



SUMMARY
801 Royal Ave, Midwest City, OK
73130
Jack Lander
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John May Lic #1873
Internachi Certified Home Inspector
Sooner Home Inspections
405-792-0407
soonerhomeinspections@gmail.com



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 **Upgrade/Maintenance** recommendations or Informational data that can be found in the Full Report.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

This is meant to be an Honest, Impartial, Third-Party assessment. I am 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.

1.2.1 General Recommendations

OBTAIN INFORMATION

 Moderate Item

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

1.2.2 General Recommendations

SELLER'S DISCLOSURES

 Moderate Item

The seller's disclosures might have information that you should consider along with the information in this inspection report.

1.2.3 General Recommendations

PROPERTIES BUILT PRIOR 1980

 Moderate Item

Properties constructed prior to the mid 1980s could contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, flues and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of a home inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs, abatement specialists and indoor air quality consultants for this type of evaluation.

2.2.1 Exterior Doors

LARGE GAPS - BACK DOOR



Large gaps are present around the back door. These gaps have been filled with expanding foam which will deteriorate when exposed. We recommend this door be installed correctly and be properly sealed.





2.6.1 Exterior Faucets

HOSE BIB LEAK

FRONT, BACK

 Moderate Item

There is a leak at the hose bib when used under pressure, recommend this be repaired.



3.1.1 Coverings

DAMAGED SHINGLE(S)

 Moderate Item

Roof coverings showed damage. Consult a qualified roofing professional for evaluation, repair, and to verify insurability.



3.1.2 Coverings

FUNCTIONAL HAIL DAMAGE

 Moderate Item

At the time of the inspection, the asphalt composition shingle roof had damage visible that appeared to be the result of hail strikes. Implications: 1. Reduces the ability of the roof to shed water; &/or 2. Significantly shorten the shingle's long term service life. Consult a roofing professional for evaluation, repair, and to verify insurability.



3.4.1 Flashings

FLASHING NOT SECURED

 Moderate Item

The flashing is not secured. Recommend this is secured to prevent moisture intrusion.



5.6.1 Electric in Garage

MISSING GFCI-PROTECTION IN GARAGE

 Moderate Item

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

5.7.1 Occupant Door (From garage to inside of home)

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

 Moderate Item

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.



6.1.1 Roof Structure & Attic

MODIFIED TRUSS

 Moderate Item

One truss has been modified. The roof truss system is engineered and should not be modified. We recommend this be evaluated by a qualified contractor.



6.2.1 Pull Down Attic Ladder

DAMAGED - UNSAFE

 Moderate Item

The attic ladder is damaged and should not be used until it is repaired or replaced.

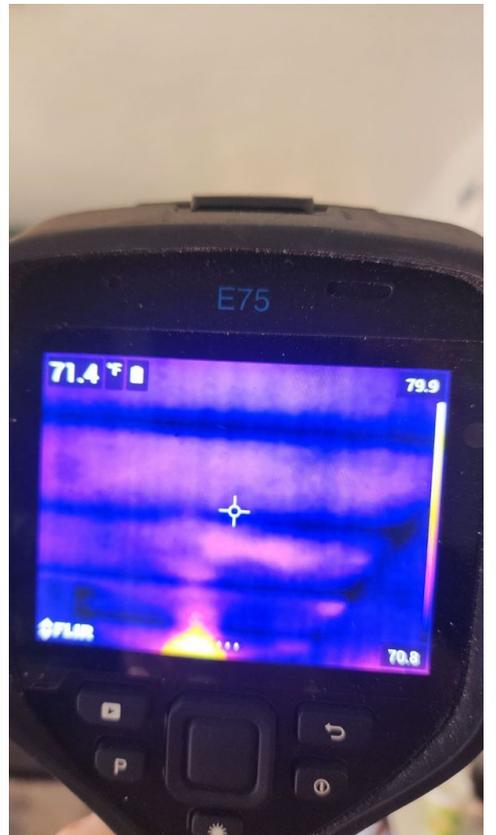


6.3.1 Attic Insulation

GAPS OR VOIDS

Moderate Item

Gaps are present in the ceiling insulation. Recommend adding additional insulation for improved thermal efficiency.



6.4.1 Attic Ventilation

Moderate Item

MIXED VENTILATION

We do not recommend mixing two types of exhaust vents on the same roof when its a common attic because it could result in short-circuiting the attic ventilation system in which one of the two exhaust vents becomes intake resulting in possible weather infiltration and less than optimal attic ventilation for the entire underside of the roof deck.

There are generally four groups of exhaust vents: ridge vents, wind turbines, roof louvers/gable louvers, and power vents. Each group uses the wind differently. If any of these different groups of exhaust vents are mixed there will potentially be a short-circuiting situation.

Short-circuiting the ventilation system will result in areas of the attic being bypassed (skipped). The system will still be venting, but it will not be performing optimally. Furthermore, weather infiltration is a very real possibility



8.1.3 Equipment

Moderate Item

VEGETATION TOO CLOSE

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.



9.2.1 Main Panel Service & Grounding, Main Overcurrent Device

Moderate Item

PANEL SCREWS MISSING

One or more panel screw(s) are missing, for safety we recommend this be replaced.

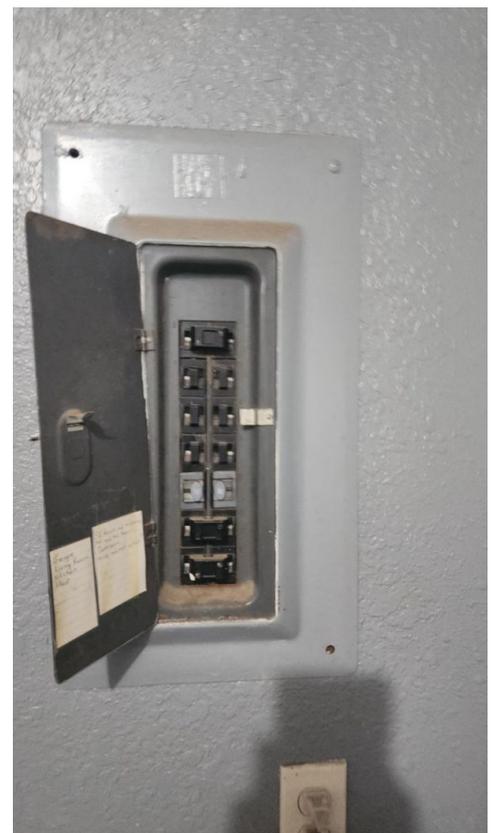


9.2.2 Main Panel Service & Grounding, Main Overcurrent Device

PUSHMATIC PANEL

This panel is an older type that is no longer manufactured. Due to age we recommend this is evaluated by a qualified contractor and would be worth considering updating to a newer panel.

 Moderate Item



9.5.2 GFCI & AFCI

MISSING GFCI - KITCHEN

All receptacles above counter tops must have GFCI protection. Also, the receptacle supplying a dishwasher should be GFCI-protected.

 Moderate Item

9.5.3 GFCI & AFCI

MISSING GFCI - EXTERIOR

 Moderate Item

Outdoors: All outdoor receptacles must be GFCI-protected, with one exception: receptacles that are not readily accessible and are supplied by a dedicated branch circuit for electric snow-melting or deicing equipment do not need to be protected.

9.6.2 Smoke Detectors

MISSING

 Moderate Item

Smoke detectors are missing in one or more locations. We recommend smoke detectors be in every bedroom and a smoke detector / carbon monoxide detector be in hallways within 10' of every sleeping room

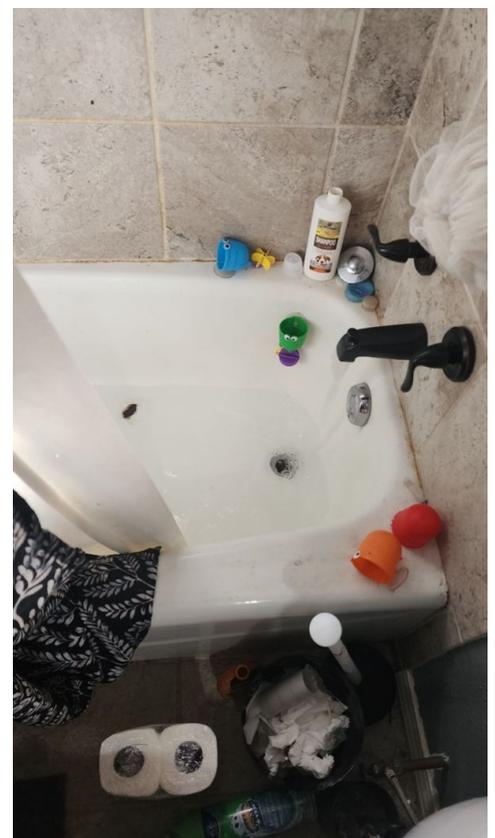
10.3.1 Sewage & Drain, Waste, & Vent (DWV) Systems

SLOW DRAIN

BATHROOM

Slow/poor drainage observed. Recommend these traps are cleaned and tested for correct function.

 Moderate Item



11.1.1 Odors

ANIMAL/PET ODOR MAJOR

 Moderate Item

The home had a strong animal/pet odor at the time of the inspection that may be connected with excrement. It is possible that areas of the flooring would need to be replaced to completely remove the odor if cleaning is insufficient.

11.1.2 Odors

STRONG ODOR OF MARIJUANA

 Moderate Item

There is a strong odor of Marijuana. Removing the smell can be extensive work and involve...

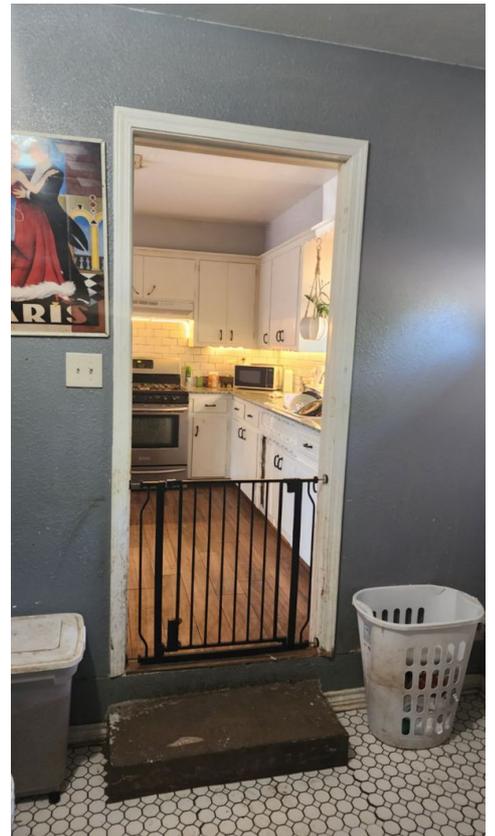
- Cleaning all carpets
- Washing walls and ceilings
- Cleaning all glass
- Changing all filters
- Cleaning duct work.

11.2.1 Doors

DOOR MISSING

 Moderate Item

A door is missing, recommend this is replaced.



11.2.2 Doors

HINGES LOOSE

GARAGE

 Moderate Item

Loose hinges can cause door to stick or eventually fall out of place.

[Here is a DIY article](#) on fixing loose hinges.



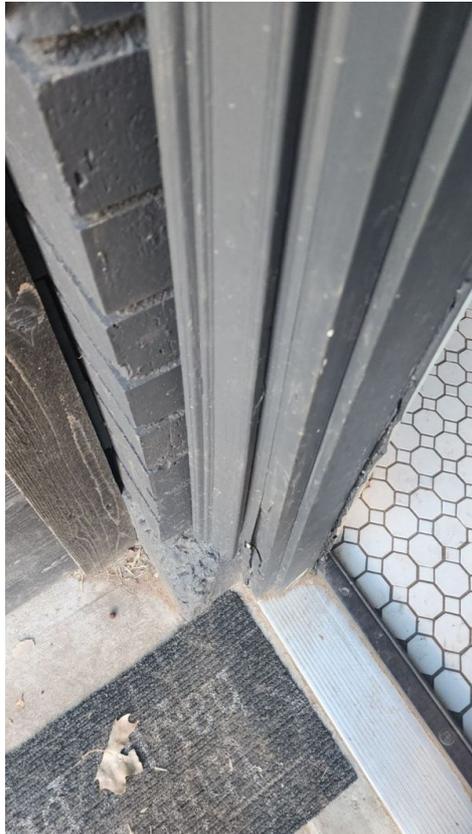
11.2.3 Doors

DOOR- DOG SCRATCHES

BACK DOOR

 Moderate Item

Damage to the door is the result of a dog scratching to get in/out. Weather stripping and trim are damaged, these should be repaired.



11.2.4 Doors

MODERATE DAMAGE/DETERIORATION

VARIOUS

Doors exhibited general moderate damage or deterioration.

 Moderate Item



11.5.1 Walls

WALL DAMAGE - DOGS

LAUNDRY ROOM

Damage done to a wall, likely due to dogs. We recommend this is repaired.

 Moderate Item

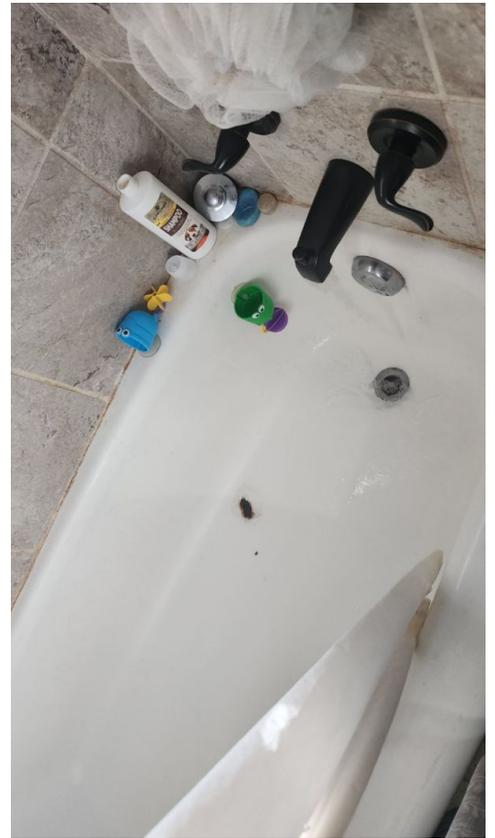


11.9.1 Tiled Areas- Kitchen, Bath & Laundry

BATH - CHIP

 Moderate Item

Minor chipping noted at bath tub. We recommend this is repaired.

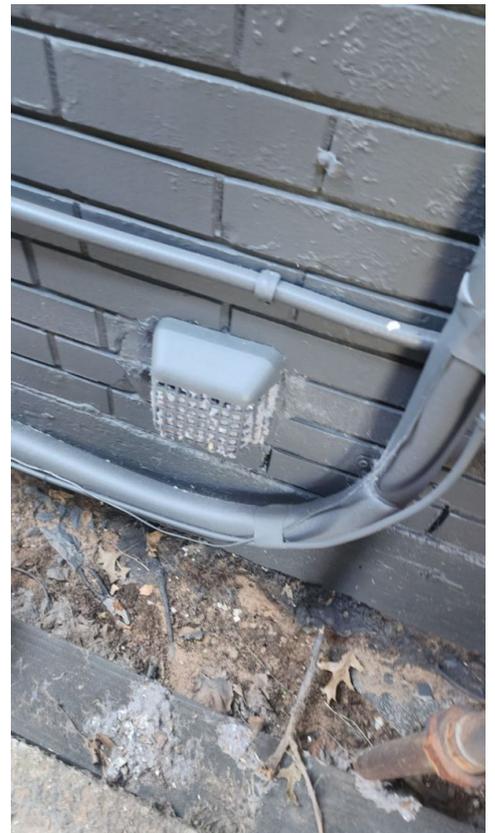


11.10.2 Laundry Facilities

DRYER VENT OBSTRUCTED

 Moderate Item

The dryer vent is obstructed, we recommend this be cleaned for improved dryer performance and safety.



12.1.1 Range

NO ANTI-TILT DEVICE

 Moderate Item

There is no anti-tilt device installed at the range. These are used to secure the range to the wall or floor to prevent tipping over and causing personal injury.



12.1.2 Range

UNTESTED MISSING CONTROL KNOBS

 Moderate Item

The stove top is untested due to missing control knobs.

