

Premier Inspections



November 20th 2020, 9:14 am

Inspection performed by:

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General Information

BUILDING ADDRESS: 1709 NW 181st St
CITY: Edmond
STATE: OK
ZIP CODE: 73012
INSPECTION DESCRIPTION: Murphy home
SQUARE FOOTAGE: 3540

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Yes

Is the real estate agent present for the inspection?

No

EXTERNAL AMENITIES

GATE Fair

Notes:

One of the tension cables is broken. Gate is not level and must be lifted to latch



FENCE Satisfactory

Notes:

2 missing planks, fence in overall good condition

ROOF

ROOF TYPE Other

Notes:

Gable and hip combination

ROOF MATERIAL Asphalt Shingles

Notes:

SHINGLES MISSING / DAMAGED? Satisfactory

Notes:

ROOF INSTALLATION Satisfactory

Notes:

CHIMNEY Satisfactory

Notes:

FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE Satisfactory

Notes:

Excellent extensions and positioning throughout



SKYLIGHTS / ROOF PENETRATIONS Satisfactory

Notes:

MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Brick

Notes:

SIDING CONDITION Satisfactory

Notes:

FLASHING Satisfactory

Notes:

EAVES Satisfactory

Notes:

FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Satisfactory

Notes:

EXTERIOR DOORS Satisfactory

Notes:

STOOP / PORCH Satisfactory

Notes:

PATIO Satisfactory

Notes:

STEPS Satisfactory

Notes:

LANDSCAPE

VEGETATION Poor

Notes:

All vegetation should have 12" clearance from home structure to help inhibit moisture absorption. Recommend correction by a licensed landscape specialist



GRADING Satisfactory

Notes:

SURFACE DRAINAGE Satisfactory

Notes:

WALKWAYS Satisfactory

Notes:

GARAGE

DRIVEWAY Satisfactory

Notes:

GARAGE DOOR Satisfactory

Notes:

GARAGE DOOR OPENER Satisfactory

Notes:

EXTERIOR DOORS Satisfactory

Notes:

ATTIC

ROOF SHEATHING Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

INSULATION Satisfactory

Notes:

ACCESS Satisfactory

Notes:

CHIMNEY AREA Satisfactory

Notes:

MILDEW PRESENT IN ATTIC? No

Notes:

SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Poor

Notes:

Water temperature in excess of 120' constituting a burn hazard (especially for small children). Recommend adjustment to < 120'



BATHTUB / SHOWER Satisfactory

Notes:

TOILET Fair

Notes:

Seal cap not fitted to drainage hole. Flush cycle ran until cap moved in to place manually. Recommend adjustment to cap fitting



OUTLETS Poor

Notes:

GFCI protection recommended for all bathroom outlets. This constitutes a shock risk. Recommend correction by a licensed electrician



LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BATHROOM 2

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Poor

Notes:

Water temperature in excess of 120' constituting a burn hazard (especially for small children). Recommend adjustment to < 120'



BATHTUB / SHOWER Satisfactory

Notes:

TOILET Fair

Notes:

Seat loose. This constitutes a fall hazard. Recommend adjustment or replacement



OUTLETS Poor

Notes:

GFCI protection recommended for all bathroom outlets. Recommend correction by a licensed electrician



LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BATHROOM 3

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Poor

Notes:

Water temperature in excess of 120' constituting a burn hazard (especially for small children). Recommend adjustment to < 120'



BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Fair

Notes:

GFCI protection recommended for all bathroom outlets. Recommend correction by a licensed electrician



LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BATHROOM 4

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BEDROOM 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Poor

Notes:

Window out of its carriage on left side. Recommend correction by a handyman



CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 2

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 3

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 4

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

Lock latch broken. Recommend repair by a handyman



CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 5

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

LIVING AREA 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

STAIRWAYS Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

FIREPLACE Satisfactory

Notes:

LIVING AREA 2

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

KITCHEN

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

CABINETS Satisfactory

Notes:

PANTRY Satisfactory

Notes:

SINK / GARBAGE DISPOSAL Satisfactory

Notes:

DISHWASHER Satisfactory

Notes:

STOVE / OVEN Satisfactory

Notes:

EXHAUST HOOD Satisfactory

Notes:

REFRIGERATOR Satisfactory

Notes:

OUTLETS Poor

Notes:

GFCI protection recommended for all kitchen outlets. Recommend correction by a licensed electrician





FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

SLAB Satisfactory

Notes:

WALLS Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

MILDEW PRESENT AT FOUNDATION? Yes

Notes:

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

Notes:

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

MAIN SHUTOFF VALVE Satisfactory

Notes:

SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

SEWER / SEPTIC Satisfactory

Notes:

WATER HEATER Satisfactory

Notes:



VENT SYSTEM Satisfactory

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

CONDUCTORS Satisfactory

Notes:

OVERCURRENT PROTECTION Poor

Notes:

Lacking GFCI protection as previously noted

RECEPTACLES Poor

Notes:

AMP RATING Other

Notes:

Separate 200amp and 100amp panels



MAIN DISCONNECT Satisfactory

Notes:

WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Satisfactory

Notes:

HEATING SYSTEM Forced Air

Notes:



ENERGY SOURCE Natural Gas

Notes:

HEATING & COOLING

VENTING / CHIMNEY Satisfactory

Notes:

HEATING SYSTEM OPERATION Satisfactory

Notes:

DUCTWORK / PIPING Satisfactory

Notes:

COOLING SYSTEM Satisfactory

Notes:

COOLING SYSTEM OPERATION Satisfactory

Notes:

THERMOSTAT Satisfactory

Notes:

AIR FILTER(S) Satisfactory

Notes:

SMOKE ALARM(S) Satisfactory

Notes:

CARBON MONOXIDE ALARM(S) Satisfactory

Notes:

ADDITIONAL DETAILS

SUMMARY:

Observed no major safety or functional defects. HVAC units nearing end of expected service life but currently functioning sufficiently. Excellent moisture prevention and structural integrity. Thanks Murphys!