



SUMMARY

1234 Main Street Muskogee OK 74403
Buyer Name
03/15/2024 9:00AM

Ray Roberts
Oklahoma Licensed Home Inspector
#70002691, InterNACHI CPI #21062167,
International Association of Certified
Indoor Air Consultants # IAC2-93995
The Structure Guardian, LLC



918-916-0599
thestructureguardian@gmail.com

This Summary Report includes the items that were, in my opinion, the most important items to bring to your attention. This is not by any means a substitute for the full report. **Please read the entire report.**

18

MAINTENANCE ITEM

3

REPAIR NEEDED

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

BACK PORCH

 Maintenance Item

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Recommended DIY Project

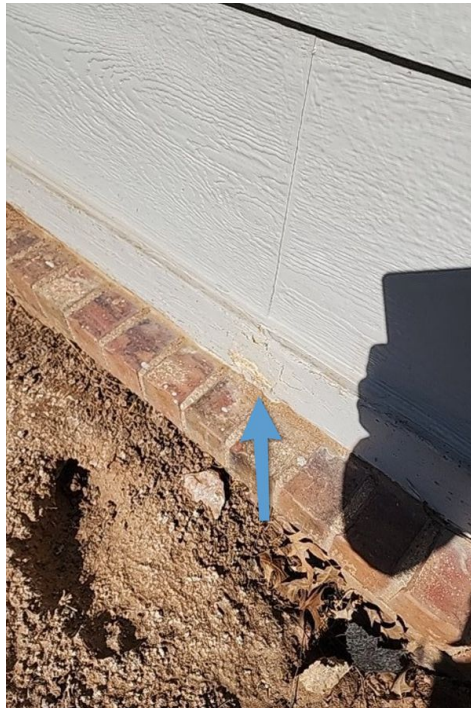


3.2.1 Siding, Flashing & Trim **EVIDENCE OF WATER INTRUSION**

 Maintenance Item

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation
Contact a qualified professional.





3.3.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH

 Maintenance Item

Door does not close or latch properly. Recommend qualified handyman adjust strike plate and/or lock.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a qualified door repair/installation contractor.



3.3.2 Exterior Doors
DOOR SILL/TRIM

 Maintenance Item

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation
Contact a qualified door repair/installation contractor.

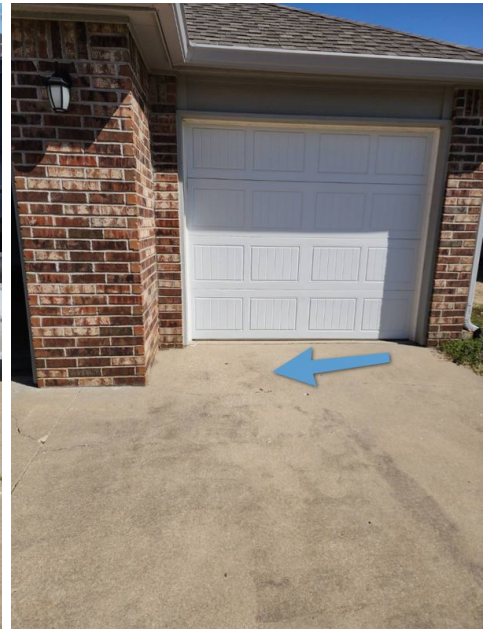
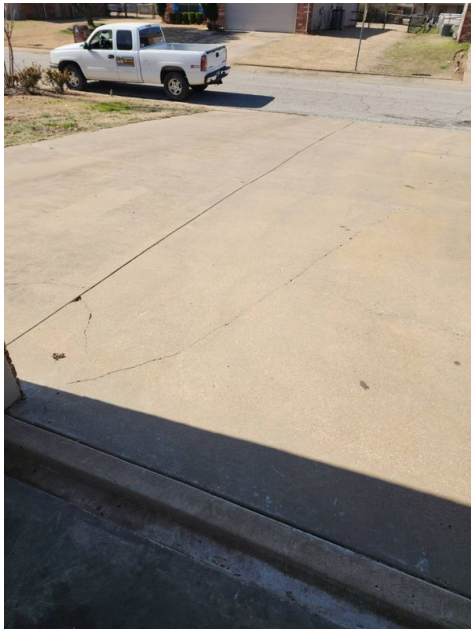


3.4.1 Walkways, Patios & Driveways
DRIVEWAY CRACKING - MINOR

 Maintenance Item

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation
Recommended DIY Project



5.2.1 Refrigerator
ICE MAKER NOT WORKING
KITCHEN

 Maintenance Item

Ice maker was not working on the date of inspection.

Recommendation

Contact a qualified professional.



5.3.1 Range/Oven/Cooktop

BURNER BARELY HEATING

KITCHEN

Burner on stove barely heating up.

Recommendation

Contact a qualified professional.



5.4.1 Garbage Disposal

EXCESSIVE NOISE

Garbage disposal was excessively noisy.

[Here is a helpful DIY troubleshooting video.](#)

Recommendation

Contact a qualified professional.





6.3.1 Windows

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary. Fix/ remove cracked plastic on side of windows.

Recommendation

Contact a qualified window repair/installation contractor.



Maintenance Item



6.3.2 Windows

MISSING SCREEN

MASTER BATHROOM

Window missing screen. Recommend replacement.

Recommendation

Recommended DIY Project



Maintenance Item



6.5.1 Walls

MINOR HOLE IN WALL

Recommendation

Contact a qualified professional.



9.3.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

HALL BATHROOM

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.





10.4.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

MASTER BATH

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



10.4.2 GFCI & AFCI

LOW FLOW

MASTER BATHROOM

Low flow when both showerheads are running. Recommend cleaning showerheads.

Recommendation

Recommended DIY Project





11.3.1 Floors

STAINED GROUT LINES

DINING ROOM

To clean grout that's stained or discolored, mix two parts baking soda with one part vinegar.

Recommendation

Recommended DIY Project



11.6.1 Thermostat Controls

LOOSE THERMOSTAT

HALLWAY

Thermostat was loose. Recommend repair or replacement.

Recommendation

Contact a qualified HVAC professional.





11.8.1 GFCI & AFCI
LOOSE OUTLET

LIVING ROOM
Recommendation
Contact a qualified professional.



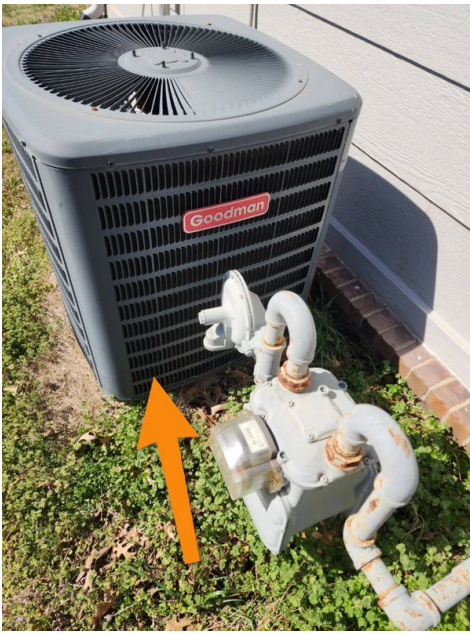
13.1.1 Cooling Equipment
UNIT NOT WORKING

EXTERIOR SOUTHEAST

Unit would not function on the date of inspection. Recommend a certified HVAC company to Repair the unit. The outside temp was 69 degrees when trying to run the unit.

Recommendation
Contact a qualified professional.





14.5.1 Countertops & Cabinets

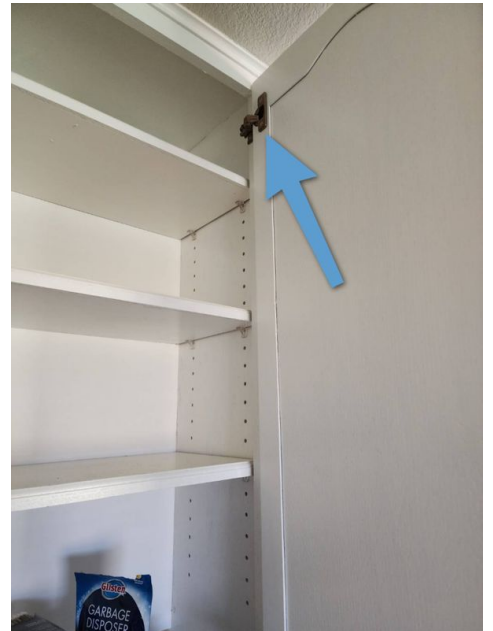
CABINET HINGE LOOSE

KITCHEN

One or more cabinet hinges were loose. Recommend a qualified handyman or cabinet contractor repair.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation
Recommended DIY Project



16.1.1 Ceiling

CRACKED DRYWALL

GARAGE CEILING

Recommendation
Recommended DIY Project





16.6.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

GARAGE

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.

