HOME INSPECTION REPORT

Inspected property address	City	ZIP code	Inspection date	Report date
1416 Russell Drive	Midwest City	73110	09/14/2026	09/16/2026

Client(s)	People present	Building
Marcus and Alyssa Tran	Buyers and their agent	1962 one-story brick ranch, about 1,450 sq. ft., crawl space

Inspection company	Phone	Weather
Redbud Home Inspections, LLC	(405) 555-0172	Rain overnight, clearing, 74°F

Inspector who performed the inspection	CIB license number	Inspector signature
Nathan Pruitt	2134	Nathan Pruitt

About this report

This inspection followed the standards of practice in OAC 158:70-1-3, Oklahoma's Home Inspection Industry Regulations. It is a visual examination of the readily accessible installed systems and components on the inspection date. It is not technically exhaustive and will not identify concealed conditions or latent defects (OAC 158:70-1-3(b)(2)).

Wood destroying organisms, mold, and environmental hazards are not part of this inspection (OAC 158:70-1-3(b)(3)). Neither are private waste disposal (septic) systems, wells, or water conditioning systems (OAC 158:70-1-3(f)(3)). This report does not give the market value of the property, advise whether to buy it, or estimate the cost of repairs (OAC 158:70-1-3(b)(4)).

This report is for the client named above. The inspector will not disclose its results to anyone else without the client's written consent (59 O.S. 858-633(B)(10)).

How items are rated

Code	Rating	Meaning
OK	Normal working order	Inspected and, in the inspector's professional opinion, in normal working order (OAC 158:70-1-3(a)(2)(D)(i)).
NW	Not in normal working order	Inspected and not in normal working order. The reason is given if not self-evident (D)(ii).
SH	Could impair safety	Inspected and could impair the safety of the occupants or client. The reason is given if not self-evident (D)(iii).
NI	Present, not inspected	Present at the inspection but not inspected. The reason is on the system's "Present but not inspected" line (D)(v).
NP	Not present	Not found at this property.

Every finding ends with the inspector's recommendation to correct, further evaluate, or monitor the condition (D)(iv).

Summary: items that could impair safety

Every item rated SH, with its number in the report. Items rated NW are in each system's findings.

No.	System	Observation	Recommendation
6	Exterior	Front steps: four risers with no handrail.	Correct: install a graspable handrail.
9	Plumbing system	Water heater in the garage: no discharge pipe on the temperature and pressure relief valve.	Correct: have a licensed plumber add a discharge pipe ending 6 in. above the floor.
12	Electrical system	Main panel: Federal Pacific Electric Stab-Lok panel and breakers. These breakers have a history of not tripping.	Evaluate: have a licensed electrical contractor evaluate the panel.
13	Electrical system	Front and middle bedrooms: three-prong receptacles on two-wire circuits test as open ground.	Correct: have an electrician ground the circuits or add GFCI protection.
14	Electrical system	No GFCI protection at the kitchen counter, hall bath, or garage receptacles.	Correct: have an electrician add GFCI protection at these spots.
20	Fireplaces and solid fuel burning appliances	Living room fireplace: damper rusted and won't fully open; heavy creosote at the damper.	Evaluate: have a chimney sweep clean and evaluate the fireplace and flue before use.

1 Structural system

OAC 158:70-1-3(c)

Component	Description	Rating
Foundation	Concrete stem wall, brick veneer, block piers	NW
Floor structure	2x8 joists on 4x6 girders, plank subfloor	OK
Wall structure	Wood frame with brick veneer	OK
Roof structure	2x6 rafters, 1x6 plank sheathing	OK
Ceiling structure	2x6 ceiling joists	OK
How the crawl space and attic were observed	Entered the crawl space and walked the attic	

No.	Rating	Component, location, and observation	Recommendation
1	NW	Crawl space, center girder under the hall bath: two piers have loose, shifted shims and a 1/2 in. gap at the girder.	Evaluate: have a foundation repair contractor re-shim or add piers.
2	NW	Crawl space, north side: standing water inside the access and damp soil along the north wall after overnight rain.	Correct: fix the north grading and downspout (finding 5). Monitor after heavy rain.
3	NW	Crawl space, pier by the back porch: earthen tubes on the pier face. Wood destroying organisms are outside this inspection.	Evaluate: see the wood infestation report from a licensed pest control company.

Present but not inspected, and why: None

2 Exterior

OAC 158:70-1-3(d)

Component	Description	Rating
Wall covering	Brick veneer, painted wood trim and soffits	OK
Decks, patios, and porches	Concrete front stoop, wood framed back porch	NW
Driveway	Concrete, minor settlement cracks	OK
Walkways	Concrete	OK
Grading and drainage	Flat lot; soil slopes toward the north wall	NW

No.	Rating	Component, location, and observation	Recommendation
4	NW	Back porch: the sill and the base of the right post are soft when probed; paint failed.	Correct: have a qualified contractor replace the damaged wood after the pest company's review.
5	NW	North side: soil slopes toward the house, and the northwest downspout empties at the wall.	Correct: regrade to fall 6 in. in 10 ft. and extend the downspout.
6	SH	Front steps: four risers with no handrail.	Correct: install a graspable handrail.

Present but not inspected, and why: None

3 Roof system

OAC 158:70-1-3(e)

Component	Description	Rating
Roof covering	Asphalt composition shingles	NI
Layers of roof covering	One, seen at the rake edge	
Shingles over wood shingles	No	
Method used to inspect the roof	From the ground with binoculars, and a ladder at the eaves	
Gutters, flashings, and penetrations	Aluminum gutters, metal vent jacks	NW

No.	Rating	Component, location, and observation	Recommendation
7	NI	Roof covering: not walked; the shingles were wet after overnight rain.	Evaluate: have the roof covering inspected up close once it is dry.
8	NW	Gutter over the back porch: sags and holds water; one hanger is loose.	Correct: re-hang and slope the gutter to the downspout.

Present but not inspected, and why: Roof surface: wet shingles after overnight rain made walking unsafe.

4 Plumbing system

OAC 158:70-1-3(f)

Component	Description	Rating
Water supply piping	Galvanized steel, copper at the kitchen	NW
Drain, waste, and vent piping	Cast iron with PVC repairs	OK
Water heater and energy source	40 gal. natural gas, in the garage, yellow CSST supply	SH
Main water shut-off location	Meter box at the front curb	
Main fuel shut-off location	Gas meter on the east side	
Sewer cleanout location	Front yard by the northeast corner	

☑ Yellow corrugated stainless steel tubing (CSST) flexible gas piping was observed. The inspector notifies the client, in writing, as OAC 158:70-1-3(f)(2)(E) requires:

> Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.

No.	Rating	Component, location, and observation	Recommendation
9	SH	Water heater in the garage: no discharge pipe on the temperature and pressure relief valve.	Correct: have a licensed plumber add a discharge pipe ending 6 in. above the floor.
10	NW	Galvanized supply lines: low flow at the hall bath tub with the sink running.	Evaluate: have a licensed plumber evaluate the galvanized piping.
11	NW	Hall bath toilet rocks at the floor.	Correct: reset the toilet on a new wax ring.

Present but not inspected, and why: None

5 Electrical system

OAC 158:70-1-3(g)

Component	Description	Rating
Service amperage and voltage	100 amp, 120/240 volt, overhead service drop	OK
Wiring methods	Non-metallic sheathed cable; some two-wire, no ground	NW
Main disconnect and panel locations	Main panel on the garage east wall	SH
Solid conductor aluminum branch wiring	None seen	
Smoke detectors	One in the hall; none in the bedrooms	NW

No.	Rating	Component, location, and observation	Recommendation
12	SH	Main panel: Federal Pacific Electric Stab-Lok panel and breakers. These breakers have a history of not tripping.	Evaluate: have a licensed electrical contractor evaluate the panel.
13	SH	Front and middle bedrooms: three-prong receptacles on two-wire circuits test as open ground.	Correct: have an electrician ground the circuits or add GFCI protection.
14	SH	No GFCI protection at the kitchen counter, hall bath, or garage receptacles.	Correct: have an electrician add GFCI protection at these spots.

Present but not inspected, and why: None

6 Heating, air conditioning, and distribution

OAC 158:70-1-3(h)

Component	Description	Rating
Heating method and energy source	Natural gas forced air furnace, hall closet	OK
Cooling method and energy source	Electric split system, condenser on the west side	NW
Distribution system	Insulated flex and metal ducts in the attic	OK

No.	Rating	Component, location, and observation	Recommendation
15	NW	Air conditioner: 12°F drop between return and supply, below the usual 15 to 22°F.	Evaluate: have an HVAC contractor service and evaluate the system.
16	NW	Furnace: dirty filter, and the filter slot has no cover.	Correct: replace the filter and cover the slot.

Present but not inspected, and why: None

7 Interior

OAC 158:70-1-3(i)

Component	Description	Rating
Walls	Plaster and drywall	OK
Ceilings	Textured drywall	NW
Floors	Oak hardwood; vinyl in the kitchen and baths	OK

No.	Rating	Component, location, and observation	Recommendation
17	NW	Back bedroom window: broken sash cord; the sash won't stay open.	Correct: repair the sash cord.
18	NW	Hall ceiling by the attic hatch: old water stain, dry on a moisture meter.	Monitor: check the stain after heavy rain.

Present but not inspected, and why: None

8 Insulation and ventilation

OAC 158:70-1-3(j)

Component	Description	Rating
Insulation and vapor retarders in unfinished spaces	Blown fiberglass in the attic, about 6 in.; none under the floor	OK
Attic, crawl space, and mechanical ventilation	Soffit and gable vents, foundation vents, bath fan	NW

No.	Rating	Component, location, and observation	Recommendation
19	NW	Hall bath exhaust fan vents into the attic.	Correct: duct the fan to the exterior.

Present but not inspected, and why: None

9 Appliances

OAC 158:70-1-3(k)

Component	Description	Rating
Range, cook top, and oven energy source	Not inspected	NI
Dishwasher, disposal, and range hood	Not inspected	NI

No.	Rating	Component, location, and observation	Recommendation

Present but not inspected, and why: All appliances: excluded on the clients' signed exclusion form of 09/10/2026.

10 Fireplaces and solid fuel burning appliances

OAC 158:70-1-3(l)

Component	Description	Rating
Fireplaces	Masonry wood-burning fireplace, living room	SH
Solid fuel burning appliances	None	NP
Chimneys	Brick chimney with a metal cap	OK

No.	Rating	Component, location, and observation	Recommendation
20	SH	Living room fireplace: damper rusted and won't fully open; heavy creosote at the damper.	Evaluate: have a chimney sweep clean and evaluate the fireplace and flue before use.

Present but not inspected, and why: None