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Home Inspection Report

123 Example St
Oklahoma City, OK 73130

Inspected By: Payton Webber

Prepared For: Demo Dan
Inspected On Fri, Jul 10, 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

46 years (1980)

Age Based On

Listing

Door Faces

South

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

96 Degrees

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Water Service

People Present

Mother Nature’s Pest Control

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

The home is situated at a lower elevation than the surrounding grade, causing the ground to slope toward the structure. This grading condition may direct surface water toward the foundation, increasing the potential for moisture intrusion, foundation move

Condition: Further Evaluation Required

Vegetation

Generally Maintained

Condition: Satisfactory

Retaining Walls

Not Present

Driveway

Gravel

Condition: Satisfactory

Walkways

Concrete, Stepping Stones

Condition: Repair or Replace



Comment 1

Repair or Replacement Needed

Walkways do not extend from the home to the designated parking area. This condition may require occupants to walk across unprotected ground, which can become muddy, uneven, or slippery during wet weather. Consider extending the walkway to provide a safer and more convenient path of travel.

Steps/Stoops

Not Present

Comment 2

Safety Concern

The exterior door leading to the carport does not have an adequate landing. The landing is undersized and does not provide sufficient space for safe entry and exit, increasing the risk of slips, trips, and falls. Recommend evaluation and modification by a qualified contractor to provide an adequately sized, stable landing for improved safety.

Comment 3

Safety Concern

The patio is elevated above the surrounding grade and does not have steps providing access. This condition creates a safety hazard and makes the patio difficult to access. Recommend installation of properly constructed steps, and handrails where applicable, by a qualified contractor to provide safe access.

Patios/Decks

Wood

Condition: Repair or Replace





Comment 4

Repair or Replacement Needed

The exterior patio/deck surface is bowed/sagging toward the center, and multiple deck boards are loose. These conditions may indicate structural movement or deterioration and present a potential trip hazard. Recommend evaluation and repair by a qualified contractor to restore proper support and secure all loose decking components.

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

Exterior Covering

Stone, Wood Tongue and Groove, Engineered Wood Siding

Condition: Satisfactory

Comment 5

Repair or Replacement Needed

The exterior wall covering, trim, and associated exterior finish components exhibit areas of deterioration, damage, and/or improper installation. These conditions may allow moisture intrusion, accelerate material deterioration, and reduce the ability of the exterior envelope to protect the structure. Recommend evaluation and repair or replacement of all affected components by a qualified contractor. All repairs should be properly sealed, flashed where applicable, and finished to help prevent future moisture intrusion and deterioration. These problems pictured are on the South facing side of the house.



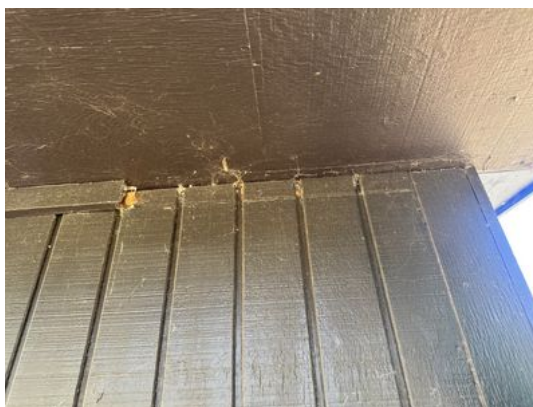


Comment 6

Repair or Replacement Needed

The exterior wall covering, trim, and associated exterior finish components exhibit areas of deterioration, damage, and/or improper installation. These conditions may allow moisture intrusion, accelerate material deterioration, and reduce the ability of the exterior envelope to protect the structure. Recommend evaluation and repair or replacement of all affected components by a qualified contractor. All repairs should be properly sealed, flashed where applicable, and finished to help prevent future moisture intrusion and deterioration. The problems pictured are located on the East side of the structure.





Comment 7

Repair or Replacement Needed

Wood trim/fascia and soffit components at the roof edges and wall intersections on the North East corner exhibited signs of deterioration, including rot, openings, and gaps. These deficiencies can allow moisture intrusion and provide entry points for insects, birds, and other pests while contributing to further deterioration of the surrounding materials. Recommend repair or replacement of the damaged components, sealing of all openings, and evaluation of adjacent materials for concealed moisture damage by a qualified contractor.



Comment 8

Repair or Replacement Needed

The exterior wall covering, trim, and associated exterior finish components exhibit areas of deterioration, damage, and/or improper installation. These conditions may allow moisture intrusion, accelerate material deterioration, and reduce the

ability of the exterior envelope to protect the structure. Recommend evaluation and repair or replacement of all affected components by a qualified contractor. All repairs should be properly sealed, flashed where applicable, and finished to help prevent future moisture intrusion and deterioration. These problems pictured are on the North facing side of the house.



Exterior Trim Material

Wood

Condition: Marginal

Windows

Vinyl

Condition: Marginal

Entry Doors

Wood, Vinyl

Condition: Satisfactory

Garage Type

Carport

Condition: Satisfactory

Comment 9

Repair or Replacement Needed

Northwest corner of carport trim/fascia and soffit components are showing signs of rot and deterioration. Recommend repair.



Comment 10

Repair or Replacement Needed

Trim is beginning to show signs of deterioration and failure. Recommend repair or replacement.



Overview Photos Of Garage



Garage Size

2 Car

Door Opener

Not Present

Opener Safety Feature

Not Present

Roofing

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

Walked Roof/Arms Length

Roof Design

Gable

Roof Covering

3 Tab Shingle

Condition: Satisfactory

Photo Of Each Roofing Type



Approximate Roof Age

12-15 years

Ventilation Present

Soffit, Power Ventilator

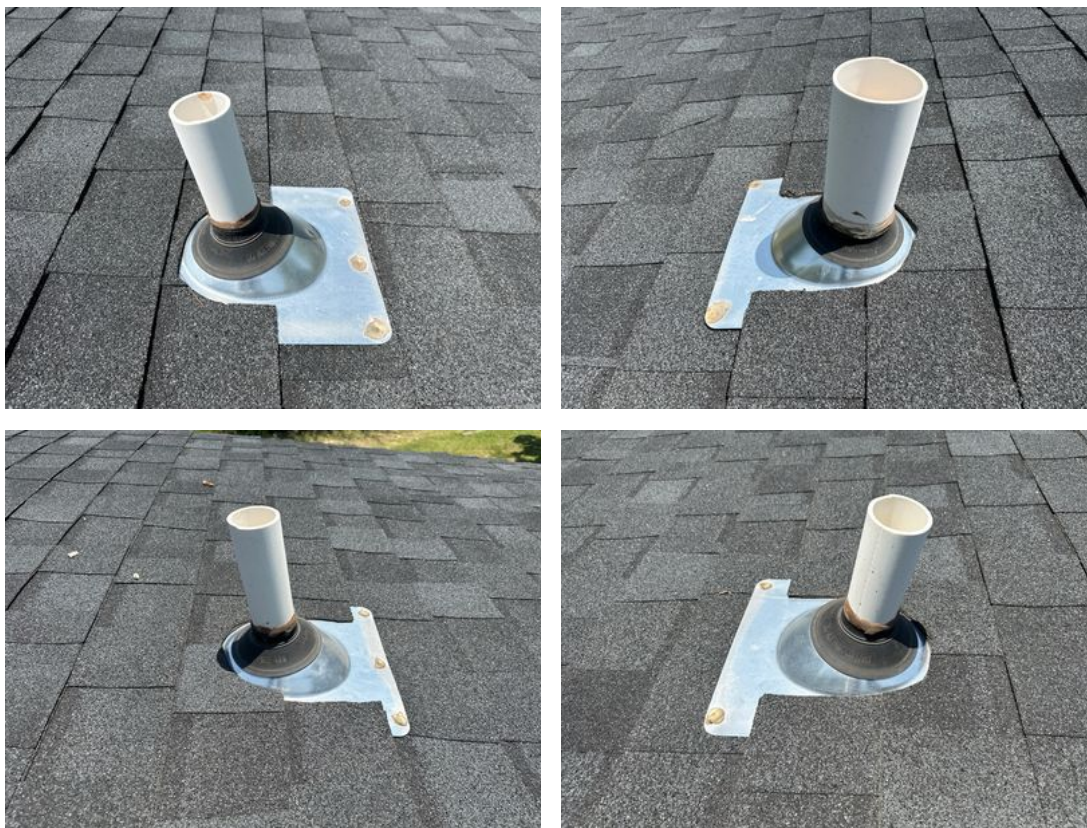
Condition: Satisfactory



Vent Stacks

Plastic

Condition: Satisfactory



Chimney

Masonry, Stone

Condition: Repair or Replace

Comment 11

Repair or Replacement Needed

The chimney crown exhibits cracking and deterioration. The damaged crown may allow water intrusion into the chimney structure, leading to further deterioration. Recommend evaluation and repair by a qualified chimney contractor.

Mortar joints within the chimney exhibit deterioration and cracking. Damaged mortar can permit moisture intrusion and contribute to continued deterioration. Recommend tuck-pointing or repairs by a qualified masonry contractor.

Flashing at the chimney base exhibits corrosion and signs of previous repairs. Deteriorated flashing may permit water intrusion. Recommend repair or replacement by a qualified roofing contractor.



Sky Lights

Yes

Condition: Satisfactory



Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Wood

Condition: Marginal

Gutters & Downspouts

Metal

Condition: Satisfactory

Comment 12

Repair or Replacement Needed

The gutter downspout terminates adjacent to the structure without an extension to direct water away from the foundation. This condition can contribute to excessive moisture accumulation, soil erosion, and potential foundation movement over time. Recommend installing a downspout extension or other approved drainage method to discharge water several feet away from the foundation.



Structure

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

Slab on Grade

Foundation Material

Poured Concrete

Condition: Satisfactory

Signs of Water Penetration

No signs of water penetration noted

Condition: Satisfactory

Floor Structure

Concrete Slab

Condition: Satisfactory

Subflooring

Not Present

Wall Structure

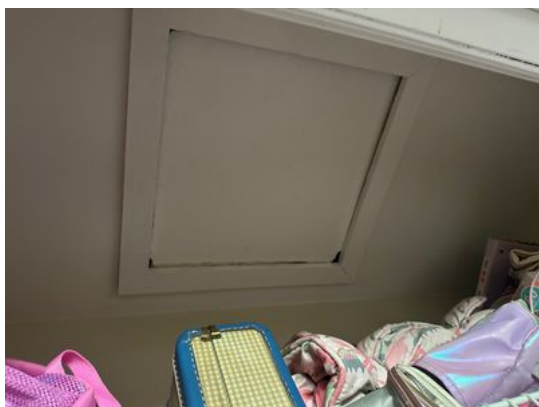
Wood Frame

Condition: Satisfactory

Attic

Attic Entry

Bedroom Closet



Comment 13 Information

Attic was inspected from top of ladder due to limited access.

Overview Photos Of Attic



Roof Framing Type

Wood Trusses

Condition: Satisfactory

Roof Deck Material

Plywood

Condition: Satisfactory

Vent Risers

PVC

Condition: Satisfactory

Insulation

Blown In Fiberglass

Condition: Satisfactory

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

Underground

Main Disconnect Location

Service Panel



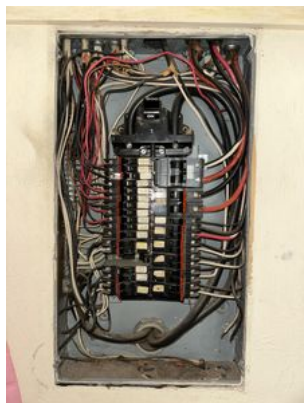
Comment 14 Information

Located in South bedroom

Service Panel Location

Located in South Bedroom

Photo of Panel



Service Panel Manufacturer

Federal Pacific

Condition: Further Evaluation Required

Comment 15

Safety Concern

A Federal Pacific Electric (FPE) electrical panel was observed. FPE Stab-Lok panels have a documented history of breakers failing to trip under overload and short-circuit conditions. Due to these recognized safety concerns, evaluation by a qualified licensed electrician is recommended. Replacement of the panel is commonly recommended.

Service Line Material

Copper

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

200 amps

Service Panel Ground

Unknown Not Visible

Comment 16

Information

The grounding electrode (ground rod) could not be visually verified because it was concealed by soil and/or other materials. No deficiencies were observed with the visible portions of the grounding electrode conductor.

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Further Evaluation Required

GFCI/AFCI Breakers

No

Condition: Further Evaluation Required

Smoke Detectors

Hard Wired

Condition: Repair or Replace



Comment 17

Safety Concern

Only one smoke detector was observed in the home, and it did not respond during testing. The home is not equipped with an adequate number of functional smoke detectors to provide appropriate fire warning. Smoke detectors are a critical life-safety device and should be installed in each sleeping room, outside each sleeping area, and on every level of the home. Recommend installation of additional smoke detectors and replacement of the non-operational unit by a qualified individual in accordance with current safety standards and manufacturer recommendations.

Electrical Comments

Comment 18

Safety Concern

Two breakers were observed with two conductors terminated under a single breaker lug (double-tapped). Unless specifically listed by the manufacturer for multiple conductors, this installation is considered improper and may result in loose electrical connections, overheating, or arcing. Recommend evaluation and correction by a qualified licensed electrician.



Comment 19

Safety Concern

Loose/unterminated conductors were observed within the electrical panel enclosure. Unsecured conductors may present a shock hazard if energized and can indicate incomplete or abandoned wiring. Recommend evaluation by a qualified licensed electrician to determine whether the conductors are energized and to properly terminate, remove, or safely cap them as needed.



Comment 20

Repair or Replacement Needed

No circuit directory observed. This is required so occupants can identify circuits quickly. Recommend further evaluation or repair.

Sub Panel

Location

Carport

Photo of Subpanel



Service Line Material

Copper

Overcurrent Protection

Breakers

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

GFCI/AFCI Breakers

No

Condition: Satisfactory

HVAC System Type

Central Split System



Thermostat

Digital

Condition: Satisfactory

Photo of Thermostat



Thermostat Location

Hallway

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

Hallway

Type of Equipment

Heat Pump

Condition: Satisfactory

Photo Of Furnace Dataplate



Manufacturer

Trane

Heating Fuel

Electric

Condition: Satisfactory

Input BTUs

30,000 BTU

Output BTUs

N/A

Approximate Age

2 years

Filter Type

Disposable

Condition: Satisfactory

Output Temperature

0

Comment 21
Information

Due to weather at time of inspection, heater was not operated.

Type of Distribution

Metal Ducting

Condition: Satisfactory

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

Electric

Type of Equipment

Split System

Condition: Satisfactory

Photo of Unit Operating



Photo of Condenser Dataplate



Condenser Make

RunTru by Trane

Condensor Size

30,000 BTU (2.5 Tons)

Condenser Approximate Age

4 years

Expansion Coil Make

Trane

Expansion Coil Size

30,000 BTU (2.5 Tons)

Expansion Coil Approximate Age

2 years

Condensate Drainage

Not visible. Unable to determine

Condition: Satisfactory

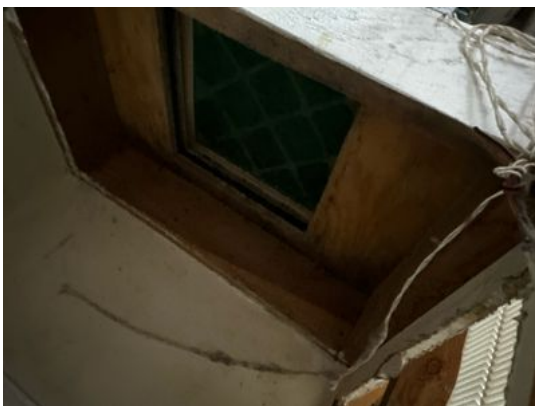
AC Supply Air Temp

74

Comment 22

Repair or Replacement Needed

The supply plenum/ductwork was not connected to the air handler at the time of the inspection. As a result, conditioned air is not being properly distributed throughout the home. This condition can significantly impact the performance and efficiency of the HVAC system. Recommend evaluation and repair by a qualified HVAC contractor.



AC Return Air Temp

56.1

Comment 23 Information



AC Temperature Drop

17.9

Cooling Comments

Comment 24 Information

The information provided is on the Hallway air handler.

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

Cooling #2

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

Electric

Type of Equipment

Split System

Condition: Satisfactory

Photo of Unit Operating



Photo of Condenser Dataplate



Condenser Make

Trane

Condensor Size

30,000 BTU (2.5 Tons)

Condenser Approximate Age

12 years

Expansion Coil Make

American Standard

Expansion Coil Size

30,000 BTU (2.5 Tons)

Expansion Coil Approximate Age

9 years

Condensate Drainage

Not visible. Unable to determine

Condition: Satisfactory

AC Supply Air Temp

72

Comment 25

Repair or Replacement Needed

The supply plenum/ductwork was not connected to the air handler at the time of the inspection. As a result, conditioned air is not being properly distributed throughout the home. This condition can significantly impact the performance and efficiency of the HVAC system. Recommend evaluation and repair by a qualified HVAC contractor.



AC Return Air Temp

58.3

Comment 26

Information



AC Temperature Drop

14.7

Cooling #2 Comments

Comment 27

Information

The information provided is on the air handler in the hallway closet between master and guest room.

Comment 28

Repair or Replacement Needed

The outdoor heat pump pad has settled and is no longer providing a stable, level base. Additionally, grading around the unit has deteriorated, allowing soil erosion and inadequate support beneath the pad. This condition may contribute to equipment movement, stress on refrigerant lines and electrical connections, and reduced service life. Recommend regrading the area and resetting or replacing the equipment pad as needed by a qualified HVAC contractor.



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

Heating #2

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

Hallway

Type of Equipment

Heat Pump

Condition: Satisfactory

Photo Of Furnace Dataplate



Manufacturer

American Standard

Heating Fuel

Electric
Condition: Satisfactory

Input BTUs

30,000 BTU

Output BTUs

N/A

Approximate Age

9 years

Filter Type

Disposable
Condition: Satisfactory

Output Temperature

N/A

Comment 29
Information

Heater was not ran due to hot outside temperature.

Type of Distribution

Metal Ducting

Condition: Satisfactory

Furnaces over 10 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

Public

Supply Pipe Material

Copper

Condition: Satisfactory

Location of Main Water Shutoff

Not Located

Sewer System

Aerobic Septic System

Waste Pipe Material

PVC

Condition: Satisfactory

Sump Pump

Not Present

Location of Fuel Shutoff

Not Located

Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

AO Smith

Fuel

Electric

Capacity

40 gal

Approximate Age

7 years

Temp & Pressure Relief Valve

Not Present

Condition: Further Evaluation Required



Comment 30
Safety Concern

The water heater is missing the temperature and pressure (T&P) relief valve discharge pipe (blow-off tube). This pipe is a critical safety component designed to safely direct hot water and steam away from occupants if the relief valve opens. Recommend installation of a properly sized and terminated discharge pipe by a qualified plumber.

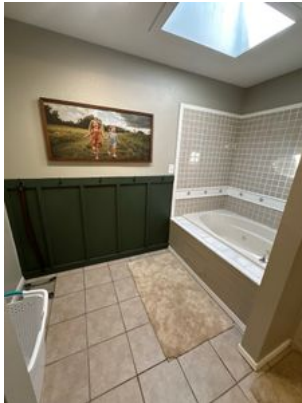
Fuel Disconnect
Not Present

Bathroom #1

Location

Master

Overview Photos of Bathroom



Bath Tub

Recessed

Condition: Satisfactory

Shower

Stall

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory



Toilet

Standard Tank

Condition: Satisfactory

Bidet

Not Present

Shower Walls

Fiberglass

Condition: Satisfactory

Tub Surround

Tile

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Further Evaluation Required

Comment 31

Safety Concern

No GFCI protection was present for the bathroom receptacle(s) at the time of the inspection. Current safety standards require GFCI protection in bathroom locations to reduce the risk of electrical shock in areas where water is present. Recommend installation of GFCI-protected receptacle(s) or circuit protection by a qualified electrician.

Bathroom #1 Comments

Comment 32

Monitor Condition

Minor crack observed in master bath. Recommend monitoring.

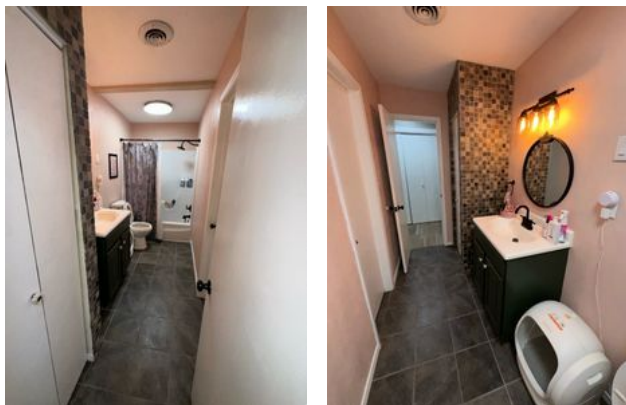


Bathroom #2

Location

Hallway

Overview Photos of Bathroom



Bath Tub

Recessed

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

Condition: Satisfactory

Bidet

Not Present

Shower Walls

Fiberglass

Condition: Satisfactory

Tub Surround

Fiberglass

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Further Evaluation Required

GFCI Protection

Outlets

Condition: Further Evaluation Required

Comment 33

Safety Concern

No GFCI protection was present for the bathroom receptacle(s) at the time of the inspection. Current safety standards require GFCI protection in bathroom locations to reduce the risk of electrical shock in areas where water is present. Recommend installation of GFCI-protected receptacle(s) or circuit protection by a qualified electrician.

Kitchen

Overview Photo of Kitchen



Cabinets

Wood

Condition: Satisfactory

Countertops

Quartz

Condition: Satisfactory

Sink

Double

Condition: Satisfactory



Comment 34

Safety Concern

No GFCI protection was present for the required kitchen countertop receptacle(s) at the time of the inspection. GFCI protection is an important safety feature designed to reduce the risk of electrical shock in areas where water is commonly present. Recommend installation of GFCI-protected receptacles or circuit protection by a qualified electrician.



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

Samsung

Condition: Satisfactory



Refrigerator

Samsung

Condition: Satisfactory



Dishwasher

Whirlpool

Condition: Repair or Replace



Comment 35

Repair or Replacement Needed

Standing water was observed in the bottom of the dishwasher at the time of the inspection. This condition may indicate restricted drainage, a clogged filter or drain hose, a drain pump issue, or an installation-related problem. Recommend further evaluation and any necessary repairs by a qualified appliance technician to ensure the dishwasher drains properly.



Microwave

Samsung

Condition: Satisfactory



Disposal

InSinkErator

Condition: Satisfactory



Washer

Samsung

Condition: Satisfactory



Dryer

Samsung

Condition: Satisfactory



Laundry

Built In Cabinets

No

Condition: Satisfactory

Laundry Sink

Not Present

Dryer Venting

To Exterior

Condition: Satisfactory



GFCI Protection

No

Condition: Repair or Replace

Comment 36

Safety Concern

No GFCI protection was present for the laundry area receptacle(s) at the time of the inspection. Current safety standards require GFCI protection for receptacles in laundry areas to reduce the risk of electrical shock. Recommend installation of GFCI-protected receptacle(s) or circuit protection by a qualified electrician.



Laundry Hook Ups

Yes

Condition: Satisfactory



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

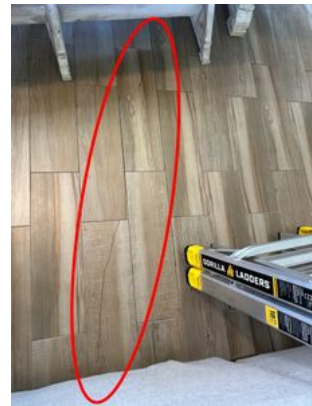
Tile, Carpet

Condition: Satisfactory

Comment 37

Monitor Condition

A crack was observed in the tile flooring extending a significant distance across the floor. The crack remained relatively consistent in width with no significant vertical displacement observed at the time of the inspection. The cause of the cracking could not be determined during this visual inspection. Recommend monitoring for additional movement. If the crack widens, develops vertical displacement, or additional signs of movement are observed, further evaluation by a qualified foundation or structural professional is recommended.



Walls

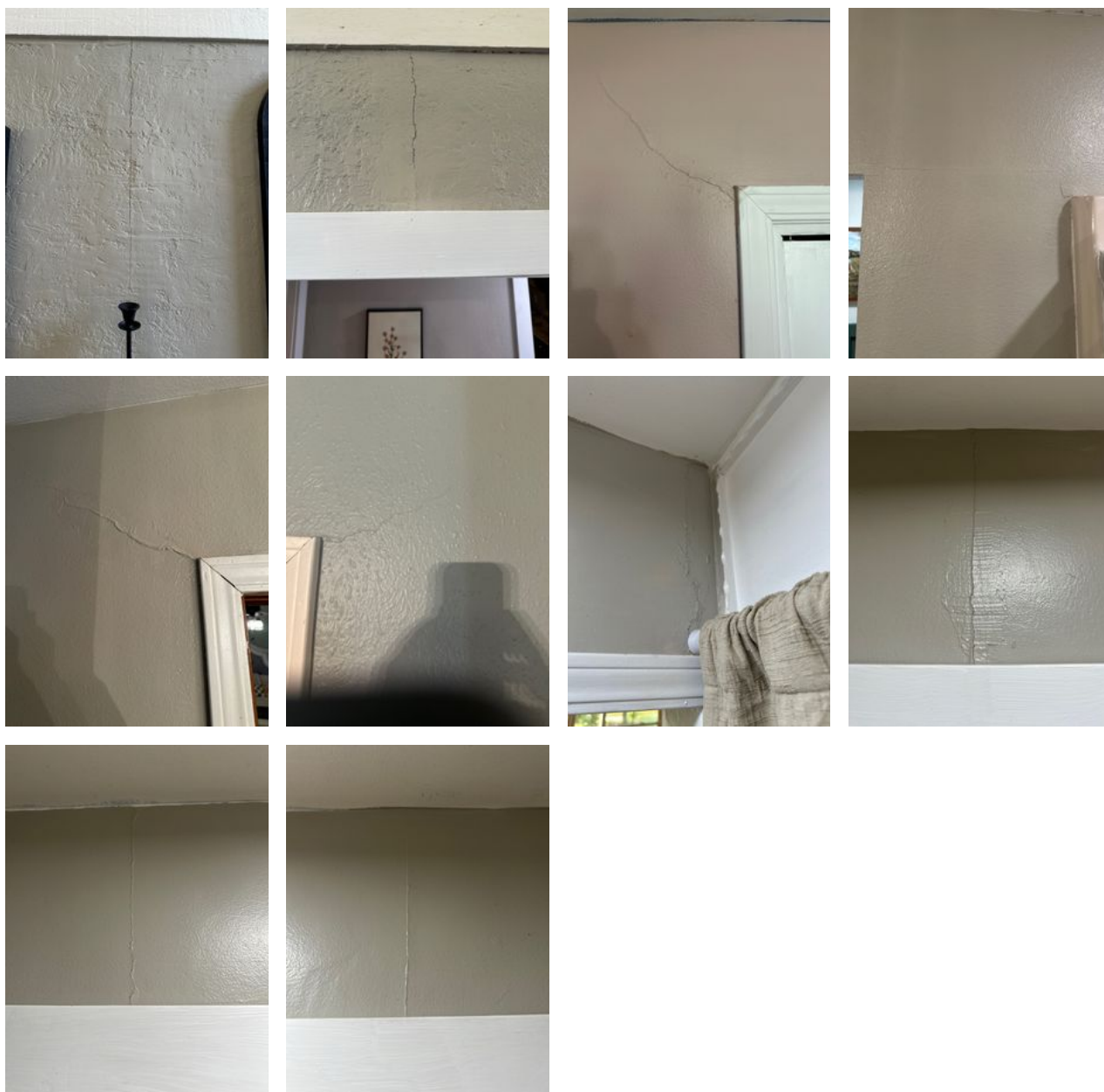
Textured Over Drywall

Condition: Satisfactory

Comment 38

Monitor Condition

Minor settlement-related cracks were observed. These types of cracks are common as a home ages and, at the time of the inspection, appeared consistent with normal settlement. No significant indications of structural movement were observed in these areas. Recommend monitoring the cracks for changes in width, length, or displacement. If movement is observed or the cracks worsen over time, further evaluation by a qualified structural professional is recommended.



Window Types

Single Hung, Casement

Condition: Satisfactory

Window Materials

Wood, Vinyl

Entry Door Types

Sliding, Hinged

Condition: Satisfactory

Entry Door Materials

Wood

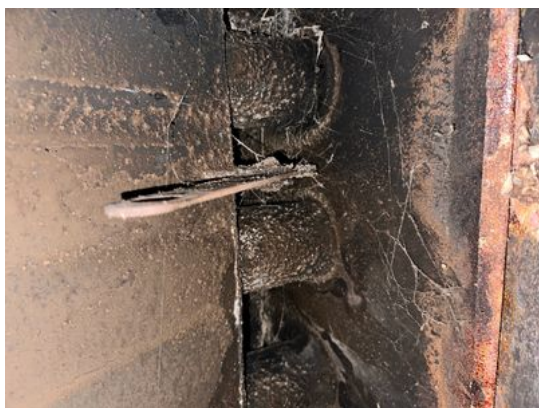
Interior Door Materials

Wood

Fireplace

Masonry, Wood Burning

Condition: Satisfactory



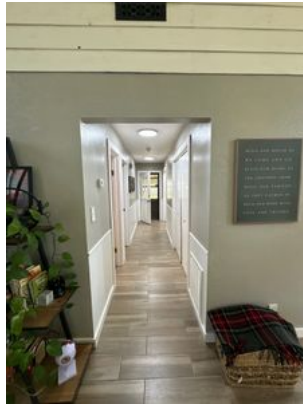
Comment 39

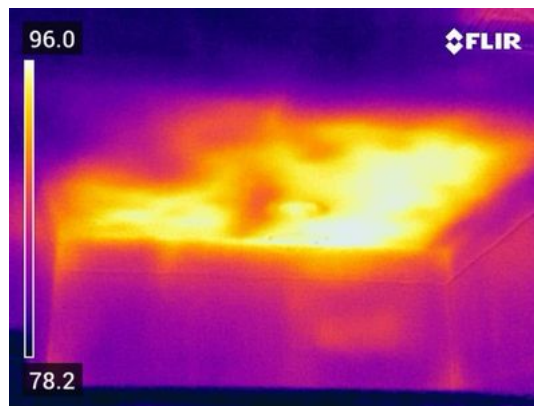
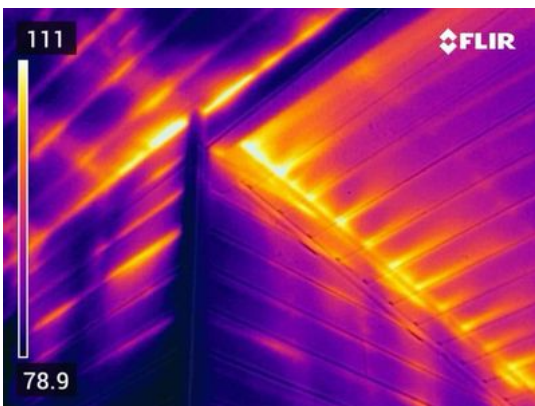
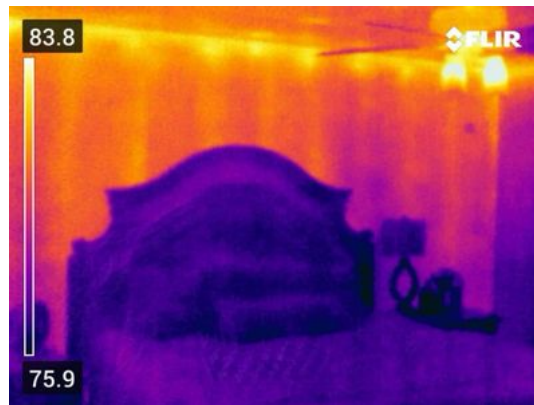
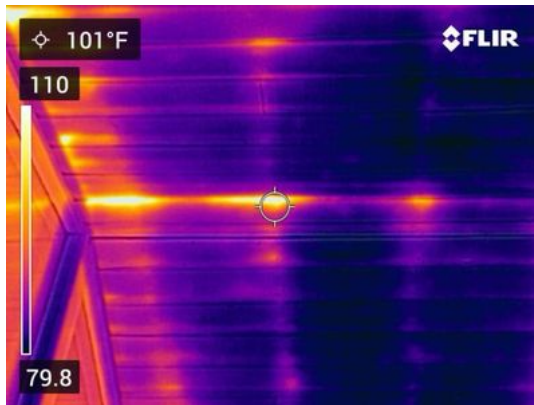
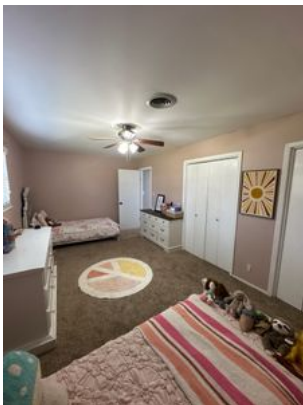
Repair or Replacement Needed

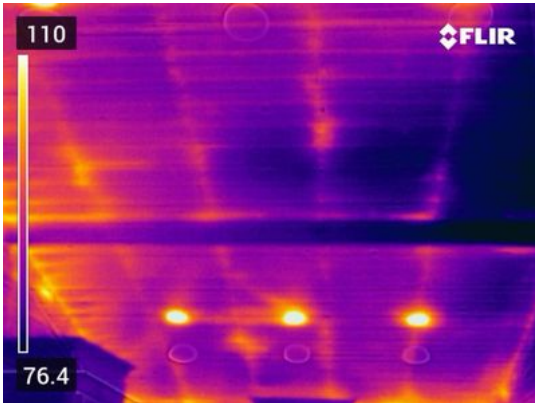
Separation was observed between the stone fireplace surround and the adjacent wood trim/finish. This condition is likely the result of normal differential movement between dissimilar building materials but may allow air and moisture intrusion and detracts from the finished appearance. Recommend sealing or repairing the separation as needed and monitoring for any signs of continued movement or widening. If significant movement is observed, further evaluation by a qualified contractor is recommended.



Overview Photos of Interior





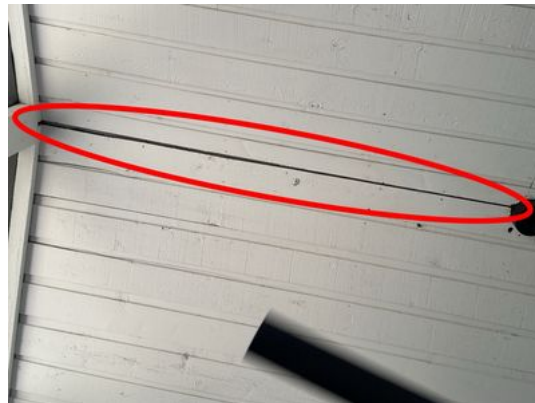


Interior Comments

Comment 40

Monitor Condition

A linear separation was observed along a ceiling panel joint in the vaulted living room ceiling. The separation appeared straight and generally uniform in width, with no significant displacement noted at the time of the inspection. This condition is consistent with typical movement that can occur from normal settlement and/or seasonal expansion and contraction. Recommend monitoring for any increase in width, displacement, or additional cracking. If significant changes are observed, further evaluation by a qualified contractor is recommended.



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

The exterior door leading to the carport does not have an adequate landing. The landing is undersized and does not provide sufficient space for safe entry and exit, increasing the risk of slips, trips, and falls. Recommend evaluation and modification by a qualified contractor to provide an adequately sized, stable landing for improved safety.

Site: Steps/Stoops

The patio is elevated above the surrounding grade and does not have steps providing access. This condition creates a safety hazard and makes the patio difficult to access. Recommend installation of properly constructed steps, and handrails where applicable, by a qualified contractor to provide safe access.

Electrical: Service Panel Manufacturer

A Federal Pacific Electric (FPE) electrical panel was observed. FPE Stab-Lok panels have a documented history of breakers failing to trip under overload and short-circuit conditions. Due to these recognized safety concerns, evaluation by a qualified licensed electrician is recommended. Replacement of the panel is commonly recommended.

Electrical: Smoke Detectors

Only one smoke detector was observed in the home, and it did not respond during testing. The home is not equipped with an adequate number of functional smoke detectors to provide appropriate fire warning. Smoke detectors are a critical life-safety device and should be installed in each sleeping room, outside each sleeping area, and on every level of the home. Recommend installation of additional smoke detectors and replacement of the non-operational unit by a qualified individual in accordance with current safety standards and manufacturer recommendations.

Electrical

Two breakers were observed with two conductors terminated under a single breaker lug (double-tapped). Unless specifically listed by the manufacturer for multiple conductors, this installation is considered improper and may result in loose electrical connections, overheating, or arcing. Recommend evaluation and correction by a qualified licensed electrician.



Electrical

Loose/unterminated conductors were observed within the electrical panel enclosure. Unsecured conductors may present a shock hazard if energized and can indicate incomplete or abandoned wiring. Recommend evaluation by a qualified licensed electrician to determine whether the conductors are energized and to properly terminate, remove, or safely cap them as needed.



Plumbing: Water Heater: Temp & Pressure Relief Valve

The water heater is missing the temperature and pressure (T&P) relief valve discharge pipe (blow-off tube). This pipe is a critical safety component designed to safely direct hot water and steam away from occupants if the relief valve opens. Recommend installation of a properly sized and terminated discharge pipe by a qualified plumber.

Bathrooms: Bathroom #1: GFCI Protection

No GFCI protection was present for the bathroom receptacle(s) at the time of the inspection. Current safety standards require GFCI protection in bathroom locations to reduce the risk of electrical shock in areas where water is present. Recommend installation of GFCI-protected receptacle(s) or circuit protection by a qualified electrician.

Bathrooms: Bathroom #2: GFCI Protection

No GFCI protection was present for the bathroom receptacle(s) at the time of the inspection. Current safety standards require GFCI protection in bathroom locations to reduce the risk of electrical shock in areas where water is present. Recommend installation of GFCI-protected receptacle(s) or circuit protection by a qualified electrician.

Kitchen: Sink

No GFCI protection was present for the required kitchen countertop receptacle(s) at the time of the inspection. GFCI protection is an important safety feature designed to reduce the risk of electrical shock in areas where water is commonly present. Recommend installation of GFCI-protected receptacles or circuit protection by a qualified electrician.



Laundry: GFCI Protection

No GFCI protection was present for the laundry area receptacle(s) at the time of the inspection. Current safety standards require GFCI protection for receptacles in laundry areas to reduce the risk of electrical shock. Recommend installation of GFCI-protected receptacle(s) or circuit protection by a qualified electrician.



Repair or Replacement Needed

Site: Walkways

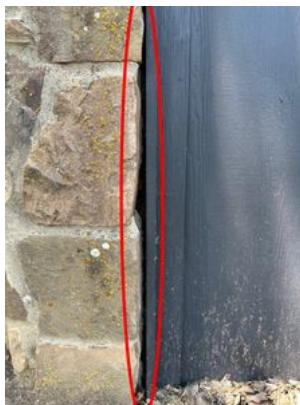
Walkways do not extend from the home to the designated parking area. This condition may require occupants to walk across unprotected ground, which can become muddy, uneven, or slippery during wet weather. Consider extending the walkway to provide a safer and more convenient path of travel.

Site: Patios/Decks

The exterior patio/deck surface is bowed/sagging toward the center, and multiple deck boards are loose. These conditions may indicate structural movement or deterioration and present a potential trip hazard. Recommend evaluation and repair by a qualified contractor to restore proper support and secure all loose decking components.

Exterior: Exterior Covering

The exterior wall covering, trim, and associated exterior finish components exhibit areas of deterioration, damage, and/or improper installation. These conditions may allow moisture intrusion, accelerate material deterioration, and reduce the ability of the exterior envelope to protect the structure. Recommend evaluation and repair or replacement of all affected components by a qualified contractor. All repairs should be properly sealed, flashed where applicable, and finished to help prevent future moisture intrusion and deterioration. These problems pictured are on the South facing side of the house.





Exterior: Exterior Covering

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ability of the exterior envelope to protect the structure. Recommend evaluation and repair or replacement of all affected components by a qualified contractor. All repairs should be properly sealed, flashed where applicable, and finished to help prevent future moisture intrusion and deterioration. The problems pictured are located on the East side of the structure.



Exterior: Exterior Covering

Wood trim/fascia and soffit components at the roof edges and wall intersections on the North East corner exhibited signs of deterioration, including rot, openings, and gaps. These deficiencies can allow moisture intrusion and provide entry points for insects, birds, and other pests while contributing to further deterioration of the surrounding materials. Recommend repair or replacement of the damaged components, sealing of all openings, and evaluation of adjacent materials for concealed moisture damage by a qualified contractor.



Exterior: Exterior Covering

The exterior wall covering, trim, and associated exterior finish components exhibit areas of deterioration, damage, and/or improper installation. These conditions may allow moisture intrusion, accelerate material deterioration, and reduce the ability of the exterior envelope to protect the structure. Recommend evaluation and repair or replacement of all affected components by a qualified contractor. All repairs should be properly sealed, flashed where applicable, and finished to help prevent future moisture intrusion and deterioration. These problems pictured are on the North facing side of the house.



Garage: Garage Type

Northwest corner of carport trim/fascia and soffit components are showing signs of rot and deterioration. Recommend repair.



Garage: Garage Type

Trim is beginning to show signs of deterioration and failure. Recommend repair or replacement.



Roofing: Chimney

The chimney crown exhibits cracking and deterioration. The damaged crown may allow water intrusion into the chimney structure, leading to further deterioration. Recommend evaluation and repair by a qualified chimney contractor.

Mortar joints within the chimney exhibit deterioration and cracking. Damaged mortar can permit moisture intrusion and contribute to continued deterioration. Recommend tuck-pointing or repairs by a qualified masonry contractor.

Flashing at the chimney base exhibits corrosion and signs of previous repairs. Deteriorated flashing may permit water intrusion. Recommend repair or replacement by a qualified roofing contractor.





Roofing: Gutters & Downspouts

The gutter downspout terminates adjacent to the structure without an extension to direct water away from the foundation. This condition can contribute to excessive moisture accumulation, soil erosion, and potential foundation movement over time. Recommend installing a downspout extension or other approved drainage method to discharge water several feet away from the foundation.

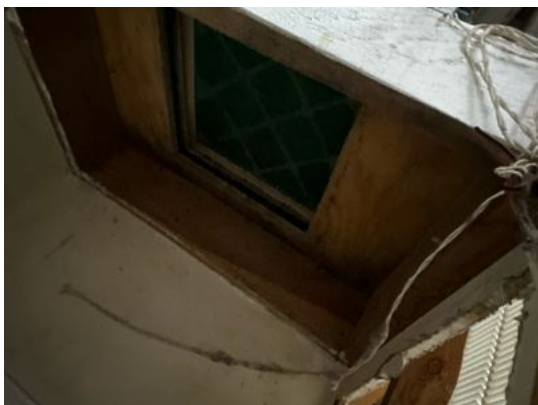


Electrical

No circuit directory observed. This is required so occupants can identify circuits quickly. Recommend further evaluation or repair.

HVAC: Cooling: AC Supply Air Temp

The supply plenum/ductwork was not connected to the air handler at the time of the inspection. As a result, conditioned air is not being properly distributed throughout the home. This condition can significantly impact the performance and efficiency of the HVAC system. Recommend evaluation and repair by a qualified HVAC contractor.



HVAC: Cooling #2: AC Supply Air Temp

The supply plenum/ductwork was not connected to the air handler at the time of the inspection. As a result, conditioned air is not being properly distributed throughout the home. This condition can significantly impact the performance and efficiency of the HVAC system. Recommend evaluation and repair by a qualified HVAC contractor.



HVAC: Cooling #2

The outdoor heat pump pad has settled and is no longer providing a stable, level base. Additionally, grading around the unit has deteriorated, allowing soil erosion and inadequate support beneath the pad. This condition may contribute to equipment movement, stress on refrigerant lines and electrical connections, and reduced service life. Recommend regrading the area and resetting or replacing the equipment pad as needed by a qualified HVAC contractor.



Kitchen: Appliances: Dishwasher

Standing water was observed in the bottom of the dishwasher at the time of the inspection. This condition may indicate restricted drainage, a clogged filter or drain hose, a drain pump issue, or an installation-related problem. Recommend further evaluation and any necessary repairs by a qualified appliance technician to ensure the dishwasher drains properly.



Interior: Fireplace

Separation was observed between the stone fireplace surround and the adjacent wood trim/finish. This condition is likely the result of normal differential movement between dissimilar building materials but may allow air and moisture intrusion.

and detracts from the finished appearance. Recommend sealing or repairing the separation as needed and monitoring for any signs of continued movement or widening. If significant movement is observed, further evaluation by a qualified contractor is recommended.

