

Home Inspection Report

SAMPLE FOR DEMONSTRATION ONLY — not a real property or a real inspection

Property: 1234 Sample Ridge Dr, Oklahoma City, OK 73120

Inspected: October 23, 2026 · Single-family, 1 story, built 1998, about 1,650 sq ft · Weather: clear, 68°F

Roof

Observation: Two missing shingles and a cracked vent boot on the north slope; staining on the ceiling below.

Recommendation: repair or correct by a qualified contractor.

Plumbing — water heater

Observation: 40-gal gas water heater, 2013, rust and active drip at the drain valve; pan corroded.

Recommendation: repair or correct by a qualified contractor.

Electrical

Observation: No GFCI protection at kitchen, bath 1, bath 2 or garage receptacles.

Recommendation: repair or correct by a qualified contractor.

Heating & cooling

Observation: Furnace and A/C operated; filter heavily loaded; no service record.

Recommendation: repair or correct by a qualified contractor.

Interior

Observation: About 2 x 3 ft water stain on the hall ceiling below the north roof slope; dry at time of inspection.

Recommendation: repair or correct by a qualified contractor.

Exterior — gutters & drainage

Observation: Rear gutter pulling away from fascia; downspout discharges at the foundation.

Recommendation: repair or correct by a qualified contractor.

Plumbing — kitchen

Observation: Active drip at the kitchen sink P-trap slip joint; cabinet floor damp.

Recommendation: repair or correct by a qualified contractor.

Systems not listed were functional at the time of inspection. This sample is provided by Takzor Construction to demonstrate the TRR Estimator.