

# Premier Inspections



**January 9th 2021, 12:49 pm**

**Inspection performed by:**

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## **General Information**

**BUILDING ADDRESS:** 2422 N Park Dr  
**CITY:** Stillwater  
**STATE:** OK  
**ZIP CODE:** 74075  
**INSPECTION DESCRIPTION:** Hernandez house  
**SQUARE FOOTAGE:** 1247

**Picture:**



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

Yes

**Is the client present for the inspection?**

Only for part of the Inspection

**Is the real estate agent present for the inspection?**

No

## EXTERNAL AMENITIES

**GATE** Satisfactory

Notes:



**FENCE** Satisfactory

Notes:

## ROOF

**ROOF TYPE** Gable

Notes:



**ROOF MATERIAL** Asphalt Shingles

Notes:

**SHINGLES MISSING / DAMAGED?** Satisfactory

Notes:

**ROOF INSTALLATION** Fair

Notes:





**FLASHING** Satisfactory

Notes:

**GUTTERS AND DRAINAGE** Fair

Notes:



**SKYLIGHTS / ROOF PENETRATIONS** Fair

Notes:

**MILDEW PRESENT ON ROOF?** No

Notes:

## **EXTERIOR**

**SIDING MATERIAL** Other

Notes:

combination brick and wood

**SIDING CONDITION** Fair

Notes:



**FLASHING** Satisfactory

Notes:

**EAVES** Satisfactory

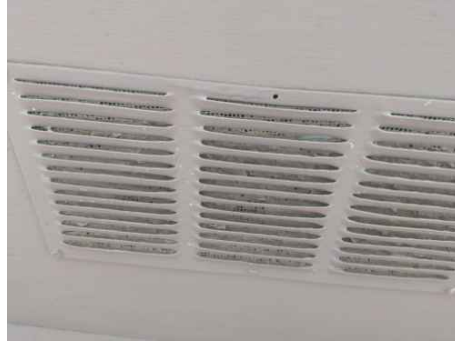
Notes:

**FASCIA** Satisfactory

Notes:

**SOFFITS** Fair

Notes:



**TRIM** Fair

Notes:



**EXTERIOR DOORS** Satisfactory

Notes:

**STOOP / PORCH** Satisfactory

Notes:



**PATIO** Fair

Notes:



## **LANDSCAPE**

**VEGETATION** Satisfactory

Notes:

**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** Fair

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** Fair

Notes:

stopper does not completely block drainage but water temperature and drainage is satisfactory



**BATHTUB / SHOWER** Satisfactory

Notes:

**TOILET** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:



**LIGHTING** Satisfactory

Notes:

**VENTING** Fair

Notes:

Built-in fan very noisy with metal-on-metal sound along with slight burning smell. Recommend further evaluation by a HVAC technician



## BATHROOM 2

**DOORS** Satisfactory

Notes:



**FLOORING** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**COUNTERS** Satisfactory

Notes:

**SINKS** Fair

Notes:



**BATHTUB / SHOWER** Satisfactory

Notes:

**TOILET** Satisfactory

Notes:

**OUTLETS** Poor

Notes:

Open ground on bathroom outlet. This is an electrical safety hazard.  
Recommend further evaluation and correction by a licensed electrician



**LIGHTING** Satisfactory

Notes:

**VENTING** Satisfactory

Notes:

## **BEDROOM 1**

**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 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:

## **LIVING AREA 1**

**DOORS** Satisfactory

Notes:



**FLOORING** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:



**OUTLETS** Satisfactory

Notes:

**LIGHTING** Satisfactory

Notes:

**CEILING FANS** Satisfactory

Notes:

## **KITCHEN**

**DOORS** Fair

Notes:



**FLOORING** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

**WINDOWS** Satisfactory

Notes:

**CEILING** Satisfactory

Notes:

**COUNTERTOPS** Satisfactory

Notes:

**CABINETS** Satisfactory

Notes:

**SINK / GARBAGE DISPOSAL** Satisfactory

Notes:

**DISHWASHER** Satisfactory

Notes:



**STOVE / OVEN** Satisfactory

Notes:



**EXHAUST HOOD** Satisfactory

Notes:



**REFRIGERATOR** Satisfactory

Notes:



**OUTLETS** Poor

Notes:



## FOUNDATION

**FOUNDATION MATERIAL** Brick

Notes:

**SLAB** Satisfactory

Notes:

**WALLS** Satisfactory

Notes:

**FRAMEWORK** Satisfactory

Notes:

**DRAINAGE** Satisfactory

Notes:

**VENTILATION** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:

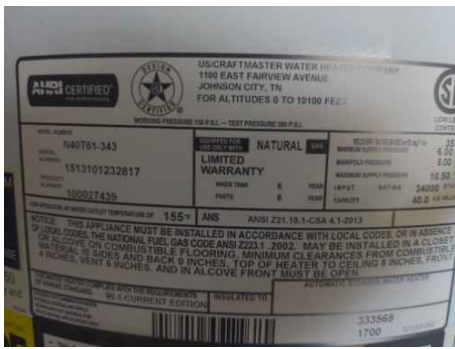
**MILDEW PRESENT AT FOUNDATION?** No

Notes:

## PLUMBING

**WATER HEATER** N/A

Notes:



## ELECTRICAL

**SERVICE DROP / LATERAL** Satisfactory

Notes:

**CONDUCTORS** Satisfactory

Notes:

**OVERCURRENT PROTECTION** Poor

Notes:

**RECEPTACLES** Poor

Notes:

**AMP RATING** 100 Amps

Notes:



**MAIN DISCONNECT** Satisfactory

Notes:

**WIRING METHOD** Non-Metallic Sheathed Cable



Notes:

**CIRCUIT PANEL** Poor

Notes:



**HEATING SYSTEM** Forced Air

Notes:

**ENERGY SOURCE** Natural Gas

Notes:

## HEATING & COOLING

**HEATING SYSTEM OPERATION** Satisfactory

Notes:



**DUCTWORK / PIPING** Satisfactory

Notes:

**COOLING SYSTEM** Fair

Notes:

**Ruud AC unit built in 2002**



**COOLING SYSTEM OPERATION** Satisfactory

Notes:

**THERMOSTAT** Satisfactory

Notes:



**AIR FILTER(S)** Satisfactory

Notes:

**SMOKE ALARM(S)** Poor

Notes:

**Recommend smoke alarms be installed in all bedrooms and living areas. Currently only one installed in kitchen. It is functioning as intended**

**CARBON MONOXIDE ALARM(S)** Satisfactory

Notes:

## **ADDITIONAL DETAILS**

# SUMMARY: