



Home Inspection Report

Prepared for: Cadence Richeson

903 B Street
Arapaho, OK 73620



Inspected by:
Johnny Red
Red Property Services, LLC



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Inspector Name: Johnny Red
Company Name: Red Property Services, LLC
Address: 12095 CR1370
City State Zip: Ft. Cobb, OK 73038

Client Name: Cadence Richeson

Property Address: 903 B Street
City State Zip: Arapaho, OK 73620

This contract is between Cadence Richeson ("Customer") and Red Property Services, LLC ("Company") license number 70000962 to perform a visual home inspection on the property located at 903 B Street ("Property"), this inspection is limited to readily accessible systems and components of the property. Cadence Richeson agrees to pay amount of for inspection of property listed above.

The Customer agrees to contract with the Company to perform an inspection of the Property. The only purpose for the inspection is to alert the Customer of major faults in the Property. The Company will provide a Report ("Report") with the findings of the inspection. The Report will then be delivered to the Customer for its sole, exclusive and confidential use. The company will perform its inspection in accordance with the State/or Province the inspection occurs in Standards of Practice for Home Inspectors. In the event the State or Province does not have a Standards of Practice for Home Inspectors the inspection will include the following Structure, Exterior, Roof, Plumbing, Electrical, Heating System, Air Conditioning, Interior, Insulation & Ventilation, and Fireplaces and Solid Fuel Burning Appliances. Minor or cosmetic defects will not be reported.

The Company will perform an inspection on the Property and will only inspect visible and accessible areas and components of the property and only reflects the apparent condition of the Property on the date the inspection was performed. Conditions may not be apparent at the time the inspection occurs due to inoperable systems, weather, etc. Conditions may make some problems undetectable. This inspection reduces some risk of purchasing the Property, but it DOES NOT eliminate risk. The Company is not liable for the failure to find hidden or concealed defects or problems that occur or become obvious after the inspection has been performed.

The Company will not perform invasive or destructive testing. The Company will not dismantle any systems, appliances or equipment. The Company will not perform a moisture content check on the walls, floors siding, ceiling, etc. Only random testing will be performed for certain conditions.



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General Information (Continued)

The Company will not inspect for the presence of lead paint, mold, radon gas, asbestos, urea formaldehyde, carbon monoxide or any other toxic or potentially harmful or flammable chemicals. The inspection does not include any outbuildings, wells system(s), (available at an additional charge) septic tank or other buried drainage or storage systems, security system(s), central vacuum system(s), water softener(s) or treatment service, fire system(s), presence of rodent(s), termites, or other wood-destroying insects, ants, birds or other infestation.

This Inspection or Report DOES NOT constitute or should be implied to be any of the following:

- a compliance inspection with respect to any code, standard or regulation;
- a guaranty, warranty of policy of insurance;
- a survey, appraisal or flood plain certification;
- a wood-destroying organism report;
- an option regarding the condition of title, zoning or compliance with restrictive covenants;
- an environmental or engineering analysis;
- technically exhaustive.

The Customer has the option and may wish to seek advice or recommendations from proper professionals concerning conditions revealed in the Report, and areas excluded from the extent of the inspection.

The Company assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. The Company's liability for mistakes or omissions in the conduct of this inspection and its Report is limited to the refund of the fee paid. This limitation of liability is binding upon customer, heirs, successors and assigns, and all other parties claiming by or through the customer. Any other agreement, modification or amendment to this Agreement must be in writing and signed by the affected party. In the event any portion of this Agreement is determined to be unenforceable, the remainder of it will still remain in effect.

This Agreement is binding upon and available to the heirs, successors and, to the extent permitted hereunder, the assigns of each of the parties.

If any controversy of claim between the parties arises out of or relating to the interpretation of this Agreement, the services rendered hereunder or any other matter pertaining to this Agreement, the parties will mutually appoint an arbitrator who is knowledgeable with the home inspection industry. Judgment on any award may be entered in any courts having jurisdiction and the arbitration decision shall be binding on all parties. Secondary or consequential damages are specifically excluded. All claims must be presented with (1) one year after the date of the inspection. All liability is no longer with the Company after (1) one year after the date the inspection was performed. If the customer commences arbitration and is unsuccessful, the Customer at the Customer's own cost will bear all expenses the Company incurred in connection with the arbitration including, but not limited to, attorney's fees, fees to employees of the Company to investigate, prepare for attend any proceeding or examination.

Customer may not present or pursue any claim against the Company until (1) written notice of the defect or omission is provided to the Company and (2) the Company is provided access to and the opportunity to cure the defect.

The Customer has the opportunity to participate in the inspection and accept responsibility for incomplete information should the Customer not participate in the inspection. The Customer's participation shall be at the Customer's own risk for injury, property damage, etc. The Customer agrees that this report may be used for educational purposes and may be provided to the Property owner and those involved with the real estate transaction.



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General Information (Continued)

This inspection is not a substitute for a pre-settlement inspection for which the Customer is responsible since damages, mechanical failures, an symptoms, cures, etc. may appear after this work and before Customer's legal acceptance of the property. Customer waives all claims against the inspector of Company in the absence of diligently performing Customer's pre-settlement inspection and for lack of more extensive investigation and follow through with a specialist on any problems noted including conformation of any cost approximations.

This inspection is not a technically exhaustive inspection.

By signing below the Customer requests the standard visual inspection of the readily accessible areas of the structure. The inspection is limited to visual observation existing at the time of inspection. The customer agrees and understands that the maximum liability incurred by The Inspector/The Company for errors and omissions in the inspection shall be limited to the fee paid for the inspection. Signer is responsible for payment. The inspection fee is due upon presentation of the inspection Report or as otherwise agreed by both parties in writing. The inspection fee is for a single visit to the property, additional fees may arise if the Customer acquires additional visits from the Company. If the Company is called upon for litigation or testimony as a result of this inspection, like services are not included in this scope of this inspection.

By signing below the Customer requests the standard visual inspection of the readily accessible areas of the structure. The inspection is limited to visual observation existing at the time of inspection. The customer agrees and understands that the maximum liability incurred by The Inspector/The Company for errors and omissions in the inspection shall be limited to the fee paid for the inspection. Signer is responsible for payment.

ON FILE

Signature:

Inspection Date: 07/30/2026

Red Property Services, LLC

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Cadence Richeson
903 B Street



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General Information (Continued)

Inspector Name: Johnny L. Red

Company Name: Red Property Services, LLC

Address:

City State Zip:

Client Name: Cadence Richeson

Property Address: 903 B Street

City State Zip: Arapaho, OK 73620

Services Performed	Amount Due
Home Inspection	325
Total	325

Inspection Date: 08/05/2026

THANK YOU!

Thank you for your business. Please make check payable to Red Property Services, LLC 12095 CR1370 Fort Cobb, OK 73038. If you have any questions about your home inspection or to pay with a credit card, please call us at .
State License No. 70000962

Red Property Services, LLC

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Cadence Richeson

903 B Street



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General Information (Continued)

Property Information

Property Address 903 B Street
City Arapaho State OK Zip 73620
Contact Name Cadence Richeson

Client Information

Client Name Cadence Richeson

Inspection Company

Inspector Name Johnny Red
Company Name Red Property Services, LLC
Address
City State Zip
Phone
E-Mail redpropertyservice@gmail.com

Conditions

Others Present Buyer's Agent Property Occupied Vacant
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 100
Weather Partly cloudy Soil Conditions Dry
Space Below Grade None
Building Type Single family Garage Attached
Additions/Modifications N/A

Lots and Grounds

- | | |
|-----------------|---------------------------------------|
| 1. Acceptable | Driveway: Concrete |
| 2. Acceptable | Walks: Concrete |
| 3. Acceptable | Steps/Stoops: Concrete |
| 4. Acceptable | Porch: Concrete |
| 5. Acceptable | Grading: Moderate slope |
| 6. Acceptable | Vegetation: |
| 7. Acceptable | Retaining Walls: Block, Railroad ties |
| 8. Acceptable | Patio: Concrete |
| 9. Acceptable | Deck: Treated wood |
| 10. Not Present | Balcony: |



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Lots and Grounds (Continued)

11. Marginal

Fences: Chain link, Wood - Areas of repair needed



12. Not Present

Lawn Sprinklers:

Exterior

Main Exterior Surface

1. Acceptable

Type: Brick veneer

2. Marginal

Siding: Wood - Repairs needed



3. Marginal

Fascia: Wood - Repairs needed





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Exterior (Continued)

4. Marginal

Soffits: Plywood - Repairs needed



5. Acceptable

Front Door: Wood

6. Defective

Door Bell: Hard wired - Inoperative

7. Marginal

Windows: Aluminum single hung - Glazing needs repair



8. Defective

Storm Windows: Aluminum framed tempered glass - NW east and SE set is missing





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Exterior (Continued)

Storm Windows: (continued)



- 9. Acceptable Window Screens: Mesh where present
- 10. Acceptable Exterior Lighting: Surface mounted lamps front and rear
- 11. Acceptable Exterior Electric Outlets: 120 VAC GFCI
- 12. Acceptable Hose Bibs: Ball
- 13. Defective Patio Door: French door - Broken glass



- 14. Acceptable Gas Meter: Alley
- 15. Acceptable Main Gas Valve: Located at gas meter



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Structure

- | | |
|----------------|---|
| 1. Acceptable | Structure Type: Wood frame |
| 2. Acceptable | Foundation: Slab on grade |
| 3. Acceptable | Differential Movement: Minimal observed |
| 4. Acceptable | Bearing Walls: Frame |
| 5. Acceptable | Floor/Slab: Slab on grade |
| 6. Not Present | Stairs/Handrails: |

Air Conditioning

Main AC System

- | | |
|--------------------------------|--|
| 1. Defective | A/C System Operation: Inoperative - Appears to be related to thermostat. Rooms with air exchange are verifying presence, not function. |
| 2. Acceptable | Condensate Removal: Electric pump |
| 3. Acceptable | Exterior Unit: Pad mounted |
| 4. Manufacturer: Rheem | |
| 5. Area Served: Whole building | Approximate Age: Unknown. Data plate is missing |
| 6. Fuel Type: 208/230v | Temperature Differential: Reading not taken |
| 7. Type: Central A/C | Capacity: Unknown |
| 8. Acceptable | Visible Coil: Copper core with aluminum fins |
| 9. Marginal | Refrigerant Lines: Low pressure - Low pressure line insulation missing/damaged |



- | | |
|----------------|---|
| 10. Acceptable | Electrical Disconnect: Fused |
| 11. Acceptable | Ductwork: Slab ducts |
| 12. Acceptable | Blower Fan/Filters: Direct drive with disposable filter |
| 13. Defective | Thermostats: Digital - Inoperative |



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Roof

Main Roof Surface

1. Method of Inspection: On roof

2. Defective Material: Asphalt shingle - Area of badly popped shingles present. Recommend licensed roofer evaluate further.



3. Type: Gable

4. Approximate Age: 15 years

5. Number of layers: 1

6. Acceptable Flashing: Galvanized

7. Not Present Valleys:

8. Not Present Skylights:

9. Acceptable Plumbing Vents: PVC

10. Not Present Electrical Mast:

11. Not Present Gutters:

12. Not Present Downspouts:

West Chimney

13. Acceptable Chimney: Metal pipe

14. Acceptable Flue/Flue Cap: Metal

15. Marginal Chimney Flashing: Galvanized - Sealant needs to be replaced





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Garage/Carport

Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Metal
3. Acceptable Door Operation: Mechanized
4. Acceptable Door Opener: Functional at the time of inspection
5. Acceptable Auto-Reverse: Functional at the time of inspection
6. Acceptable Service Doors: Metal
7. Acceptable Walls: Texture/paint
8. Acceptable Ceiling: Popcorn
9. Acceptable Floor: Slab on grade
10. Acceptable Electrical: 120 VAC
11. Not Present Smoke Detector:

Electrical

1. Service Size Amps: Apparent 200 amp service Volts: 120-240 VAC
2. Acceptable Service: Underground service
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Ground: Rod in ground

Garage Electric Panel

6. Acceptable Manufacturer: Seimens
7. Maximum Capacity: 200 Amps
8. Acceptable Main Breaker Size: 200 Amps
9. Marginal Breakers: Copper - Blank covers need to be installed



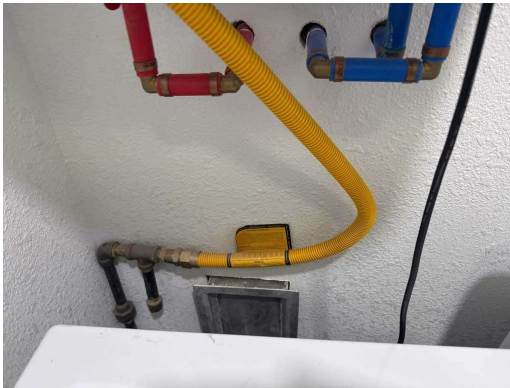
10. Not Present Fuses:
11. Not Present AFCI:
12. Not Present GFCI: At GFCI receptacles only



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Plumbing

1. Acceptable Water Lines: Copper, PEX
2. Acceptable Main Water Shutoff: Meter
3. Acceptable Drain Pipes: PVC
4. Acceptable Service Caps: Accessible
5. Acceptable Vent Pipes: PVC
6. Not Inspected CSST: Present - The following statement is required by Oklahoma Title 158, Chapter 70, 2(E):
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.



Laundry room Water Heater

7. Not Inspected Water Heater Operation: Inoperative - Unit is not connected to electrical power
8. Manufacturer: Navien
9. Type: Instantaneous Capacity: On demand
10. Approximate Age: 4 years Area Served: Whole building
11. Acceptable Flue Pipe: PVC
12. Acceptable TPRV and Drain Tube: Brass/PEX

Heating System

Garage Heating System

1. Defective Heating System Operation: Not functional - Issue is likely related to thermostat. Recommend licensed HVAC technician evaluate further.
2. Manufacturer: Concord
3. Type: Forced air Capacity: 100,000 BTUHR
4. Area Served: Whole building 25 years
5. Fuel Type: Natural gas



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Heating System (Continued)

6. Acceptable Heat Exchanger: 4 Burner

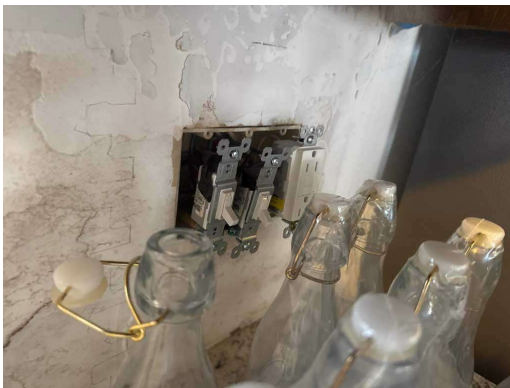


- 7. Acceptable Blower Fan/Filter: Direct drive with disposable filter
- 8. Acceptable Distribution: Slab ducts
- 9. Acceptable Flue Pipe: Double wall
- 10. Suspected Asbestos: No

Kitchen

Kitchen

- 1. Defective Cooking Appliances: Electric powered, Gas powered - Front left burner is inoperative
- 2. Not Present Ventilator:
- 3. Defective Disposal: In-Sinkerator - Inoperative
- 4. Acceptable Dishwasher: General Electric
- 5. Not Present Trash Compactor:
- 6. Not Inspected Refrigerator: Hisense - Not connected to power
- 7. Not Present Microwave:
- 8. Acceptable Sink: Porcelain Coated
- 9. Marginal Electrical: 120 VAC GFCI - Covers need to be installed



- 10. Defective Plumbing/Fixtures: Stainless Steel - Sink leaks continuously
- 11. Acceptable Counter Tops: Stone
- 12. Acceptable Cabinets: Laminate



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Kitchen (Continued)

13. Marginal Ceiling: Texture paint - Open tape seams



14. Acceptable Walls: Texture/paint

15. Acceptable Floor: Tile

16. Acceptable Doors: Hollow wood

17. Acceptable HVAC Source: Air exchange ventilation

Laundry Room/Area

Hallway Laundry Room/Area

1. Acceptable Ceiling: Texture paint

2. Acceptable Walls: Texture/paint

3. Acceptable Floor: Tile

4. Not Present Doors:

5. Acceptable Electrical: 120 VAC

6. Not Present Smoke Detector:

7. Acceptable HVAC Source: Air exchange ventilation

8. Acceptable Washer Hose Bib: Ball valves

9. Acceptable Washer and Dryer Electrical: 120-240 VAC

10. Acceptable Dryer Vent: Rigid metal

11. Not Present Dryer Gas Line:

12. Acceptable Washer Drain: Wall mounted drain

13. Not Present Floor Drain:

Bathroom

West Bathroom

1. Acceptable Ceiling: Texture paint



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Bathroom (Continued)

2. Marginal

Walls: Unfinished



3. Acceptable

Floor: Tile

4. Not Present

Doors:

5. Acceptable

Electrical: 120 VAC GFCI

6. Not Present

Counter/Cabinet:

7. Not Present

Sink/Basin:

8. Not Inspected

Faucets/Traps: Incomplete

9. Defective

Tub/Surround: Not installed

10. Not Present

Toilets:

11. Acceptable

HVAC Source: Air exchange ventilation

12. Acceptable

Ventilation: Electric ventilation fan with heater

East Bathroom

13. Marginal

Ceiling: Texture paint - Unfinished





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Bathroom (Continued)

14. Marginal

Walls: Unfinished



15. Acceptable

Floor: Tile

16. Acceptable

Doors: Hollow wood

17. Acceptable

Electrical: 120 VAC GFCI

18. Acceptable

Counter/Cabinet: Laminate and wood

19. Marginal

Sink/Basin: Single - Active leak present

20. Acceptable

Faucets/Traps: Stainless fixture with PVC trap

21. Acceptable

Tub/Surround: Fiberglass tub and fiberglass surround

22. Acceptable

Toilets: Crane

23. Acceptable

HVAC Source: Air exchange ventilation

24. Acceptable

Ventilation: Electric ventilation fan with heater

Bedroom

Northeast Bedroom

1. Acceptable

Closet: Single

2. Acceptable

Ceiling: Texture paint

3. Acceptable

Walls: Texture/paint

4. Acceptable

Floor: Tile

5. Acceptable

Doors: Hollow wood

6. Marginal

Electrical: 120 VAC - Fixture not installed



7. Acceptable

HVAC Source: Air exchange ventilation



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Bedroom (Continued)

8. Not Present Smoke Detector:

Southwest Bedroom

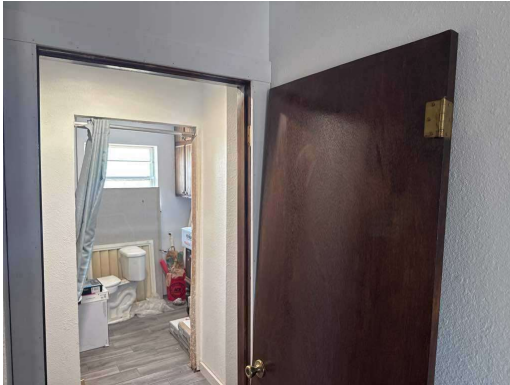
9. Acceptable Closet: Single

10. Acceptable Ceiling: Texture paint

11. Acceptable Walls: Texture/paint

12. Acceptable Floor: Tile

13. Marginal Doors: Hollow wood - Not installed



14. Acceptable Electrical: 120 VAC

15. Acceptable HVAC Source: Air exchange ventilation

16. Not Present Smoke Detector:

Southeast Bedroom

17. Acceptable Closet: Single

18. Acceptable Ceiling: Texture paint

19. Acceptable Walls: Texture/paint

20. Acceptable Floor: Tile

21. Not Present Doors:



22. Acceptable Electrical: 120 VAC

23. Acceptable HVAC Source: Air exchange ventilation

24. Not Present Smoke Detector:



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Living Space

Living Room Living Space

1. Marginal Ceiling: Texture paint - Unfinished repairs



2. Acceptable Walls: Texture/paint
3. Acceptable Floor: Tile
4. Acceptable Doors: Hollow wood
5. Acceptable Electrical: 120 VAC
6. Acceptable HVAC Source: Air exchange ventilation
7. Not Present Smoke Detector:

Fireplace/Wood Stove

Living Room Fireplace

1. Acceptable Fireplace Construction: Prefab
2. Type: Free standing
3. Not Present Fireplace Insert:
4. Acceptable Smoke Chamber: Metal
5. Acceptable Flue: Metal
6. Acceptable Damper: Metal

Attic

Main Attic

1. Method of Inspection: From the attic access
2. Acceptable Roof Framing: 2x4 Rafter
3. Acceptable Sheathing: Plywood
4. Acceptable Ventilation: Gable and soffit vents
5. Acceptable Insulation: Blown in
6. Acceptable Insulation Depth: 6



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Attic (Continued)

7. Marginal

Attic Fan: Belt drive - Unit is covered on the bottom



8. Acceptable

Wiring/Lighting: 110 VAC lighting circuit

9. Acceptable

Moisture Penetration: None observed



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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Fences: Chain link, Wood - Areas of repair needed



Exterior

2. Siding: Wood - Repairs needed



3. Fascia: Wood - Repairs needed





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Marginal Summary (Continued)

4. Soffits: Plywood - Repairs needed



5. Windows: Aluminum single hung - Glazing needs repair



Air Conditioning

6. Main AC System Refrigerant Lines: Low pressure - Low pressure line insulation missing/damaged





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Marginal Summary (Continued)

Roof

7. West Chimney Chimney Flashing: Galvanized - Sealant needs to be replaced



Electrical

8. Garage Electric Panel Breakers: Copper - Blank covers need to be installed



Kitchen

9. Kitchen Electrical: 120 VAC GFCI - Covers need to be installed





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Marginal Summary (Continued)

10. Kitchen Ceiling: Texture paint - Open tape seams



Bathroom

11. West Bathroom Walls: Unfinished



12. East Bathroom Ceiling: Texture paint - Unfinished





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Marginal Summary (Continued)

13. East Bathroom Walls: Unfinished



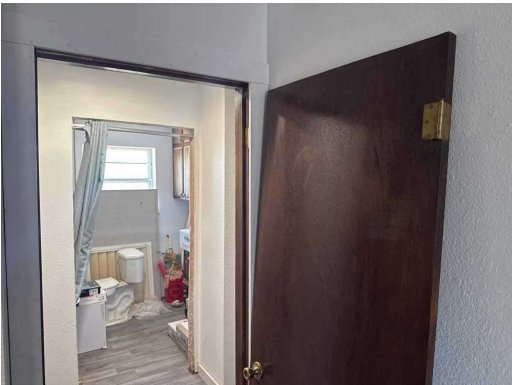
14. East Bathroom Sink/Basin: Single - Active leak present

Bedroom

15. Northeast Bedroom Electrical: 120 VAC - Fixture not installed



16. Southwest Bedroom Doors: Hollow wood - Not installed





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Marginal Summary (Continued)

Living Space

17. Living Room Living Space Ceiling: Texture paint - Unfinished repairs



Attic

18. Main Attic Attic Fan: Belt drive - Unit is covered on the bottom





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Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Door Bell: Hard wired - Inoperative
2. Storm Windows: Aluminum framed tempered glass - NW east and SE set is missing



3. Patio Door: French door - Broken glass



Air Conditioning

4. Main AC System A/C System Operation: Inoperative - Appears to be related to thermostat. Rooms with air exchange are verifying presence, not function.



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Defective Summary (Continued)

5. Thermostats: Digital - Inoperative

Roof

6. Main Roof Surface Material: Asphalt shingle - Area of badly popped shingles present. Recommend licensed roofer evaluate further.



Heating System

7. Garage Heating System Heating System Operation: Not functional - Issue is likely related to thermostat. Recommend licensed HVAC technician evaluate further.

Kitchen

8. Kitchen Cooking Appliances: Electric powered, Gas powered - Front left burner is inoperative
9. Kitchen Disposal: In-Sinkerator - Inoperative
10. Kitchen Plumbing/Fixtures: Stainless Steel - Sink leaks continuously

Bathroom

11. West Bathroom Tub/Surround: Not installed