



Residential Inspection



123 Main St
Main City, OK 73139
4 bd • 3 ba

Prepared for:
Client Name



Jason Petry
Inspector

 +1 405-514-3346

 OUchevy48@Gmail.com

Table of Contents

Disclaimer	4
------------	---

Overview	5
----------	---

Summary

Exterior	6
----------	---

Heating	7
---------	---

Plumbing	8
----------	---

Electrical	9
------------	---

Garage	10
--------	----

Full Report

Roof	11
------	----

Exterior	12
----------	----

Foundation	15
------------	----

Heating	16
---------	----

Cooling	18
---------	----

Plumbing	20
----------	----

Electrical	24
------------	----

Fireplace	28
-----------	----

Attic	29
-------	----

Interior	31
Kitchen	33
Garage	36

Disclaimer

Home inspections are non-evasive and non -technically exhaustive visual inspections of the major systems in a home.

Overview

In Attendance: Client

Temperature: 86 °F

Occupancy: Occupied

Square Footage: 2,262 sqft

Style: Ranch

Year Built: 2015

Building Type: Single Family

Ground/Soil Surface Condition: Dry

Rain in Last 3 Days: No

Weather: Clear

Start Time: 10/09/2025 09:00 AM CDT

Stop Time: 10/09/2025 11:00 AM CDT

Bedrooms: 4

Bathrooms: 3

Summary

Exterior

Defects

Siding, Flashing & Trim

Recommendation

Loose Brick

Recommendation: Masonry Contractor

Description:

One or more bricks were observed to be loose. Loose bricks can compromise the structural integrity of the wall or surface they are part of, potentially leading to further deterioration or collapse. This defect poses a safety risk to personnel and can result in damage to the surrounding structure. Recommend contractor specializing in masonry for correction.



📍 Right of garage door

Heating

Defects

Normal Operating Controls

Recommendation

Loose Thermostat

Recommendation: Qualified Professional**Description:**

Thermostat was loose on the wall. Recommend repair or replacement.



Plumbing

Defects

Water Supply, Distribution Systems & Fixtures

Recommendation

Leaking Faucet

Recommendation: Licensed Plumber**Description:**

Leaking faucet observed. This can lead to water wastage, increased utility costs, and potential damage to the surrounding area.



📍 Front, right of porch

Electrical

Defects

Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

Illegible Labels On Panel

Description:

At the time of inspection, panel labeling was illegible. Recommend a qualified electrician or person identify and map out locations.



Garage

Defects

Ceiling

Recommendation

Damaged

Recommendation: General Contractor

Description:

Garage ceiling was damaged. Recommend qualified contractor evaluate and repair to prevent moisture intrusion.



Full Report

Roof

Information

General

Inspection Method:

Roof

General

Roof Type/Style:

Combination

Coverings

Material:

Asphalt Composition Shingle

Roof Drainage Systems

Gutter Material:

Aluminum

Flashings

Material:

Aluminum

Exterior

Defects

Siding, Flashing & Trim

Recommendation

Loose Brick

Recommendation: Masonry Contractor

Description:

One or more bricks were observed to be loose. Loose bricks can compromise the structural integrity of the wall or surface they are part of, potentially leading to further deterioration or collapse. This defect poses a safety risk to personnel and can result in damage to the surrounding structure. Recommend contractor specializing in masonry for correction.



📍 Right of garage door

Information

General**Inspection Method:**

Visual

Siding, Flashing & Trim**Siding Material:**

Brick Veneer

Exterior Doors**Exterior Entry Door:**

Steel, Wood

Windows**Window Manufacturer:**

Pella

Windows**Window Type:**

Double-hung

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

Wood

Decks, Balconies, Porches & Steps

Appurtenance:

Covered Porch

Walkways, Patios & Driveways

Driveway Material:

Concrete

Foundation

Information

General

Inspection Method:

Visual

Foundation

Material:

Slab on Grade

Floor Structure

Material:

Inaccessible

Floor Structure

Sub-floor:

Inaccessible

Heating

Defects

Normal Operating Controls

Recommendation

Loose Thermostat

Recommendation: Qualified Professional**Description:**

Thermostat was loose on the wall. Recommend repair or replacement.



Information

General

AFUE Rating:

91

Equipment

Heat Type:

Forced Air

Equipment

Brand:

Carrier

Equipment

Energy Source:

Natural Gas

Distribution Systems

Ductwork:

Insulated

Cooling

Information

Cooling Equipment

Location:

Exterior West

Cooling Equipment

Energy Source/Type:

Central Air Conditioner

Cooling Equipment

Air Filter Size:

14x24

Cooling Equipment

Brand:

Carrier

Cooling Equipment

Air Filter Type:

Disposable

Distribution System

Configuration:

Central

Plumbing

Defects

Water Supply, Distribution Systems & Fixtures

Recommendation

Leaking Faucet

Recommendation: Licensed Plumber**Description:**

Leaking faucet observed. This can lead to water wastage, increased utility costs, and potential damage to the surrounding area.



📍 Front, right of porch

Information

General

Filters:

None

General

Water Source:

Public

General

Water Pressure:

70 PSI

Main Water Shut-off Device

Location:

West

Drain, Waste, & Vent Systems

Material:

PVC

Drain, Waste, & Vent Systems

Drain Size:

Unknown

Water Supply, Distribution Systems & Fixtures

Water Supply Material:

Copper

Water Supply, Distribution Systems & Fixtures

Bath/Shower Types:

Separate Tub, Separate Shower, Shower Tub Combo

Water Supply, Distribution Systems & Fixtures

Distribution Material:

Copper, Pex

Hot Water Systems, Controls, Flues & Vents

Capacity:

40

Hot Water Systems, Controls, Flues & Vents

Manufacturer:

Bradford & White

Hot Water Systems, Controls, Flues & Vents

Location:

, Garage

Hot Water Systems, Controls, Flues & Vents

Power Source/Type:

Gas

Fuel Storage & Distribution Systems

Main Gas Shut-off Location:

Gas Meter

Electrical

Defects

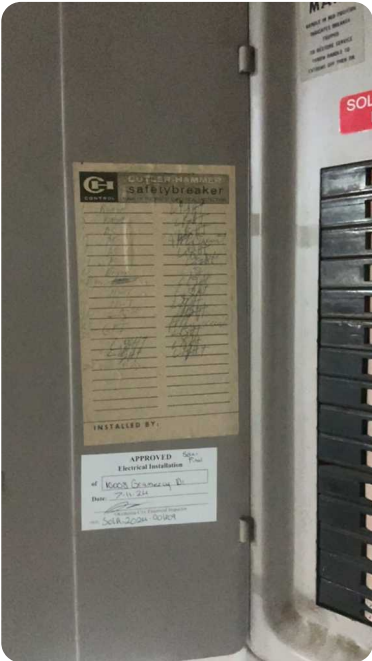
Main & Subpanels, Service & Grounding, Main Overcurrent Device

Recommendation

Illegible Labels On Panel

Description:

At the time of inspection, panel labeling was illegible. Recommend a qualified electrician or person identify and map out locations.



Information

Service Entrance Conductors

Electrical Service Conductors:

220 Volts, Copper, Below Ground

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:

Cutler Hammer



Main & Subpanels, Service & Grounding, Main Overcurrent Device

Panel Type:

Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses

Branch Wire 15 and 20 AMP:

Copper

Branch Wiring Circuits, Breakers & Fuses

Wiring Method:

Romex

Fireplace

Information

General

Type:

Gas

Vents, Flues & Chimneys

Chimney Type:

Brick

Vents, Flues & Chimneys

Flue Type:

Metal

Attic

Information

General

Dryer Power Source:

220 Electric

General

R-Value:

R-39

General

Dryer Vent:

Metal

Attic Insulation

Insulation Type:

Batt

Roof Structure

Material:

OSB

Roof Structure

Type:

Gable

Ventilation

Ventilation Type:

Passive, Soffit Vents, Ridge Vents

Exhaust Systems

Exhaust Fans:

Fan Only

Interior

Information

Doors

Door Type:

Hollow Core

Floors

Floor Coverings:

Carpet, Hardwood

Walls

Wall Material:

Drywall

Ceilings

Ceiling Material:

Gypsum Board

Countertops & Cabinets

Countertop Material:

Granite

Countertops & Cabinets

Cabinetry:

Wood

Kitchen

Information

Dishwasher

Brand:

Samsung



Refrigerator

Brand:

Samsung



Range/Oven/Cooktop

Vent Hood Brand:

Same as Microwave

Range/Oven/Cooktop

Range/Oven Energy Source:

Gas

Range/Oven/Cooktop

Vent Hood Type:

Same as Microwave, Recirculating

Range/Oven/Cooktop

Range/Oven Brand:

Samsung

Garbage Disposal

Brand:

Insinkerator

Built-in Microwave

Brand:

Samsung

Garage

Defects

Ceiling

Recommendation

Damaged

Recommendation: General Contractor

Description:

Garage ceiling was damaged. Recommend qualified contractor evaluate and repair to prevent moisture intrusion.



Information

Garage Door

Material:

Metal

Garage Door

Type:

Up-and-Over

Garage Door Opener

Manufacturer:

LiftMaster

