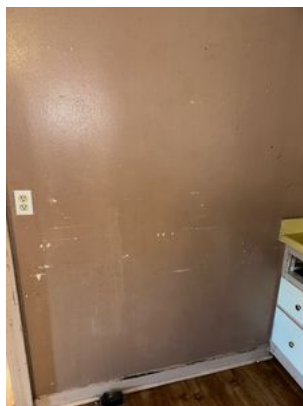
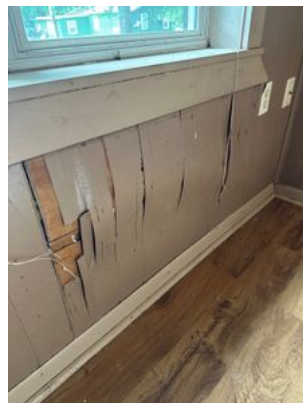
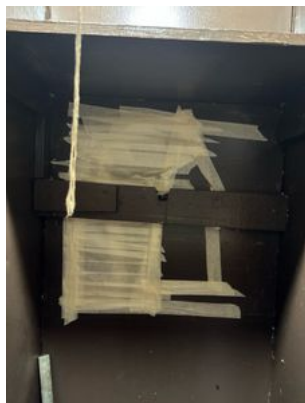
Repair or Replacement Needed

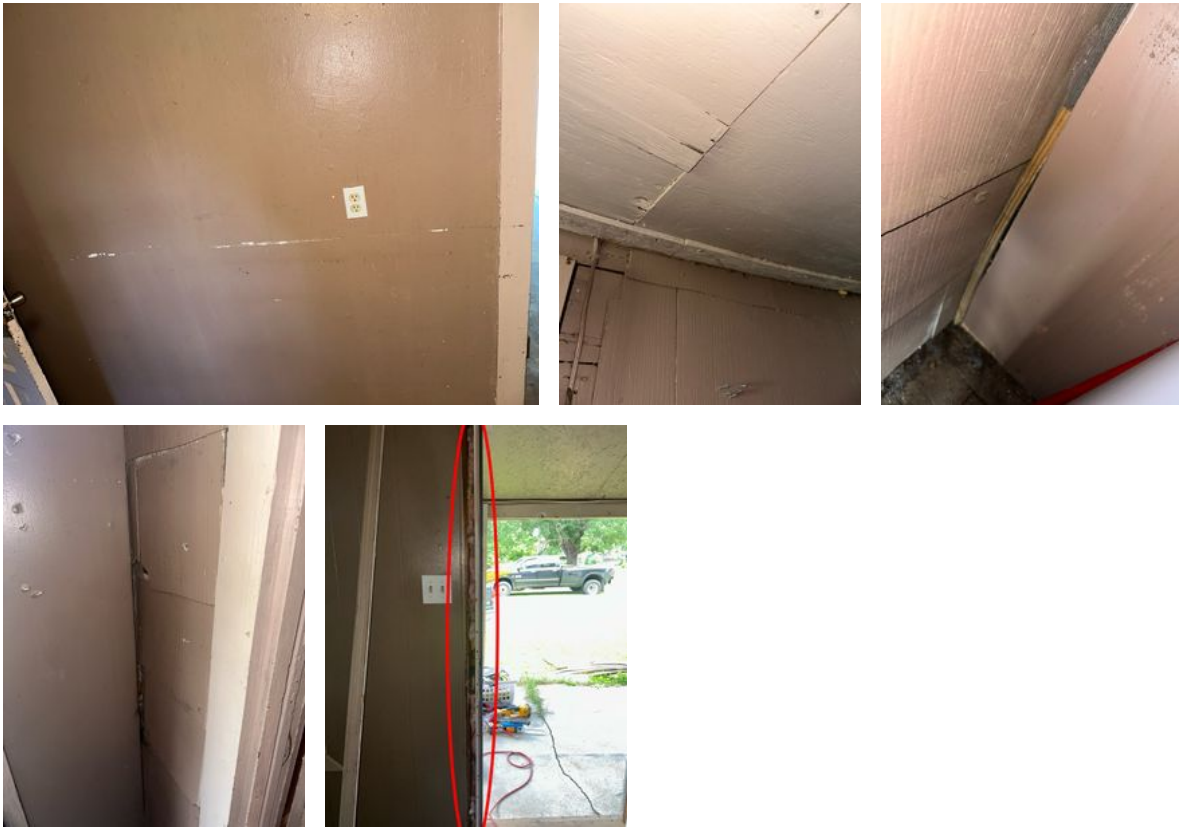
All floors in structured are not level and sagging. Floors throughout structure are showing signs of deterioration. Recommend repair or replacement.

Walls

Wood Paneling

Condition: Further Evaluation Required





Comment 57

Repair or Replacement Needed

Multiple walls observed defects. Recommend repair or replacement.

Window Types

Double Hung

Condition: Marginal

Comment 58

Repair or Replacement Needed

Southeast front window will not remain open. Recommend repair.



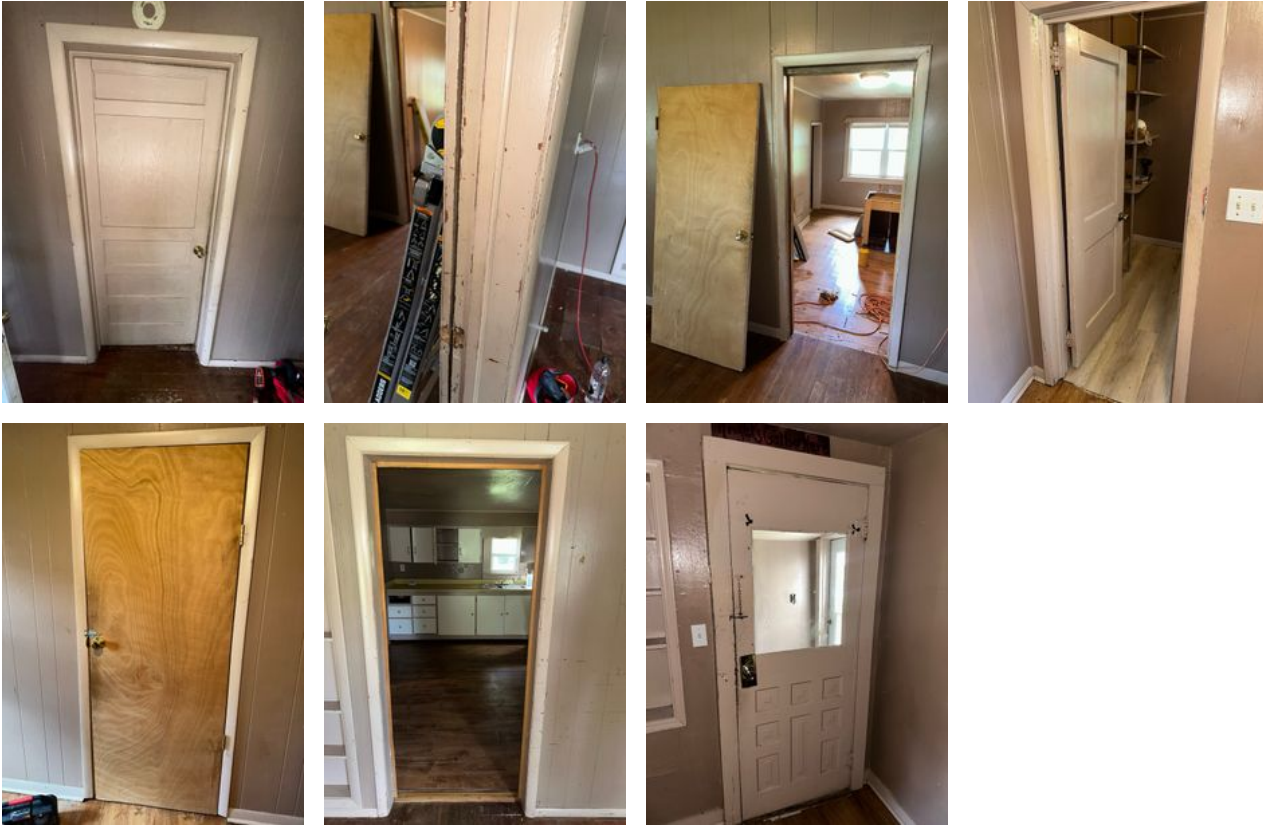
Window Materials

Vinyl

Entry Door Types

Hinged

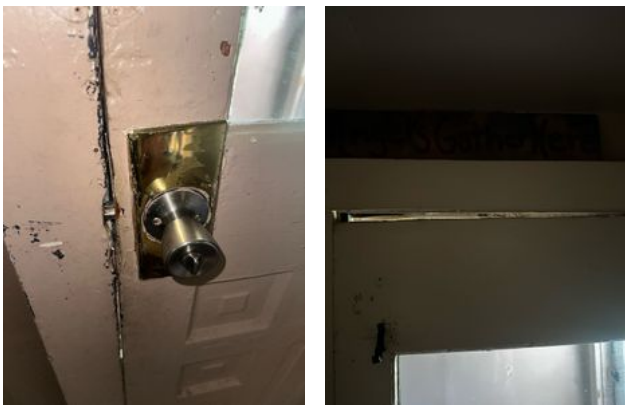
Condition: Marginal



Comment 59

Repair or Replacement Needed

Kitchen door to laundry room will not latch and sags. Recommend repair.



Entry Door Materials

Aluminum, Vinyl

Interior Door Materials

Wood

Fireplace

Not Present

Overview Photos of Interior



This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

Site: Steps/Stoops

Further evaluation due to no landing. Recommend a landing outside exterior door.



Site: Steps/Stoops

Steps entering the structure have observed overgrowth. This poses a trip hazard.



Site

Utility line is tied to a tree limb and is too low to the ground. Potential safety hazard. Recommend further evaluation.



Exterior: Entry Doors

Carport entrance door is unable to be opened without damaging the structure. Recommend repair due to safely being able to exit the property.

Electrical: Branch Circuit Wiring

Double tapped breaker. This is a safety concern. Recommend repair by a licensed electrician.



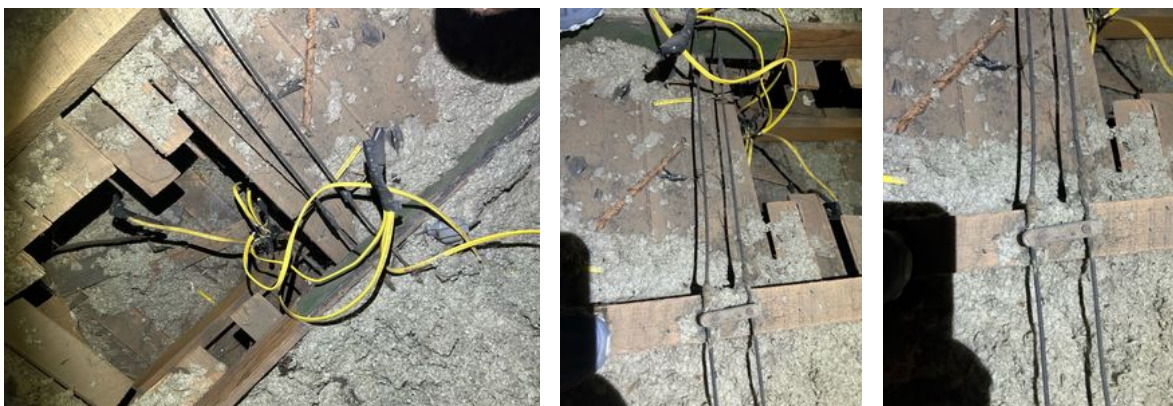
Electrical: Branch Circuit Wiring

Wiring does not appear to be correct. Observed burnt plug inside kitchen cabinet. Recommend repair by a licensed electrician.



Electrical: Branch Circuit Wiring

Knob and tube wiring and open splices were observed. Recommend repair by a licensed electrician.



Electrical: Smoke Detectors

No batteries in smoke detector.



Plumbing: Water Heater: Temp & Pressure Relief Valve

No blow-off leg present. Recommend repair by a licensed plumber.

Kitchen: Sink

Kitchen sink water temperature is above the recommended temperature. Water temperature inside a house is recommended to not be above 120 degrees Fahrenheit to prevent scolding.



Repair or Replacement Needed

Site

The grading slopes toward the home and will not shed water away from the home. This is a common cause of wet crawl spaces and leaking basements. Suggest adding fill dirt at low areas to prevent water from sitting next to home. Recommend further evaluation.



Site

Observed wash-out on the North West corner of structure. Recommend further evaluation.



Site

Appears to show signs of wash out and potentially water entering crawlspace of structure. Recommend further evaluation.



Site

Fence under carport is showing signs of deterioration. Recommend further evaluation or replacement.



Exterior: Exterior Covering

South side of home on the patio appears to have rotting.



Exterior: Exterior Covering

Southwest corner of structure. Observed rotting.



Exterior: Exterior Covering

Rotting observed below service entrance on west side of structure. Recommend further evaluation or repair.



Exterior: Exterior Covering

Observed rotting on west side of structure near gas meter. Recommend further evaluation or repair.



Exterior: Exterior Covering

Observed rotting and possible pest entrance on Northeast side of structure.



Exterior: Exterior Covering

Splitting and rotting observed on east side of home near back door. Recommend further evaluation or replacement.



Exterior: Exterior Trim Material

Observed multiple damaged exterior trim showing signs of deterioration. Recommend repair or replacement.

Exterior: Railings

Railings appear to be too short and spacing between balusters are too wide. Recommend further evaluation.

Roofing: Inspection Method

Limbs are encroaching on the roof of the structure. Recommend cutting back branches.



Roofing: Inspection Method

Carport Sealant is showing signs of deterioration. Recommend repair or replacement.



Roofing: Inspection Method

Northeast corner of structure. Sheet metal appears to be above the flashing. Recommend further evaluation or repair.



Structure: Attic: Vent Risers

Vent does not appear to vent to exterior. Recommend further evaluation.



Electrical: Branch Circuit Wiring

Observed open ground in all receptacles. Plug cover is loose in master bedroom.



Electrical: Branch Circuit Wiring

Missing cover plate in living room.



Electrical: Branch Circuit Wiring

Broken receptacle cover in the middle bedroom north side of house.



HVAC: Heating: Type of Equipment

Gas is turned off on day of inspection.

Plumbing: Water Heater

No hot water shut off. Recommend repair or replacement.



Laundry: Dryer Venting

Recommend repair of dryer vent. Dryer vents are recommended to have a vent cap.

Interior: Floors

All floors in structured are not level and sagging. Floors throughout structure are showing signs of deterioration. Recommend repair or replacement.

Interior: Walls

Multiple walls observed defects. Recommend repair or replacement.

Interior: Window Types

Southeast front window will not remain open. Recommend repair.



Interior: Entry Door Types

Kitchen door to laundry room will not latch and sags. Recommend repair.

