



THE STRUCTURE GUARDIAN, LLC

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<https://www.thestructureguardianllc.com>



THE STRUCTURE GUARDIAN, LLC RESIDENTIAL INSPECTION

1234 Main Street
Muskogee, OK 74403

Buyer Name

03/15/2024 9:00AM



Inspector

Ray Roberts

Oklahoma Licensed Home Inspector
#70002691 , InterNACHI CPI #21062167 ,
International Association of Certified
Indoor Air Consultants # IAC2-93995

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Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY





















18

MAINTENANCE ITEM

3

REPAIR NEEDED

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.**

-  2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
 -  3.2.1 Exterior - Siding, Flashing & Trim: Evidence of Water Intrusion
 -  3.3.1 Exterior - Exterior Doors: Door Does Not Close or Latch
 -  3.3.2 Exterior - Exterior Doors: Door Sill/Trim
 -  3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
 -  5.2.1 Kitchen - Refrigerator: Ice maker not working
 -  5.3.1 Kitchen - Range/Oven/Cooktop: Burner barely heating
 -  5.4.1 Kitchen - Garbage Disposal: Excessive Noise
 -  6.3.1 Master Bedroom - Windows: Damaged
 -  6.3.2 Master Bedroom - Windows: Missing Screen
 -  6.5.1 Master Bedroom - Walls: Minor hole in wall
 -  9.3.1 Bathroom 1 - GFCI & AFCI: No GFCI Protection Installed
 -  10.4.1 Master Bathroom - GFCI & AFCI: No GFCI Protection Installed
 -  10.4.2 Master Bathroom - GFCI & AFCI: Low Flow
 -  11.3.1 Living Room - Floors: Stained grout lines
 -  11.6.1 Living Room - Thermostat Controls: Loose Thermostat
 -  11.8.1 Living Room - GFCI & AFCI: Loose outlet
 -  13.1.1 Utility Room - Cooling Equipment: Unit not working
 -  14.5.1 Misc. Interior - Countertops & Cabinets: Cabinet Hinge Loose
 -  16.1.1 Garage - Ceiling: Cracked drywall
 -  16.6.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing
-

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Vacant

Style

Single family

Temperature (approximate)

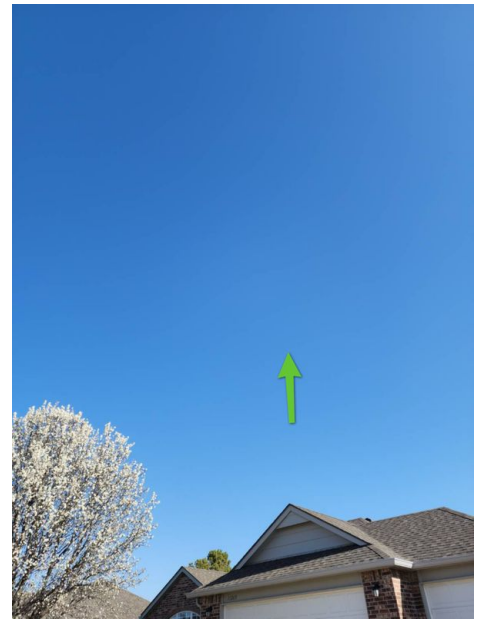
62 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear



2: ROOF

Information

Inspection Method

Ladder



Roof Type/Style

Hip

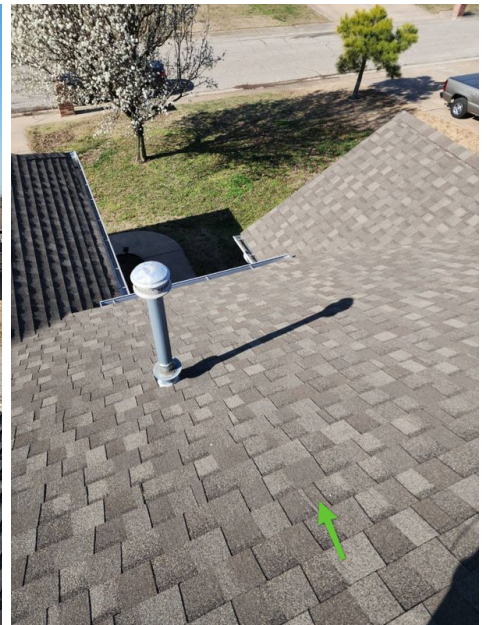
Flashings: Material

Aluminum

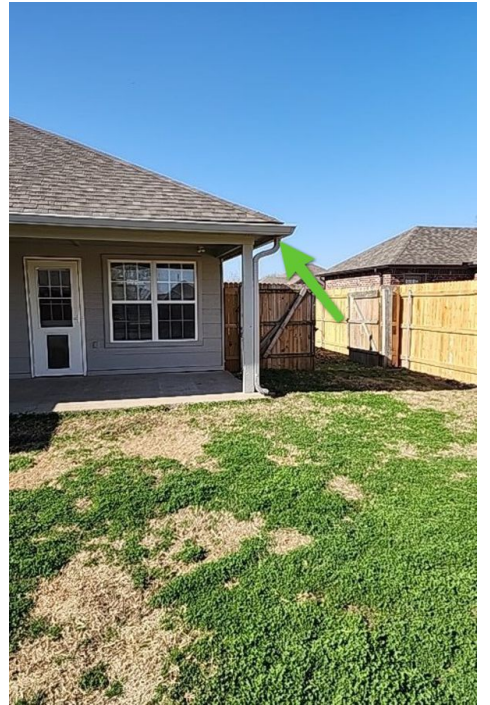


Coverings: Material

Asphalt



Roof Drainage Systems: Gutter Material
Seamless Aluminum





Observations

2.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

BACK PORCH



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: EXTERIOR

Information

Inspection Method

Visual

Foundation: Material

Slab on Grade

Siding, Flashing & Trim: Siding Style

Tongue and Groove



Walkways, Patios & Driveways:

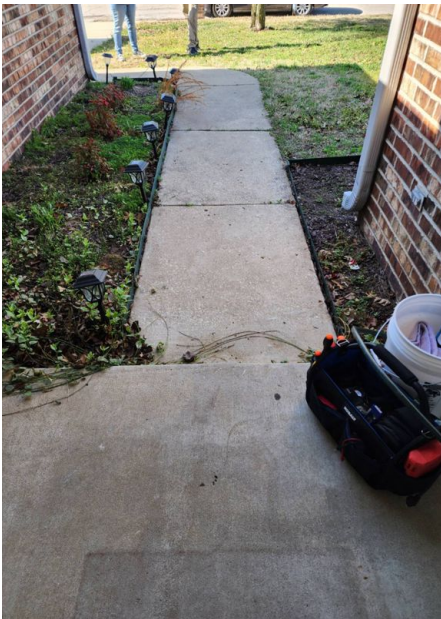
Driveway Material

Concrete

Decks, Balconies, Porches &

Steps: Material

Concrete



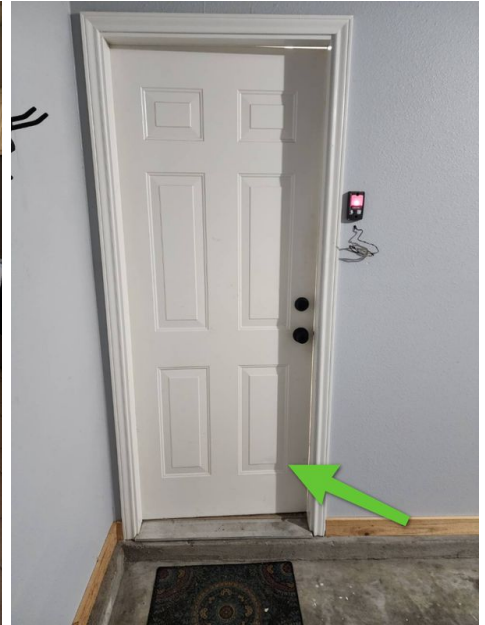
Siding, Flashing & Trim: Siding Material

Engineered Wood, Brick



Exterior Doors: Exterior Entry Door

Steel

**Decks, Balconies, Porches & Steps: Appurtenance**

Covered Porch

**Observations**

3.2.1 Siding, Flashing & Trim

EVIDENCE OF WATER INTRUSION

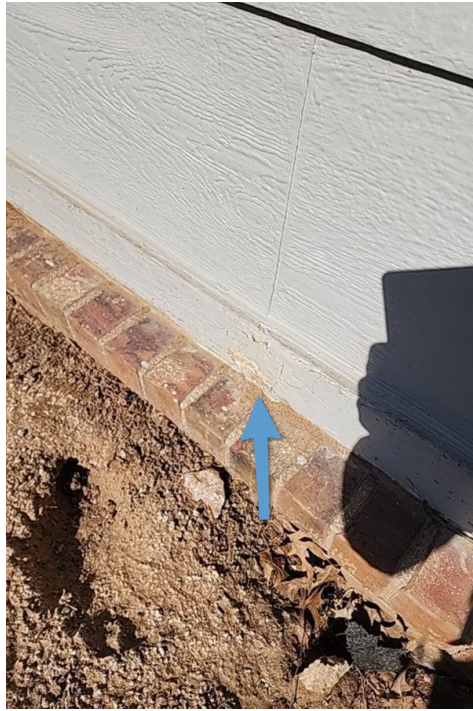
Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.



Maintenance Item





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

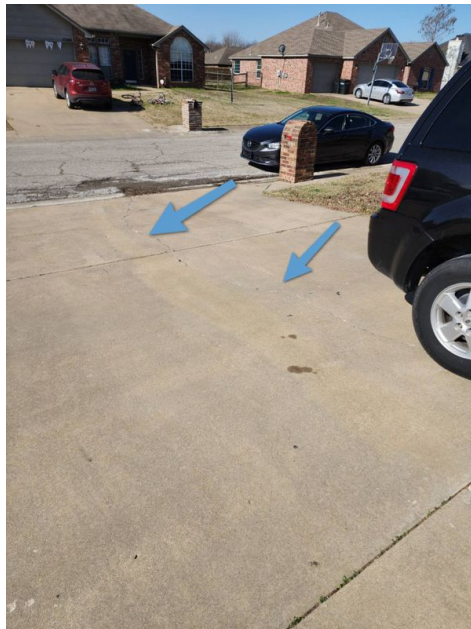
DRIVEWAY CRACKING - MINOR

 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



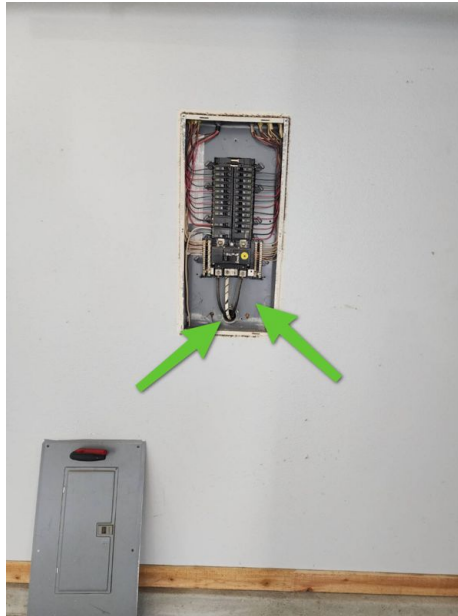
4: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Garage



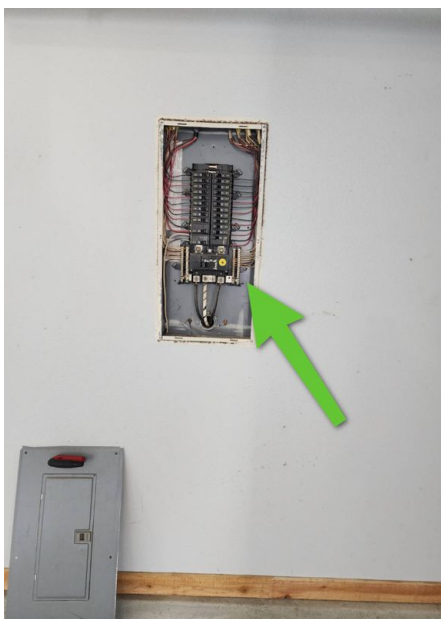
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None present

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers

& Fuses: Wiring Method

Romex

Service Entrance Conductors: Electrical Service Conductors

Below Ground, 240 volts



5: KITCHEN

Information

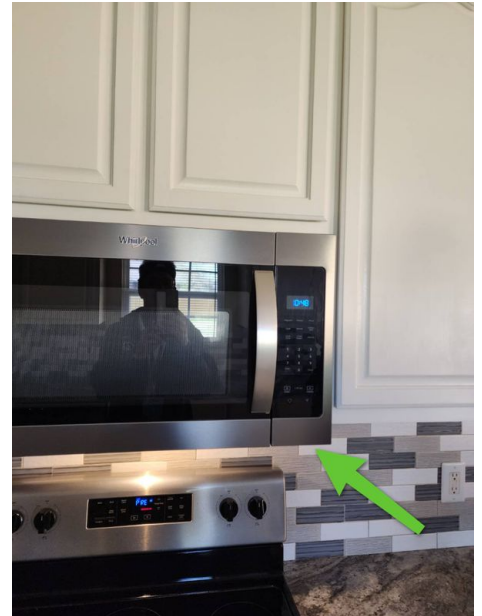
Dishwasher: Brand
Whirlpool



Range/Oven/Cooktop: Range/Oven Energy Source
Electric



Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate



Refrigerator: Brand
Kenmore



Range/Oven/Cooktop: Range/Oven Brand

Whirlpool

**Observations**

5.2.1 Refrigerator

ICE MAKER NOT WORKING

KITCHEN

Ice maker was not working on the date of inspection.

Recommendation

Contact a qualified professional.



Maintenance Item



5.3.1 Range/Oven/Cooktop

BURNER BARELY HEATING

KITCHEN

Burner on stove barely heating up.

Recommendation

Contact a qualified professional.



Maintenance Item



5.4.1 Garbage Disposal

EXCESSIVE NOISE

Garbage disposal was excessively noisy.

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

Recommendation

Contact a qualified professional.

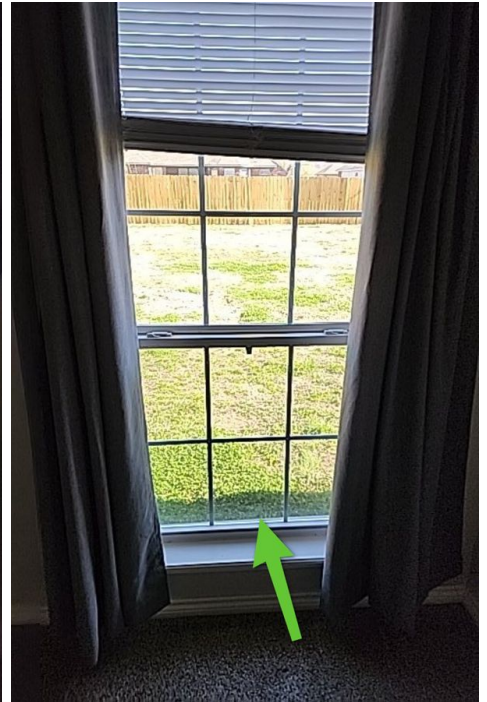
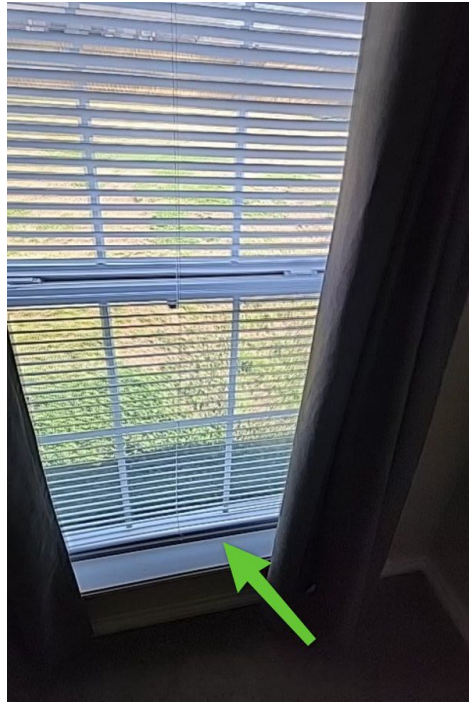


6: MASTER BEDROOM

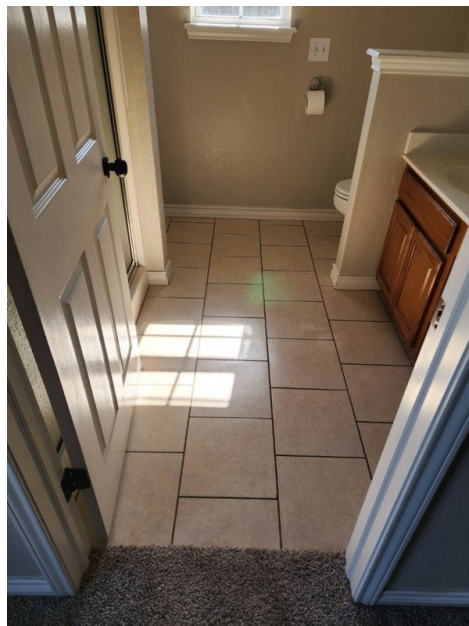
Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Single-hung

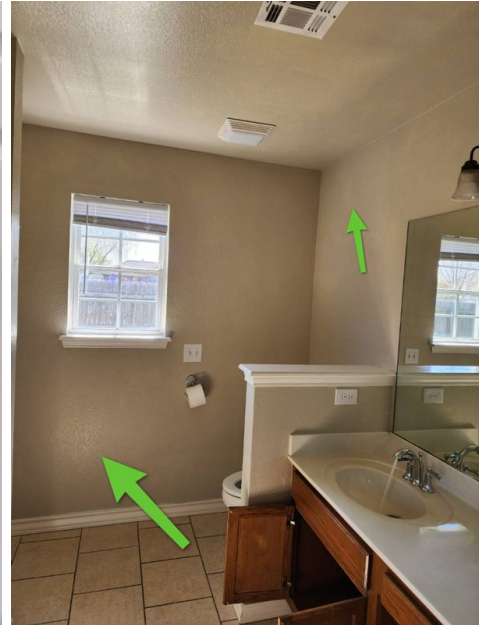


Floors: Floor Coverings
Carpet, Tile



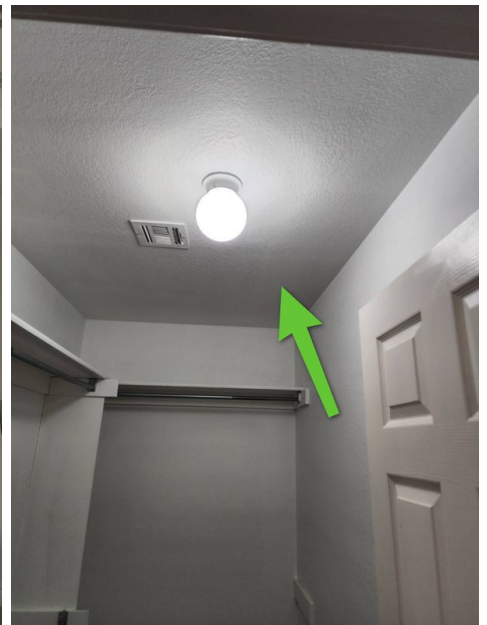
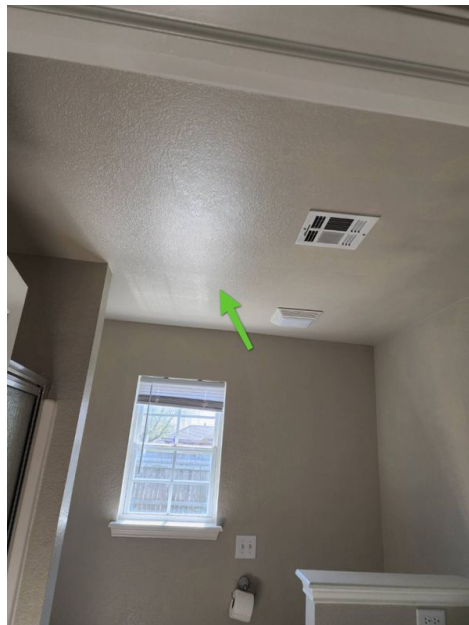
Walls: Wall Material

Drywall



Ceilings: Ceiling Material

Sheet rock



Observations

6.3.1 Windows

DAMAGED

 Maintenance Item

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.



6.3.2 Windows

MISSING SCREEN

MASTER BATHROOM

Window missing screen. Recommend replacement.

Recommendation

Recommended DIY Project



6.5.1 Walls

MINOR HOLE IN WALL

Recommendation

Contact a qualified professional.





7: BEDROOM 2

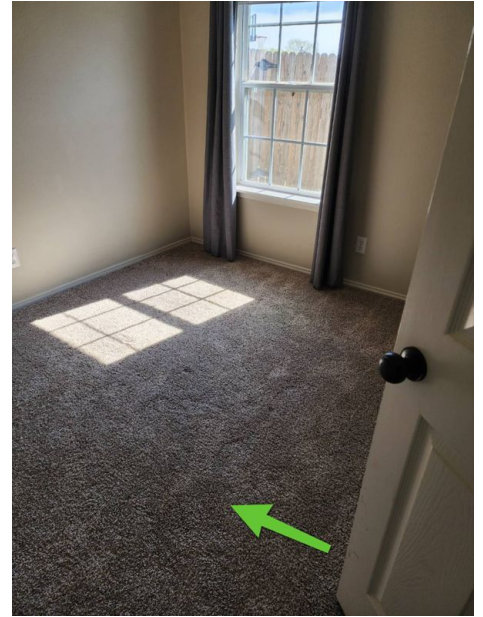
Information

Windows: Window Type
Single-hung



Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

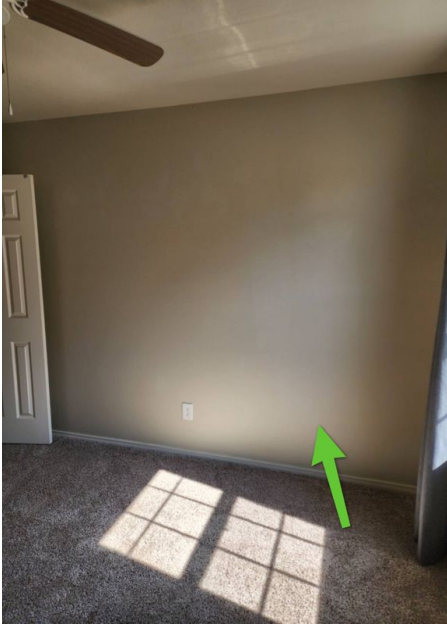


Ceilings: Ceiling Material
Drywall



Walls: Wall Material

Drywall



8: BEDROOM 3

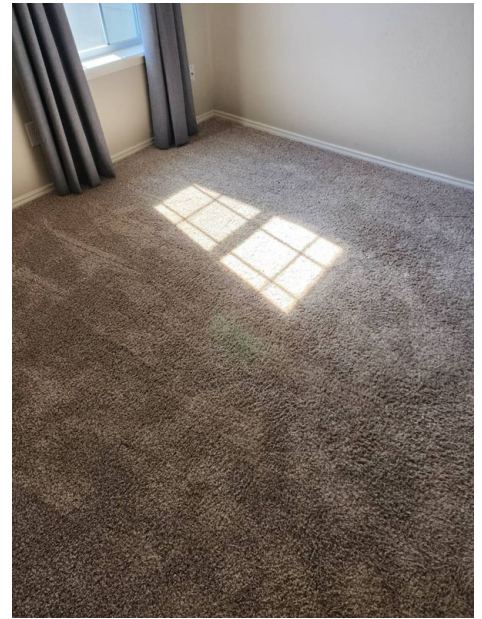
Information

Windows: Window Type
Single-hung

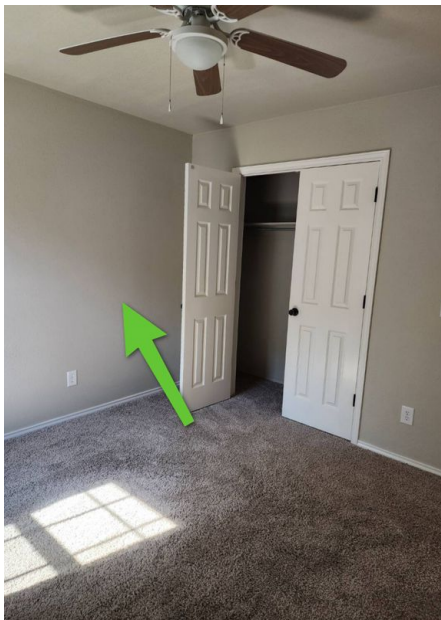


Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet



Walls: Wall Material
Drywall



Ceilings: Ceiling Material
Drywall



9: BATHROOM 1

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material Pex



Water Supply, Distribution Systems & Fixtures: Water Supply Material Braided line



Observations

9.3.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

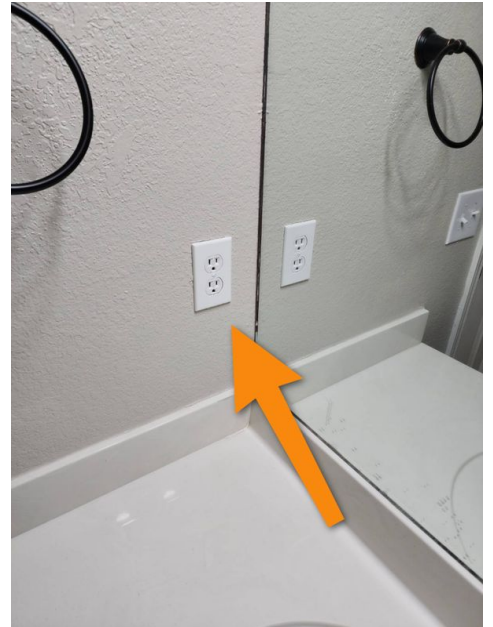
HALL BATHROOM

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.

 Repair Needed

10: MASTER BATHROOM

Information

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Pex

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
Hose

Observations

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.

Repair Needed



10.4.2 GFCI & AFCI

LOW FLOW

MASTER BATHEOOM

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

Recommendation

Recommended DIY Project

Maintenance Item



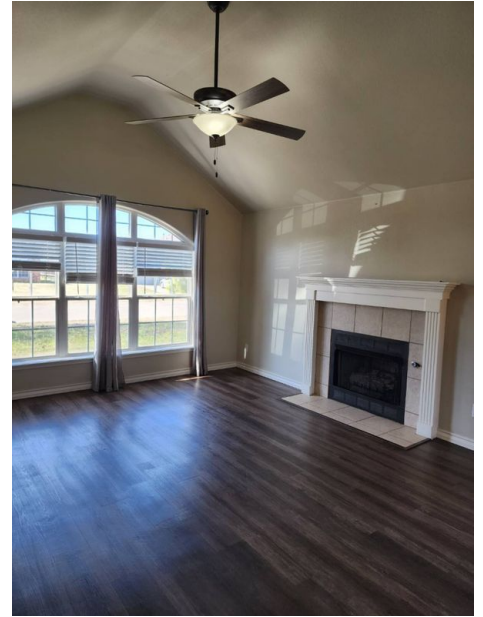
11: LIVING ROOM

Information

Windows: Window Type
Single-hung, Casement

Windows: Window Manufacturer
Unknown

Walls: Wall Material
Drywall



Ceilings: Ceiling Material
Drywall



Floors: Floor Coverings

Tile, Vinyl

**Observations**

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



Maintenance Item



11.6.1 Thermostat Controls

LOOSE THERMOSTAT

HALLWAY

Thermostat was loose. Recommend repair or replacement.

Recommendation

Contact a qualified HVAC professional.



Maintenance Item



11.8.1 GFCI & AFCI
LOOSE OUTLET

LIVING ROOM

Recommendation

Contact a qualified professional.



12: LAUNDRY ROOM

Information

Filters

Unknown, None



Water Source

Public

Dryer Power Source

220 Electric



Dryer Vent

Metal (Flex)



Flooring Insulation

Slab

Main Water Shut-off Device:

Location

Front yard

Meter



Drain, Waste, & Vent Systems:

Drain Size

1 1/2"



Drain, Waste, & Vent Systems:

Material

PVC

Exhaust Systems: Exhaust Fans

None

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Gas



Hot Water Systems, Controls,

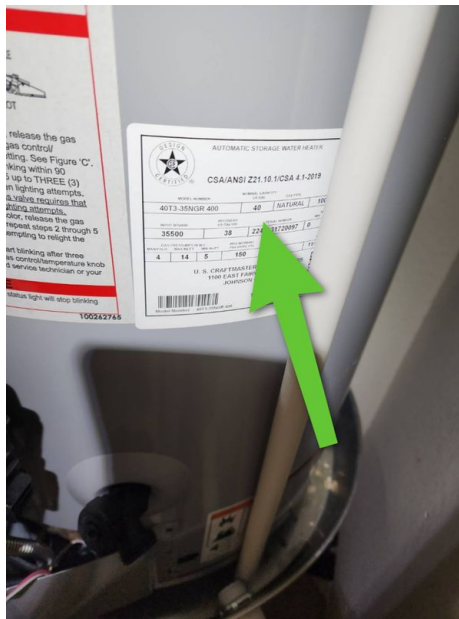
Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Laundry



Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Envirotemp

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

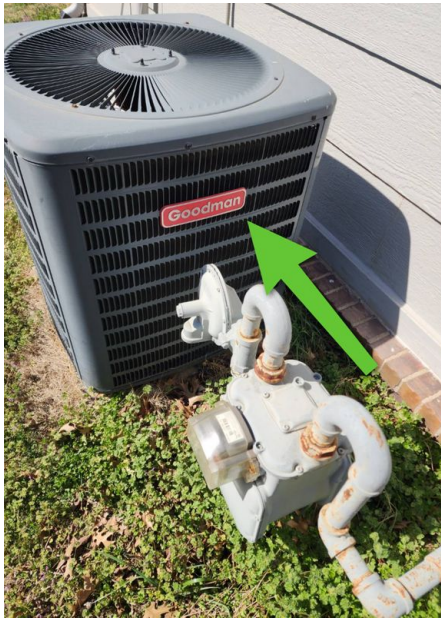
[Here is a nice maintenance guide from Lowe's to help.](#)



13: UTILITY ROOM

Information

Cooling Equipment: Brand
Goodman



Cooling Equipment: Energy Source/Type
Electric



Cooling Equipment: Location
Exterior East

Heating Equipment: Brand
GMC



Heating Equipment: Energy Source
Attic
Gas



Heating Equipment: Heat Type
Gas-Fired Heat



Distribution System: Ductwork
Insulated



Distribution System:
Configuration
Central

Cooling Equipment: SEER Rating
13.0 SEER

Modern standards call for at least 13 SEER rating for new install.
Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).



Heating Equipment: AFUE Rating

80.0

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.



Observations

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.

 Repair Needed



14: MISC. INTERIOR

Information

Countertops & Cabinets: Countertop Material

Laminate



Countertops & Cabinets: Cabinetry

Wood



Observations

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



15: ATTIC

Information

Attic Insulation: R-value

30

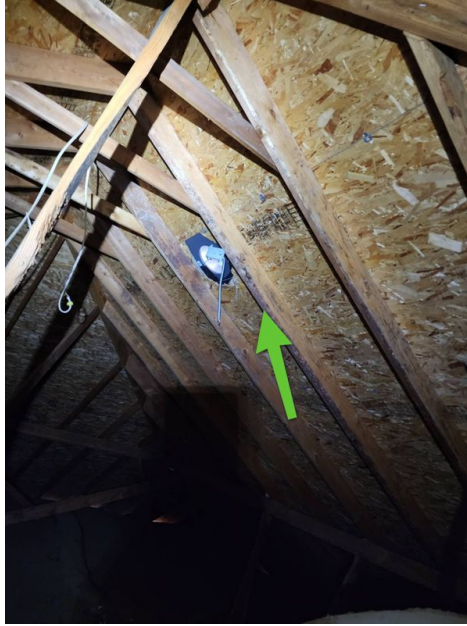
Attic Insulation: Insulation Type

Cellulose



Ventilation: Ventilation Type

Gable Vents, Soffit Vents



Limitations

Attic Insulation

UNABLE TO SEE EVERYTHING DUE TO INSULATION

ATTIC

A home inspection is a visual only inspection.

16: GARAGE

Information

Garage Door: Type
Automatic



Garage Door: Material
Insulated, Metal



Observations

16.1.1 Ceiling

CRACKED DRYWALL

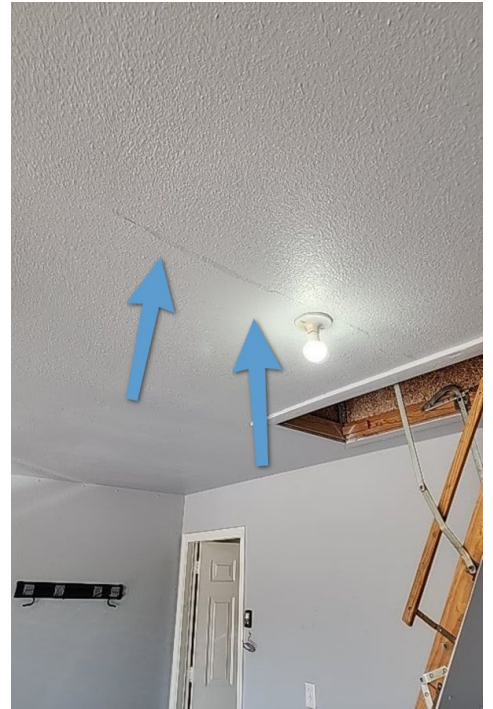
GARAGE CEILING

Recommendation

Recommended DIY Project



Maintenance Item



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.



Maintenance Item



17: FIRE PLACE

Information

Ventless Fireplace

Living room

California, and a number of other states in the U.S., as well as Canada and other countries have outlawed ventless gas fireplaces due to the aforementioned safety concerns. Many individual municipalities, too, have outlawed these appliances in states where they are legal. To mitigate CO dangers, manufacturers instruct customers to keep a window open while ventless fireplaces are in operation -- advice that is easy to ignore, as an open window allows the entry of cold air, defeating the efforts of the fireplace to warm the living space.



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Misc. Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.