



## SUMMARY

1234 Main St. Edmond OK 73012

Buyer Name  
03/04/2019 9:00AM

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This **Summary Report** is meant to organize any **Moderate Recommendations** and **Significant and/or Safety Concerns** into a shorter, straight to-the-point format. It does not, however, include **Minor/Maintenance** issues or Informational data that can be found in the Full Report.

*This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.*

### 3.1.1 Patios

#### **PATIO CRACKING (MODERATE)**



REAR

The patio surface had moderate cracking visible at the time of the inspection. Cracks wider than 1/8" should be filled with an appropriate material to help prevent continued deterioration.

Recommendation

Contact a handyman or DIY project



### 3.3.1 Siding, Flashing & Trim

#### **LOOSE BOARDS**



REAR

One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

Recommendation

Contact a qualified siding specialist.



### 3.3.2 Siding, Flashing & Trim

#### **WARPING/BUCKLING**



REAR, WEST

Wood siding was warping or buckling in areas, potentially allowing for moisture intrusion. Recommend a qualified siding contractor evaluate and repair/replace.

Recommendation

Contact a qualified siding specialist.



Large gap

### 3.3.3 Siding, Flashing & Trim

#### **PAINT/FINISH FAILING**

VARIOUS

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painting contractor.

 Moderate/Repair Item



### 3.3.4 Siding, Flashing & Trim

#### **ROT-TYPE DAMAGE**

WEST, FRONT

An area of exterior siding/trim showed signs of wood rot. These areas should be repaired/replaced as necessary by a qualified siding contractor to prevent further deterioration.

Recommendation

Contact a qualified siding specialist.

 Moderate/Repair Item



### 3.3.5 Siding, Flashing & Trim

## CAULKING/SEALANT RECOMMENDED

FRONT

Caulking/Sealant is recommended in one or more areas of the exterior to prevent moisture and/or pest intrusion.

Recommendation

Contact a handyman or DIY project

 Moderate/Repair Item



### 3.4.1 Eaves, Soffits & Fascia

## FASCIA - ROTTED

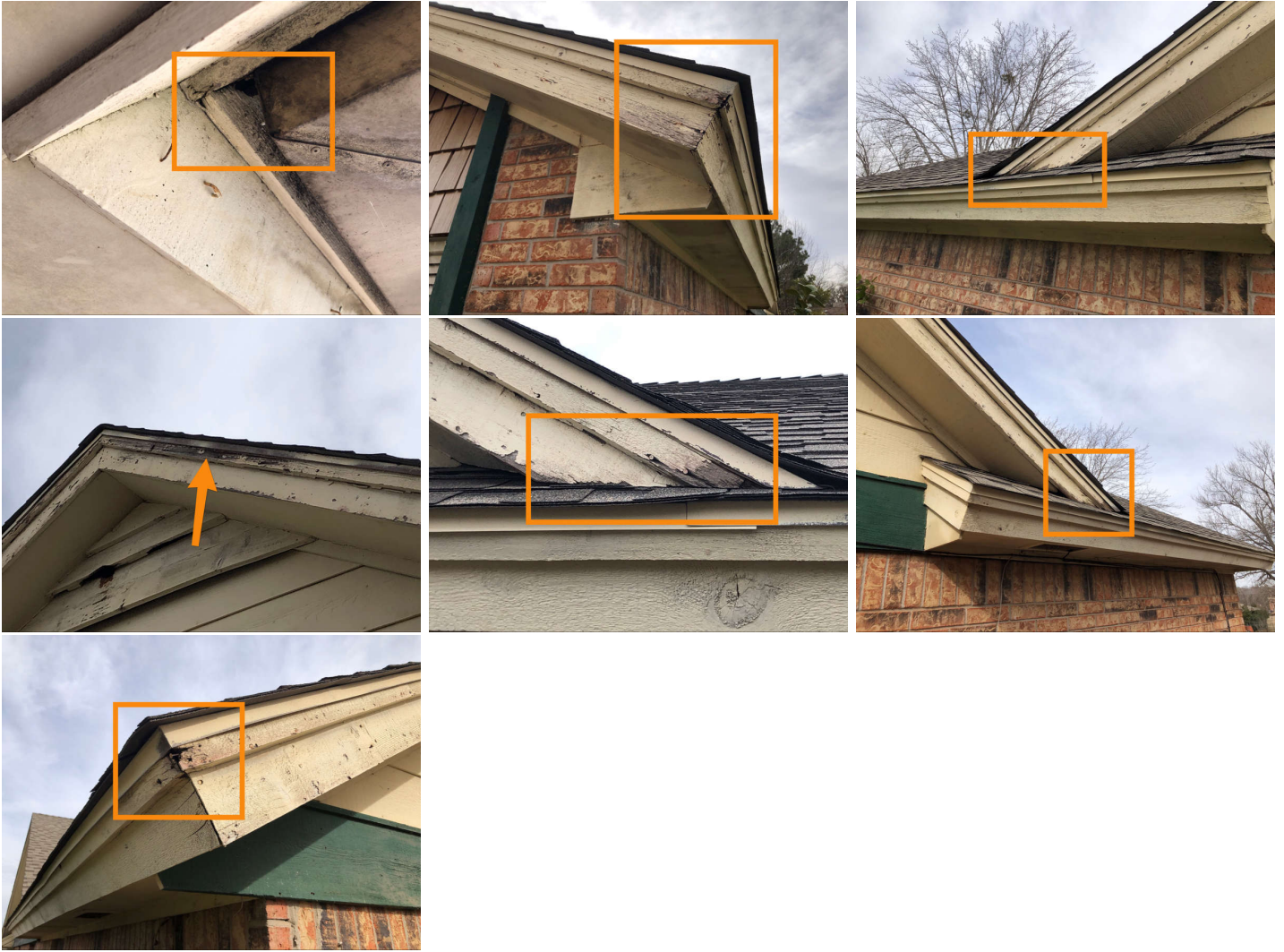
FRONT ENTRY, NORTHWEST, WEST, EAST, SOUTHWEST

One or more sections of the fascia are rotted. Recommend qualified contractor evaluate & repair.

Recommendation

Contact a qualified professional.

 Moderate/Repair Item



3.4.2 Eaves, Soffits & Fascia  
**PAINT/FINISH FAILING**

VARIOUS

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painting contractor.

 Moderate/Repair Item



3.5.1 Exterior Doors  
**DOOR SILL/TRIM**  
 FRONT, REAR

 Moderate/Repair 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.



### 3.5.2 Exterior Doors

#### DEADBOLT STRIKEPLATE NEEDS ADJUSTMENT

 Moderate/Repair Item

REAR EXTERIOR

The strike plate for the deadbolt requires the doorknob to be pulled tightly in order to latch. Recommend adjusting the strike plate to allow for easier operation and less wear on the deadbolt mechanism.

Recommendation

Contact a handyman or DIY project



### 3.6.1 Window Exteriors

#### SCREEN DAMAGED/MISSING

 Moderate/Repair Item

LIVING ROOM, WEST, SOUTH

A window screen was damaged or missing altogether. Recommend repair/replacement by Handyman.

Recommendation

Contact a qualified professional.



### 3.6.2 Window Exteriors

#### GLAZING STRIP DAMAGE

 Moderate/Repair Item

REAR

The plastic glazing strip around a window pane was damaged. This can lessen the integrity of the window and should be repaired/replaced as necessary.

Recommendation  
Contact a handyman or DIY project



#### 4.2.1 Coverings

### DAMAGED OR MISSING SHINGLES

REAR

Damaged and/or missing asphalt composition shingles noted at the time of the inspection should be replaced to avoid damage to the underlying home structure from moisture intrusion.

\*Small number of shingles in an isolated area.

Recommendation  
Contact a qualified professional.

 Moderate/Repair Item



#### 4.4.1 Roof Drainage Systems

### DOWNSPOUTS DRAIN NEAR HOUSE

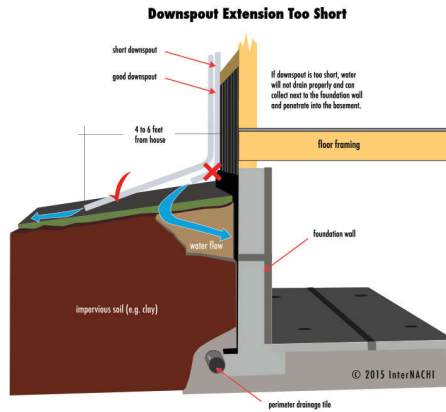
SOUTHEAST

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 adjusting downspout extensions to drain at least 4-6 feet from the foundation.

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

Recommendation  
Contact a handyman or DIY project

 Moderate/Repair Item



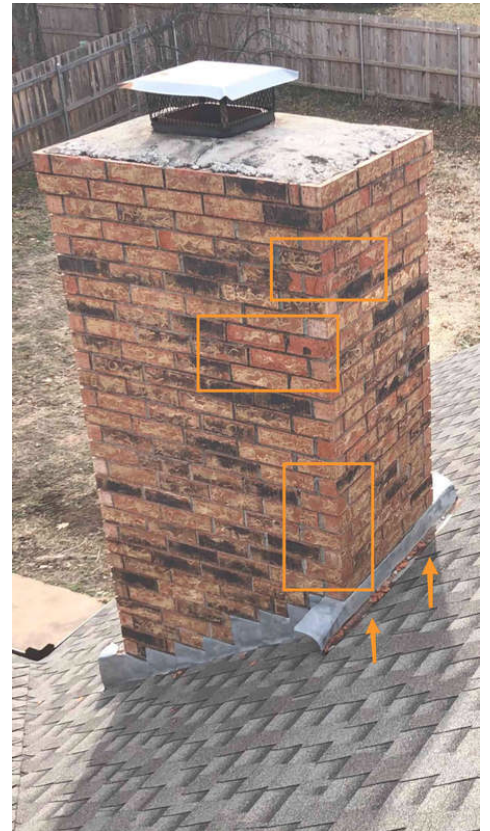
4.6.1 Skylights, Chimneys & Other Roof Penetrations

Moderate/Repair Item

**CHIMNEY- BRICK SPALLING (MINOR)**

Spalling was present on the surface of the brick chimney surround. This should be monitored as no significant damage was observed at the time of the inspection.

Recommendation  
Recommend monitoring.



5.2.1 Ceiling

**DRYWALL (OPENER CRACKS)**

Moderate/Repair Item

The ceiling had drywall cracks (cosmetic) in the garage. These are often created by vibrations from the garage door opener. While this damage is considered cosmetic, repair is recommended to prevent spreading of the cracks.

Recommendation  
Contact a qualified drywall contractor.



5.4.1 Walls/Firewalls

**FIREWALL (VIOLATIONS)**

Moderate/Repair Item

The walls separating the garage from the home living space did not meet firewall requirements. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.



5.4.2 Walls/Firewalls

**WALLS (MODERATE DAMAGE)**

Moderate/Repair Item

The garage walls had moderate damage visible at the time of the inspection. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a qualified drywall contractor.



5.7.1 Occupant Door (From garage to inside of home)

**DOOR TO LIVING SPACE (NON-COMPLIANT)**

Moderate/Repair Item

GARAGE

The door in the wall between the garage and the home living space did not meet generally-accepted current safety standards. Doors in firewalls must be a minimum of 1 3/8 inches thick, metal or a 20-minute fire-rated panel door. Note that a window or doggie-door, while common and convenient, is unlikely to provide sufficient firewall protection.

Recommendation

Contact a qualified door repair/installation contractor.



7.2.1 Attic Insulation

**INSUFFICIENT INSULATION**

Moderate/Repair Item

Insulation depth was inadequate. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



7.4.1 Exhaust Systems

**EXHAUST FAN INOPERATIVE**

WEST HALLWAY BATHROOM

And exhaust fan was not working by use of normal operating controls. Repair/replace as necessary.

Recommendation

Contact a qualified electrical contractor.

 Moderate/Repair Item



7.4.2 Exhaust Systems

**DRYER VENT LOUVER MISSING**

EAST EXTERIOR

The dryer vent louver is missing. This should be replaced so as to avoid access by wildlife and/or moisture.

Recommendation

Contact a handyman or DIY project

 Moderate/Repair Item



7.5.1 Attic (Structure)

**EVIDENCE OF WILDLIFE INTRUSION**

WEST ATTIC

Evidence was observed that indicates wildlife has been in the attic. Recommend removal and securing of access point.

Recommendation

Contact a qualified pest control specialist.

 Moderate/Repair Item



8.2.1 Distribution System

**SAND OBSERVED IN FLOOR REGISTER**

NORTHWEST BEDROOM, WEST BEDROOM, SOUTHWEST BEDROOM

Sand was observed in one or more floor registers. This may indicate damage to the in-slab ductwork. A scoping of the HVAC ducts is recommended to determine the extent of damage.

Recommendation

Contact a qualified HVAC professional.

 Moderate/Repair Item



8.2.2 Distribution System

**FLOOR REGISTER MISSING**

NORTHWEST BEDROOM

A floor register was missing. In addition to not being able to direct air, the opening in the floor represents a safety hazard. Replace registers as necessary.

Recommendation

Contact a handyman or DIY project



11.3.1 Water Supply, Distribution Systems & Fixtures

**FAUCET HANDLE MISSING**

WEST HALLWAY BATHROOM

A handle for a faucet was missing. Repair/replace as necessary.

Recommendation

Contact a handyman or DIY project



11.4.1 Sewage & Drain, Waste, & Vent (DWV) Systems

**UNABLE TO LOCATE MAIN CLEANOUT**

Unable to locate a cleanout for the main sewer pipe. Generally-accepted modern standards mandate that a full-size cleanout be located within 5 feet of the foundation in line with the building drain and sewer. It is possible that it was hidden under leaves or camouflaged within a flowerbed. Recommended inquiring from homeowner as to location.

Recommendation

Contact a qualified plumbing contractor.



12.3.1 Doors

**MODERATE  
DAMAGE/DETERIORATION**

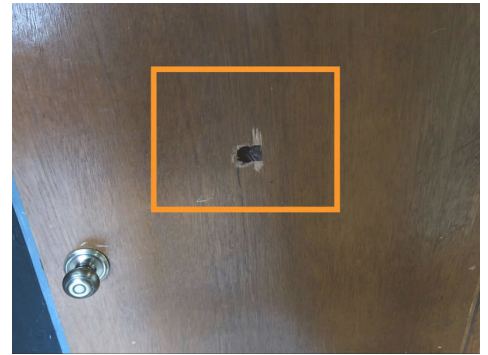
SOUTH BEDROOM



Doors exhibited general moderate damage or deterioration. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repairs.

Recommendation

Contact a qualified door repair/installation contractor.



### 12.3.2 Doors

#### **DOOR(S) MISSING**

KITCHEN TO LAUNDRY, SOUTH BEDROOM CLOSET

One or more doors were not installed and were not located on the premises. It may be that the door was never installed or was removed out of convenience. Nonetheless, the door was missing.

 Moderate/Repair Item



### 12.3.3 Doors

#### **DOOR DETACHED**

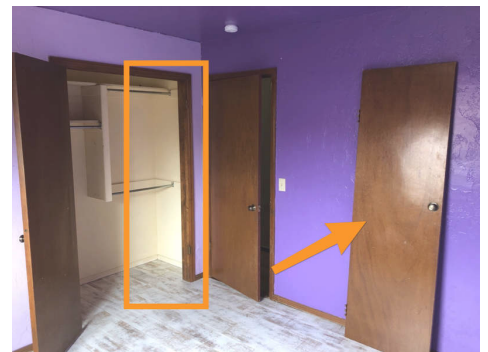
WEST BEDROOM

A door was present but detached from the hinges. It is unknown if the door fits properly. Recommend replacement/repair as necessary.

Recommendation

Contact a handyman or DIY project

 Moderate/Repair Item



### 12.4.1 Windows

#### **CASEMENT- MISSING CRANK**

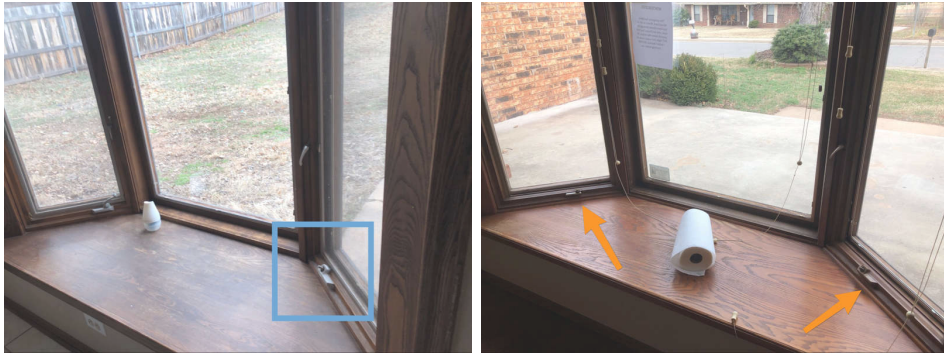
DINING ROOM, LIVING ROOM

 Moderate/Repair Item

A casement window was missing the crank (handle).

Recommendation

Contact a handyman or DIY project



#### 12.4.2 Windows

### **BROKEN LOCK**

 Moderate/Repair Item

NORTHWEST BATHROOM, WEST HALLWAY BATHROOM, WEST BEDROOM, SOUTH BEDROOM

The locking mechanism was broken on one or more windows. Repair/replace as necessary.

Recommendation

Contact a handyman or DIY project



#### 12.5.1 Floors

### **TILES- CRACKED**

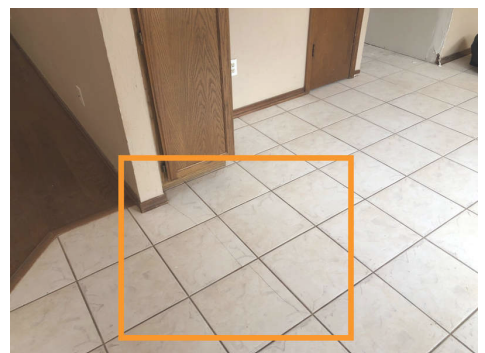
 Moderate/Repair Item

DINING ROOM

Cracked floor tiles visible at the time of the inspection. Recommend repair/replacement of affected tiles.

Recommendation

Contact a qualified flooring contractor



12.7.1 Ceilings

**DRYWALL SEAM CRACKS- MINOR**

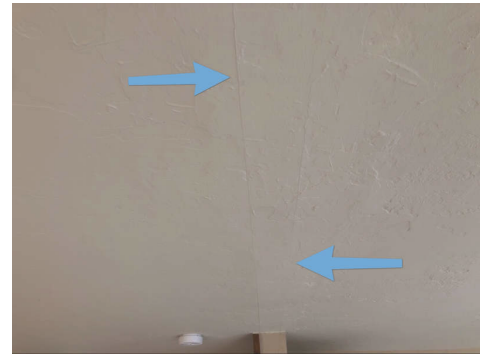
 Moderate/Repair Item

DINING ROOM

Seam cracks were visible at the drywall ceiling. These are common and do not represent a structural issue.

Recommendation

Contact a qualified drywall contractor.



12.8.1 Trim

**INTERIOR TRIM PIECE MISSING**

 Moderate/Repair Item

LAUNDRY

Trim was missing. Repair/replace as necessary.

Recommendation

Contact a qualified carpenter.



12.9.2 Countertops & Cabinetry

**CABINET HINGE  
LOOSE/DAMAGED**

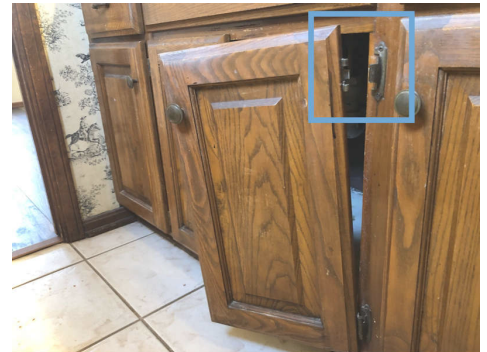
 Moderate/Repair Item

NORTHWEST BATHROOM

One or more cabinet hinges were loose/damaged or otherwise not functioning properly. Repair/replace as necessary.

Recommendation

Contact a handyman or DIY project



12.9.3 Countertops & Cabinetry

**COUNTERTOP- MODERATE  
DAMAGE/DETERIORATION**

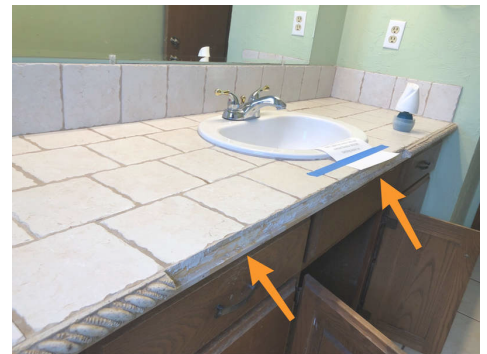
 Moderate/Repair Item

WEST HALLWAY BATHROOM

Countertop had visible moderate damage or deterioration. Repair/replace as necessary.

Recommendation

Contact a qualified tile contractor



### SHOWER TILE DAMAGE

NORTHWEST BATHROOM, WEST HALLWAY BATHROOM

There is noticeable damage within the shower tile assembly. This can potentially allow moisture intrusion into the interior wall. Recommend a qualified professional repair as necessary.

Recommendation

Contact a qualified tile contractor



### GROUT DETERIORATING

WEST HALLWAY BATHROOM

Grout lines were cracked or deteriorated, potentially allowing for moisture intrusion. Recommend a qualified contractor repair or replace grout.

Recommendation

Contact a qualified countertop contractor.



### RISER/RACEWAY DISCONNECTED

NORTHEAST EXTERIOR

The riser was disconnected at the meter box, exposing the service entrance cables to touch, impact and abrasion. This condition should be corrected to avoid shock/electrocution hazard or damage to the conductors. Work around service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications.

Recommendation

Contact a qualified electrical contractor.



### CONTAMINATION IN PANEL

MAIN ELECTRICAL PANEL

Contamination was present in the electrical panel. Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, should not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. This may cause undue stress to electrical components and systems and may void the manufacturers warranty. Consultation with a qualified electrical contractor is recommended.

Recommendation

Contact a qualified electrical contractor.



13.3.1 Branch Wiring, Circuits, Breakers & Fuses

⊖ Moderate/Repair Item

### NEUTRAL/NEUTRAL OR GROUND/NEUTRAL AT SAME LUG

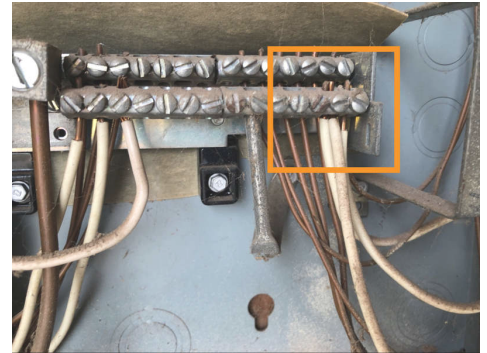
MAIN ELECTRICAL PANEL

A Neutral conductor is combined with another Neutral or Ground at the bus bar in the panel. Each Neutral should have its own terminal. This can create a safety hazard. Correction is recommended.

More information can be found [HERE](#).

Recommendation

Contact a qualified electrical contractor.



13.3.2 Branch Wiring, Circuits, Breakers & Fuses

⊖ Moderate/Repair Item

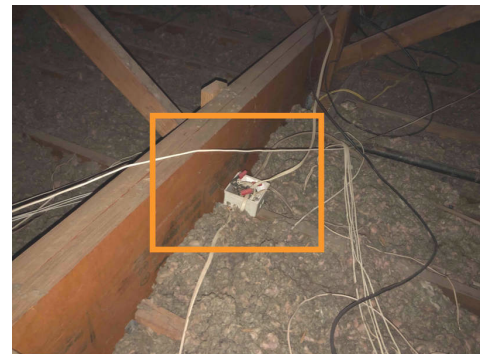
### JUNCTION BOX COVER MISSING

ATTIC

A junction box cover was missing, leaving conductors exposed. Recommend repair as necessary.

Recommendation

Contact a handyman or DIY project



13.3.3 Branch Wiring, Circuits, Breakers & Fuses

⊖ Moderate/Repair Item

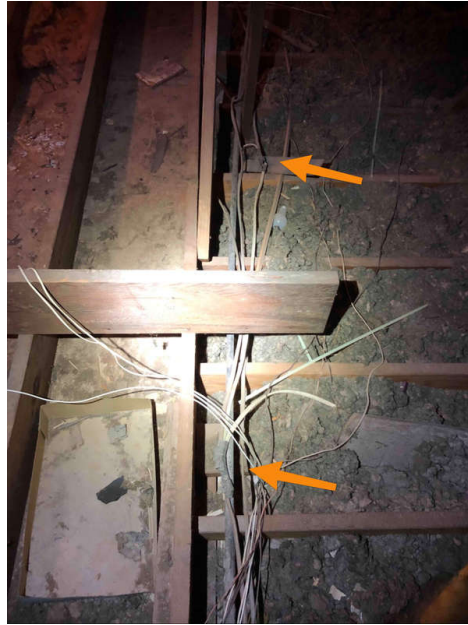
### JUNCTION BOX MISSING

EAST ATTIC

Splices were noted without a proper junction box. Installation of a box is recommended to secure the connections.

Recommendation

Contact a qualified electrical contractor.



13.4.1 Lighting Fixtures, Switches & Receptacles

**COVER PLATES DAMAGED**

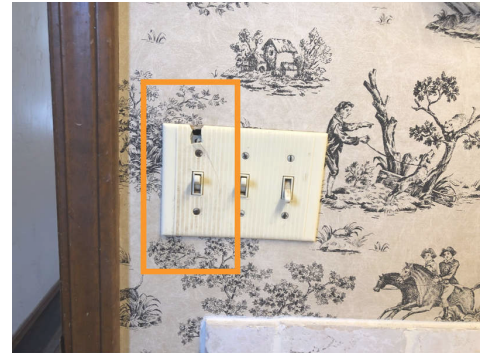
NORTHWEST BATHROOM

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.

 Moderate/Repair Item



13.4.2 Lighting Fixtures, Switches & Receptacles

**COVER PLATES MISSING**

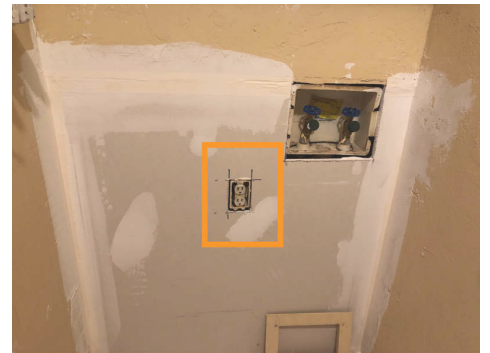
LAUNDRY

At the time of the inspection, an electrical receptacle cover plate was missing. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by Handyman/DIY.

Recommendation

Contact a qualified electrical contractor.

 Moderate/Repair Item



13.4.3 Lighting Fixtures, Switches & Receptacles

**INOPERABLE RECEPTACLE(S)**

REAR EXTERIOR

An electrical receptacle was inoperable at the time of the inspection. The Inspector recommends service by a qualified electrical contractor.

\*Possibly related to non-functional GFCI at main electrical panel.

 Moderate/Repair Item



Recommendation  
Contact a qualified electrical contractor.



13.4.4 Lighting Fixtures, Switches & Receptacles

**LOOSE RECEPTACLE**

LAUNDRY

An electrical receptacle was improperly secured. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

Recommendation  
Contact a handyman or DIY project

 Moderate/Repair Item



13.4.5 Lighting Fixtures, Switches & Receptacles

**UNGROUND RECEPTACLE, 3-PRONG**

GARAGE

Although the 3-prong electrical receptacles installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical receptacles. This condition is especially dangerous because it leads those using the electrical system to believe they are protected by a grounding system when they are not. Ungrounded electrical receptacles should be labeled as such. Although ungrounded electrical systems may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.

Recommendation  
Contact a qualified electrical contractor.

 Moderate/Repair Item



13.4.6 Lighting Fixtures, Switches & Receptacles

**DAMAGED LIGHT FIXTURE**

FRONT EXTERIOR

A light fixture showed visible damage. Recommend repair/replacement by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

Moderate/Repair Item



13.4.7 Lighting Fixtures, Switches & Receptacles

**LIGHT MISSING GLOBE/COVER**

WEST BEDROOM

A light fixture was missing its cover. Replacement is recommended.

Recommendation

Contact a handyman or DIY project

Moderate/Repair Item



13.5.1 GFCI & AFCI

**GFCI PROTECTION NOT INSTALLED**

KITCHEN, EXTERIOR, BATHROOM, GARAGE

Kitchen, Bathroom, Exterior, Garage

Ground fault circuit interrupter (GFCI) protection of home electrical receptacles was not provided in certain areas of the home where GFCI is currently recommended. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Recommendation

Contact a qualified electrical contractor.

Significant and/or Safety Concern

13.5.2 GFCI & AFCI

**GFCI FAILURE**

MAIN ELECTRICAL PANEL

Moderate/Repair Item

A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



### 13.6.1 Smoke Detectors

#### **NOT INSTALLED**

NORTHWEST HALLWAY

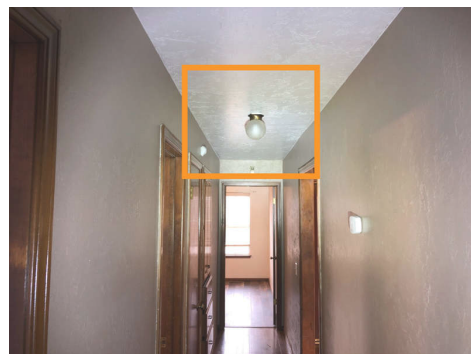
Outside Sleeping Area

Recommendation

Contact a handyman or DIY project



Moderate/Repair Item



### 14.1.1 Dishwasher

#### **CONTROL PANEL DAMAGED**

KITCHEN

The dishwasher control panel was damaged. Operation could not be verified.

Recommendation

Contact a qualified appliance repair professional.



Moderate/Repair Item



### 14.2.1 Cooktop/Exhaust Fan

#### **COOKTOP BURNER INOPERABLE**

KITCHEN

One or more heating elements did not heat up when turned on. Recommend qualified professional evaluate & repair.

Recommendation

Contact a qualified handyman.



Moderate/Repair Item



14.2.2 Cooktop/Exhaust Fan

### COOKTOP MISSING CONTROL KNOBS

KITCHEN

Cooktop was missing control knobs. Recommend contacting manufacturer for replacement parts.

Recommendation

Contact a qualified professional.

 Moderate/Repair Item



14.3.1 Oven

### OVEN LIGHT NOT OPERATIONAL

KITCHEN

Recommendation

Contact a handyman or DIY project

 Moderate/Repair Item



14.4.1 Garbage Disposal

### EXCESSIVE NOISE

KITCHEN

Garbage disposal was excessively noisy. There may be an unseen object in the disposal or it could be a problem with the motor itself.

Recommendation

Contact a qualified appliance repair professional.

 Moderate/Repair Item

