

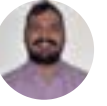


SUMMARY

Tulsa, OK 74133

March 26, 2024

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2.1.1 Foundation

FOUNDATION CRACKS - MAJOR

Safety Hazard

FOUNDATON, EXTERIOR, INTERIOR

Moderate to severe cracking noted at the foundation, exterior brick veneer, and evidence of interior drywall patches. Any cracks with a width greater than a thickness of a quarter is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend property owner to have a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



Foundation Cracking



Foundation Cracking



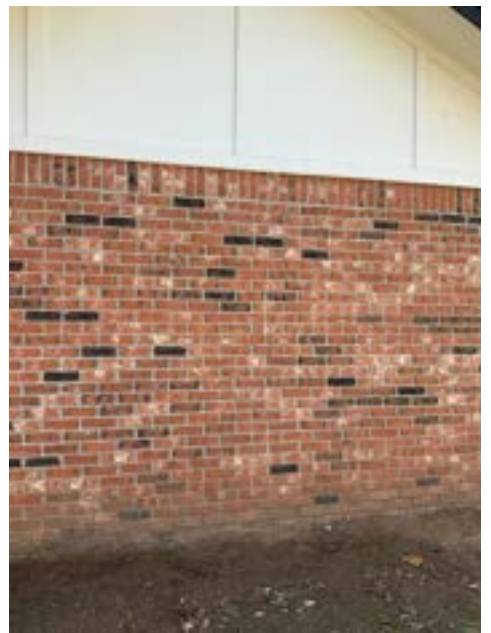
Foundation Cracking



Exterior Southeast Wall (Primary Bedroom)



Exterior Southeast Wall (Primary Bedroom)



Exterior Southeast Wall (Primary Bedroom)



Exterior East (Covered Porch)



Exterior North



Exterior West

2.3.1 Wall Structure

CRACKS - MAJOR

EXTERIOR/INTERIOR



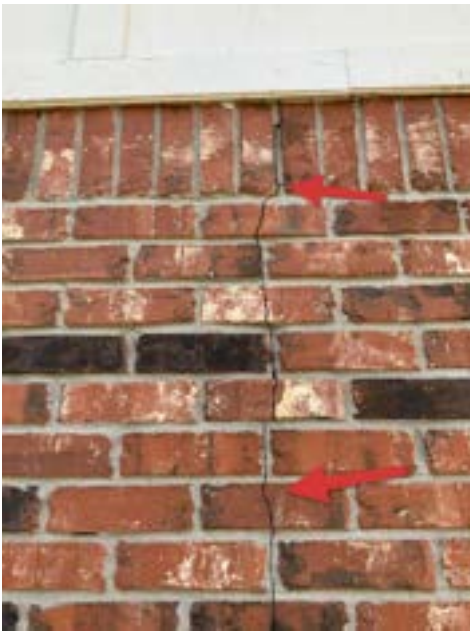
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Recommendation

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Exterior Southeast (Primary Bedroom)



Exterior Southeast (Primary Bedroom)



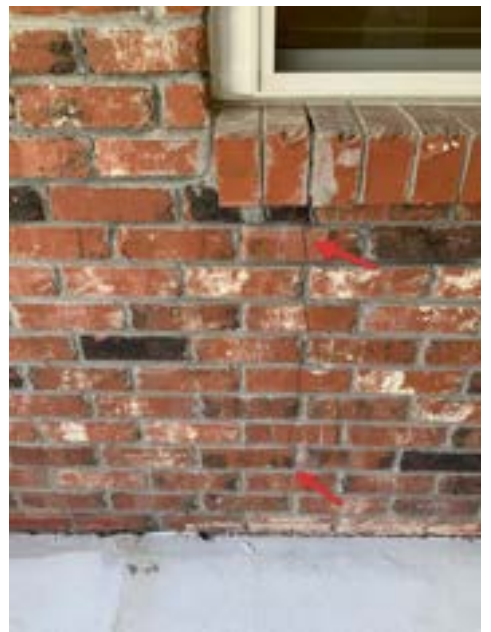
Primary Bedroom-South Wall



Primary Bedroom- South Wall



Primary Bedroom-Bathroom Door



Primary Bedroom North Wall



Chimney Stack



Exterior South (Bedroom)



Exterior North (Garage Door)



Exterior South (Bedroom)



Exterior South (Bedroom)



Exterior West (Bedroom)



Exterior North (Garage Door)



Exterior East (Covered Porch)



Covered Porch (Bay Window)

3.1.1 Siding, Flashing & Trim

EVIDENCE OF WATER INTRUSION/PAINT DETERIORATION



EXTERIOR

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

Recommendation

Contact a qualified siding specialist.



West Exterior



South Exterior



North Exterior

3.1.2 Siding, Flashing & Trim

DAMAGED SIDING



GARAGE

Observed some damaged to the garage siding above the opening. Recommend a qualified professional siding contractor to repair/replace to help mitigate pests/insects and water intrusion.

Recommendation

Contact a qualified siding specialist.



3.1.3 Siding, Flashing & Trim

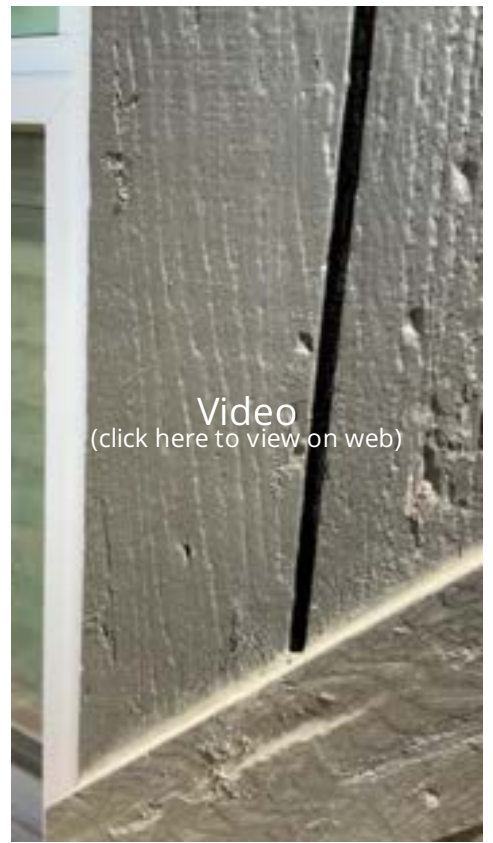
LOOSE SHUDDERS



EXTERIOR WEST

West window shutters; although meant for covering windows these installed on the home are for aesthetic appeal and are loose. Recommend a qualified professional to better secure window shutters to the exterior.

Recommendation
Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways
DRIVEWAY CRACKING - MINOR

 Recommendation

EXTERIOR WEST

Minor cosmetic cracks observed, which may indicate movement in the soil or heavy traffic in the area. Recommend a qualified concrete contractor to patch/seal all cracks and monitor thereafter.

Recommendation
Contact a qualified concrete contractor.



PATIO CRACKING - MINOR

 Recommendation

EXTERIOR WEST/EAST

Minor cracking observed on the back covered patio which is normal sign of settling over the years. Recommend a qualified concrete contractor to patch/seal and monitor thereafter.

Recommendation

Contact a qualified concrete contractor.



North Covered Patio



South Covered Patio

WALKWAY CRACKING - MAJOR

 Recommendation

EXTERIOR WEST/NORTH/SOUTH

Minor cracks observed which seem to be the result of settling and tree roots growing underneath. Recommend a qualified professional contractor to remove the tree roots and qualified concrete contractor to evaluate and repair all cracks and monitor thereafter.

Recommendation

Contact a qualified concrete contractor.



Front Porch Walkway



North Gate Walkway



Exterior North Walkway



Exterior North



Exterior Northeast Walkway



Exterior Northwest

3.3.4 Walkways, Patios & Driveways

DAMAGED PATIO SCREENING

 Recommendation

EXTERIOR EAST

Observed damaged screening for the covered back patio. Recommend a qualified professional to evaluate and repair all damaged areas.

Recommendation
Contact a qualified professional.



Screening Hole



Screening Hole



Screening Hole

3.4.1 Decks, Balconies, Porches & Steps

DAMAGED POST

 Recommendation

FRONT PORCH

Observed the front porch awning support post damaged/cracked. Recommend a qualified professional to repair or replace post to fix the issue from further damage.

Recommendation
Contact a qualified professional.



Cracked/Damaged Post



Cracked/Damaged Post

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

 Recommendation

ROOF

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper roof drainage. Recommend a qualified tree service or tree removal contractor to trim all limbs to have clearance from the roof to allow for proper drainage and avoid any debris on the roof.

Recommendation
Contact a qualified tree service company.



Northeast Roof



East Roof

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION TOO CLOSE

 Recommendation

NORTHEAST EXTERIOR

Observed vegetation too close to dwelling. Vegetation too close could cause wear to the siding material and damage the foundation due to roots. Vegetation could also provide pests, and insects a habitat to live in. Recommend a qualified professional or tree service to remove trees/vegetation to allow proper drainage of water and to avoid any unwanted wear or damage to siding and foundation.

Recommendation

Contact a qualified landscaping contractor



Northeast Trees



Trees Roots

3.6.3 Vegetation, Grading, Drainage & Retaining Walls

SIDE GATE DEFICIENCIES

EXTERIOR NORTHWEST

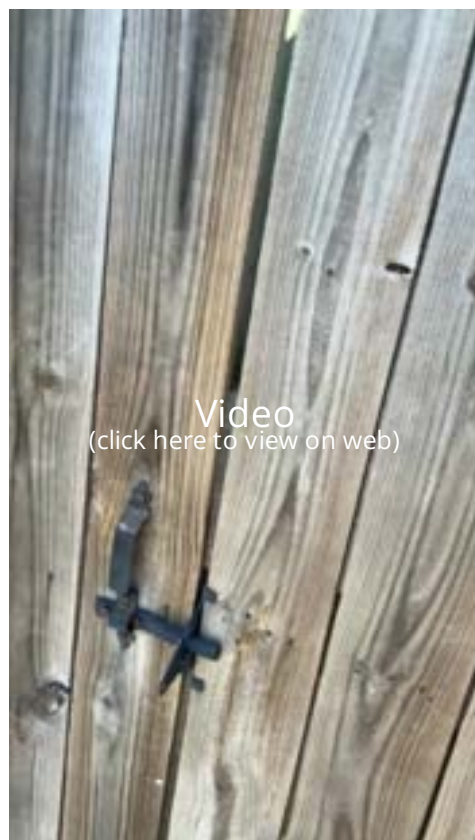
Observed northwest side gate entrance to the back yard to be wobbly and not secure. Recommend a qualified professional or DIY to make the sides gate secure and easily accessible.

Recommendation

Contact a qualified professional.



Recommendation



3.6.4 Vegetation, Grading, Drainage & Retaining Walls

SOIL EROSION

EAST EXTERIOR



Recommendation

Observed some soil erosion at the exterior east. Recommend a qualified professional to add dirt/topsoil and seed or sod the area to properly grade the area so that water slopes and drains away from the dwelling.

Recommendation
Contact a qualified professional.



Soil Erosion



Soil Erosion



Soil Erosion



Soil Erosion

3.6.5 Vegetation, Grading, Drainage & Retaining Walls

PREVIOUS TERMITE TREATMENT

EXTERIOR

Observed a bait system for termites which is long term system to kept away termites. Although there were no visible evidence of termites at time of inspection. Recommend to monitor for termites and contact a qualified licensed termite company to evaluate and provide any protective measures with the current system.

Recommendation
Contact a qualified professional.

 Recommendation



3.6.6 Vegetation, Grading, Drainage & Retaining Walls

OVERGROWN MAILBOX SHRUB

FRONT YARD

The mailbox shrub is over grown and is hard to locate mailbox. Recommend to trim shrubs to further assist mail delivery and alleviate any concerns with mailbox stability.

Recommendation

Contact a qualified professional.





4.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



EXTERIOR DOWNSPOUTS

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 to 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.



Exterior Northeast



Exterior West



Exterior Southwest



Exterior Northwest



Exterior Southeast

4.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY FLUE DIRTY

 Recommendation

CHIMNEY

Chimney flue and firebox was excessively dirty, which can pose a serious fire hazard. Recommend a qualified chimney contractor clean the build up in the flue, dampener, and firebox. It's recommended to clean at least once a year or more based on usage.

Recommendation

Contact a qualified chimney contractor.



Cleanout



Cleanout



Chimney Cap

4.4.2 Skylights, Chimneys & Other Roof Penetrations

DAMAGED VENT

 Recommendation

ROOF

Damaged furnace and water heater exhaust vent; most likely due to hail, tree debris, or inclement weather. Recommend replacing by a qualified roofing contractor.

Recommendation
Contact a qualified roofing professional.



Furnace Vent



Water Heater Vent

4.4.3 Skylights, Chimneys & Other Roof Penetrations

Penetrations

CHIMNEY STACK STAINING

ROOF

Chimney stack had staining and algae growth. Recommend a qualified professional to clean and remove algae growth.

Recommendation
Contact a qualified professional.

 Recommendation



Chimney Stack

4.4.4 Skylights, Chimneys & Other Roof Penetrations

SKYLIGHT RUSTING FASTENERS

ROOF-SKYLIGHT

Skylight has rusting fasteners which is typical sign of the wrong type of fasteners in place. Recommend a qualified roofing contractor to replace with exterior grade weather resistant fasteners.

Recommendation
Contact a qualified roofing professional.

 Recommendation



Rusting Fasteners



Rusting Fasteners

5.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

INADEQUATE PANEL CLEARANCE

GARAGE CLOSET

Electrical code requires a clearance of 3 feet around the electrical panel to ensure accessibility to the panel and wiring. I recommend clearing out area to ensure access to the panel and wiring.

Recommendation

Recommended DIY Project



Recommendation



Clearance Needed

5.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

OUTDATED MAIN PANEL

GARAGE CLOSET

Recommend a qualified licensed electrical contractor to replace and update the main panel with a current model that has a main service breaker for safety standards of code requiring 6 or less "throws" to disconnect all power in case of emergency. On this dwelling there are more than six breakers to disconnect different branches of wiring throughout the house.

Recommendation

Contact a qualified electrical contractor.



Recommendation



Main Panel



Electrical Connections

5.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Recommendation

SERVICE AMPERAGE

GARAGE CLOSET

Observed the service amperage to be at 125amp. The new standard is 200 amp service. With technology ever growing it is wise to determine if this will be enough to suit all electrical needs. Recommend to upgrade to the current standard of 200 amp service by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Entrance Conductors 2 AWG



Main Panel

5.2.4 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Recommendation

SPARE BREAKERS

GARAGE CLOSET

Observed 2 spare breakers of which can be old and not working or in place for a spare. Recommend a qualified electrical contractor to test and mark those as spare breakers or remove entirely.

Recommendation
Contact a qualified electrical contractor.



Spare Breaker



Spare Breaker



Unused Breaker

5.3.1 Branch Wiring Circuits, Breakers & Fuses

ALUMINUM BRANCH CIRCUITS

 Safety Hazard

ELECTRICAL PANEL

Aluminum wire appears to be installed on branch electrical circuits in the electrical panel. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrician and replace all aluminum branch wiring in the home.

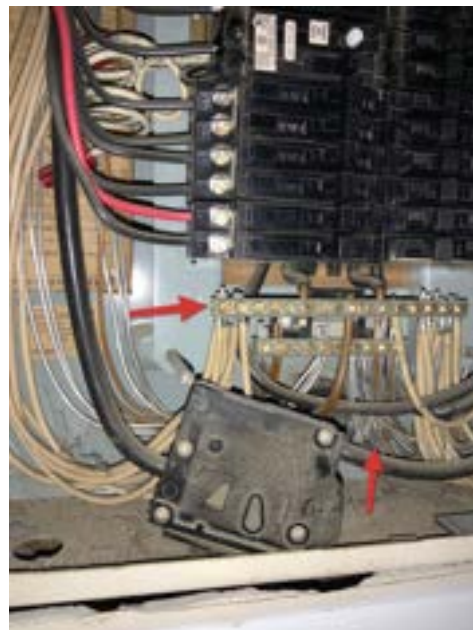
Recommendation
Contact a qualified electrical contractor.



Aluminum Wiring



Aluminum Wiring



Aluminum Wiring

OPEN SPLICES

GARAGE/ATTIC

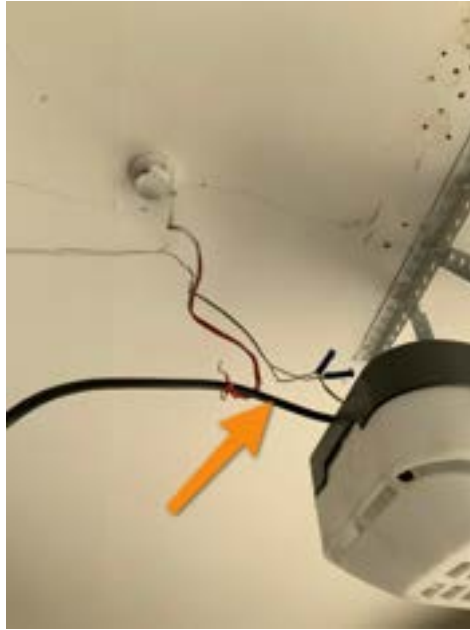
Observed open electrical splices in the attic and garage. All open slices should be joined and contained in a junction box. Recommend a qualified electrical contractor to safely secure all open splices.

Recommendation

Contact a qualified electrical contractor.



Open Splices



Open Splices

COVER PLATES DAMAGED

WEST BEDROOM/DINING ROOM/GARAGE CLOSET

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

Recommendation

Contact a handyman or DIY project



West Bedroom



Dining Room



Water Heater Junction Box

5.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

GAPS IN SWITCHES/RECEPTACLES

DINING ROOM

Observed gaps in switches/receptacles. Recommend sealing to reduce debris to get inside light switch.

Recommendation

Contact a qualified electrical contractor.



Dining Room Light Switch

5.4.3 Lighting Fixtures, Switches & Receptacles

 Recommendation

EXTERIOR LIGHT FIXTURE UNSECURED

FRONT PORCH

Observed a loose/unsecured exterior light fixture. Recommend DIY or qualified professional to secure and properly seal light fixture since this is an exterior light fixture that's exposed to the elements.

Recommendation

Contact a qualified professional.



5.4.4 Lighting Fixtures, Switches & Receptacles

 Recommendation

BROKEN PULL SWITCH

PRIMARY BEDROOM CLOSET

The pull switch in the primary bedroom closet did not operate as intended. Recommend a qualified professional to repair or replace the light fixture.

Recommendation

Contact a qualified professional.



5.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Recommendation

KITCHEN/BATHROOM/EXTERIOR

No GFCI protection present at all in the kitchen, bathroom, and exterior. Recommend a qualified licensed electrical contractor to evaluate and install ground fault protection in all locations.

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

Recommendation

Contact a qualified electrical contractor.



Primary Bathroom



Second Bathroom



Covered Patio



Light Post

6.1.1 Equipment

ANNUAL SERVICING/CLEANING

GARAGE CLOSET

Furnace unit(s) should be cleaned and serviced annually. Observed a dusty and dirty unit by the manifold. Recommend a qualified HVAC contractor to clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



Furnace Manifold

6.3.1 Distribution Systems

RETURN DUCT INSULATION INSUFFICIENT

ATTIC

Return air duct insulation had areas where the insulation has deteriorated or had fallen off. This can result in poor heating efficiency. Recommend a qualified HVAC contractor to evaluate and replace duct insulation.

Recommendation

Contact a qualified HVAC professional.





Return Duct Insulation



Return Duct Insulation

6.3.2 Distribution Systems

DIRTY DUCTS

SLAB DUCTS

Both Return Ducts and Distribution Ducts have dust build up. Recommend a qualified professional to service or clean the ductwork.

Recommendation
Contact a qualified professional.



Supply Ducts



Return Air Ducts

7.1.1 Cooling Equipment

ANNUAL A/C CONDENSER UNIT CLEANING/SERVICE

EXTERIOR NORTH

Observed a dirty A/C Condenser unit. Just like the furnace unit the A/C Condenser unit requires annual maintenance. Recommend a qualified HVAC contractor to service/clean the unit to ensure proper function of the unit.



Recommendation
Contact a qualified HVAC professional.



8.1.1 Main Water Shut-off Device **DEBRIS IN WATER METER**

FRONT YARD

Observed debris in the water meter basin. Recommend cleaning out and removing all debris from meter basin to have appropriate access and function of the water meter.

Recommendation
Contact a handyman or DIY project

 Recommendation



8.2.1 Drain, Waste, & Vent Systems **LEAKING SINK PIPE**

SECOND BATHROOM

An observed leak coming from the drainage pipe after the p trap on the second bathroom sink. Recommend a qualified licensed plumbing contractor to evaluate and repair.

Recommendation
Contact a qualified plumbing contractor.

 Recommendation



Second Bathroom

8.2.2 Drain, Waste, & Vent Systems

DAMAGED SHOWER DRAIN

PRIMARY BATHROOM SHOWER

Primary bathroom shower drain is damaged and dirty. The damaged portion could result in injury if it not replaced. Recommend a qualified licensed plumbing contractor to replace drain.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Damaged/Dirty Drain

8.3.1 Water Supply, Distribution Systems & Fixtures

TOILET LEAKING

PRIMARY BATHROOM

Toilet is loose and/or leaking at the base. Recommend a qualified licensed plumbing contractor to evaluate and repair or replace to prevent further water damage.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



SILLCOCK UNSECURED

EXTERIOR SOUTH/EAST

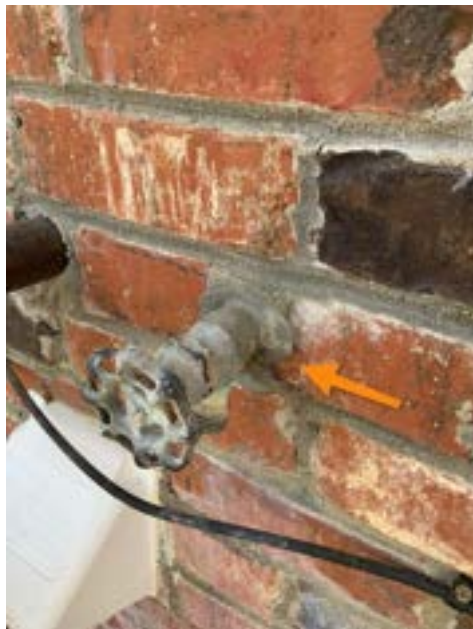
Exterior south and east sillcock or spigot was unsecured. This could result in excessive wear on joints within the walls and cause leaking into the wall or flooring . Recommend a qualified plumbing contractor to secure spigot to the exterior, seal areas with silicone, and to double check for any leaks from the supply line.

Recommendation

Contact a qualified plumbing contractor.



Exterior South



Exterior East

8.4.1 Hot Water Systems, Controls, Flues & Vents

NO WATER HAMMER ARRESTOR

GARAGE CLOSET

Observed absence of water hammer arrestors. Recommend plumber to evaluate and install if necessary. Water hammer arrestors are required by code on new installs of hot water heaters or where potential water hammering will occur.

Recommendation

Contact a qualified professional.



No Arrestors

8.4.2 Hot Water Systems, Controls, Flues & Vents

ANNUAL SERVICE

GARAGE CLOSET

Annual servicing of the water heater tank is required by manufacturer to maintain your water heater so that it ensures it is functioning properly. Recommend a qualified plumber to service the water heater tank if not performed in the last year or is nearing the annual service.

Recommendation
Contact a qualified plumbing contractor.



Service Valve

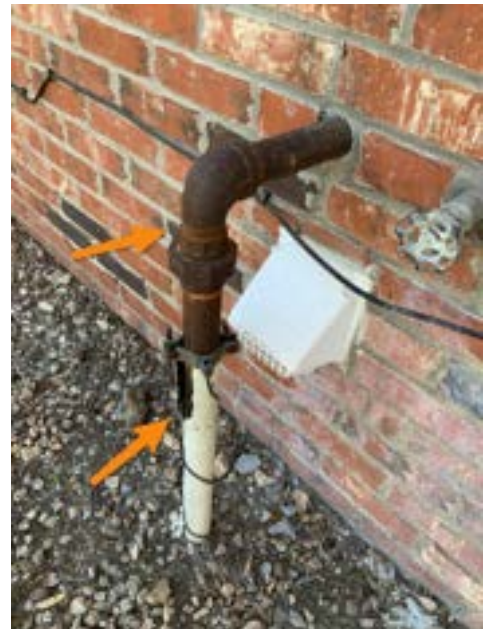
8.5.1 Fuel Storage & Distribution Systems

RUSTING GAS PIPING

EXTERIOR EAST

Gas pipes were rusting which is a sign of corrosion. This can lead to gas leaks. Recommend qualified professional to resurface and reseal/paint gas piping.

Recommendation
Contact a qualified professional.



Corroded Gas Pipe

8.5.2 Fuel Storage & Distribution Systems

GAS PIPING PAINT FLAKING

EXTERIOR EAST

Observed painted gas lines have paint flaking which is common for the age of the home. Recommend resealing to protect against corrosion.

Recommendation
Contact a qualified professional.





9.3.1 Floors

MODERATE WEAR

MAIN HALLWAY

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor to evaluate and repair or replace.

Recommendation

Contact a qualified flooring contractor



Uneven Flooring

9.4.1 Walls

POOR PATCHING

BEDROOMS

Sub-standard drywall patching observed at time of inspection. Recommend a qualified professional drywall contractor to evaluate and repair.

Recommendation

Contact a qualified drywall contractor.





Primary Bedroom



Primary Bedroom



South Bedroom



9.4.2 Walls

MINOR CRACKING

BEDROOMS

Observed minor cracking on the wall in the bedrooms. This could be caused by improper installation or sign of settling over the years. Recommend a qualified drywall contractor to repair all areas to have a good starting base to determine if there's any active settling.

Recommendation

Contact a qualified drywall contractor.





Southwest Bedroom Closet



Southwest Bedroom Closet



South Bedroom Closet



Primary Bedroom



Primary Bedroom

9.6.1 Countertops & Cabinets **CABINET DRAWER STICKS**

HALLWAY LINEN CLOSET

Main hallway linen closet has a bottom drawer that sticks when trying to pullout and does not extend all the way. Recommend a qualified professional to evaluate and repair to ensure proper function.

Recommendation
Contact a qualified professional.



11.1.1 Attic Insulation
INSUFFICIENT INSULATION

 Recommendation

ATTIC
 Insulation depth was inadequate. Recommend a qualified attic insulation contractor to remove existing and install additional insulation to meet the current requirements of our zone climate.

Recommendation
 Contact a qualified insulation contractor.



11.2.1 Ventilation
ATTIC VENTILATION INSUFFICIENT

 Recommendation

ATTIC
 Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend a qualified professional attic contractor to evaluate and ensure there is adequate ventilation for the attic space.



11.3.1 Exhaust Systems
BATHROOM VENTS INTO ATTIC

 Recommendation

ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic/HVAC contractor to properly install exhaust fans that terminate to the exterior.

Recommendation
Contact a qualified HVAC professional.



Primary Bathroom Exhaust Fan



Second Bathroom Exhaust Fan

11.3.2 Exhaust Systems

STOVE EXHAUST DUCT DAMAGED

 Recommendation

ATTIC

The stove exhaust duct is not properly supported, sealed, and terminated to the roof exterior. Recommend a qualified licensed HVAC contractor to evaluate and repair or replace.

Recommendation
Contact a qualified professional.



Stove Exhaust Duct



Stove Exhaust Duct

12.1.1 Ceiling

DAMAGED

 Recommendation

GARAGE

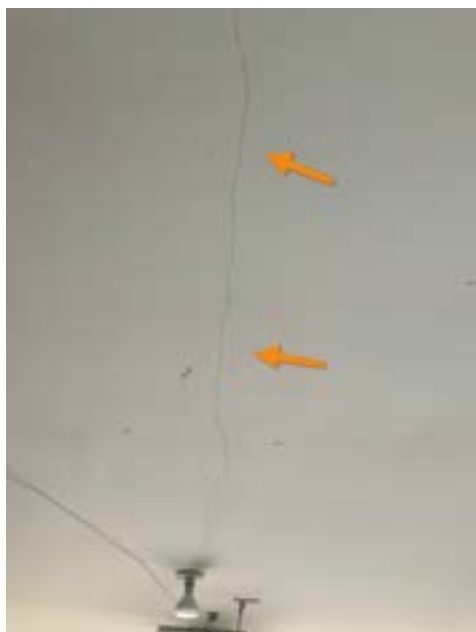
Garage ceiling has cracking that is not aligned with a drywall seam and may be the result of settling or improper use of the attic space. Recommend a qualified drywall contractor to evaluate and repair to have a good starting indicator for any signs of active settling.

Recommendation

Contact a qualified drywall contractor.



Garage Ceiling



Garage Ceiling



Garage Ceiling

12.2.1 Floor

STAINING

 Recommendation

GARAGE

Garage floor shows visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

[Here is a DIY resource to help.](#)

Recommendation

Contact a handyman or DIY project



Garage Floor Staining

12.2.2 Floor

CRACKING-MINOR

 Recommendation

GARAGE FLOOR

Observed minor cracking on the garage floor. Recommend a qualified concrete contractor to evaluate and repair cracking. After repair recommend monitoring for any settling/ movement as this could be a sign of structural concerns.

Recommendation
Contact a qualified concrete contractor.



12.3.1 Walls & Firewalls **DAMAGED DRYWALL**

 Recommendation

GARAGE

Garage wall had damaged drywall. Recommend a qualified professional drywall contractor repair all damaged drywall in the garage.

Recommendation
Contact a qualified drywall contractor.



Damaged Drywall

Damaged Drywall

12.3.2 Walls & Firewalls **VISIBLE DRWALL SEAMS**

 Recommendation

GARAGE

Visible drywall seams in garage. I recommend a qualified drywall contractor to fix this issue and monitor for any water intrusion or structural movement.

Recommendation

Contact a qualified professional.



12.6.1 Occupant Door (From garage to inside of home)

 Safety Hazard

NOT SELF-CLOSING

GARAGE DWELLING DOOR

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

[DIY Resource Link.](#)

Recommendation

Contact a handyman or DIY project

