Premier Inspections



December 2nd 2020, 9:55 am

Inspection performed by:

J Longley 4058088269

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General Information

BUILDING ADDRESS: 2725 Piazza Court

CITY: Edmond

STATE: OK

ZIP CODE: 73007

INSPECTION DESCRIPTION: Ashu home

SQUARE FOOTAGE: 3844

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 Satisfactory

Notes:

FENCE Satisfactory

Notes:

SHED / OUTBUILDINGS Satisfactory

Notes:

POOL Satisfactory

Notes:

POOL HOUSE Satisfactory

Notes:

POOL EQUIPMENT Satisfactory

Notes:

SPA / HOT TUB / SAUNA Satisfactory

Notes:

CARPORT Satisfactory

Notes:

ROOF

ROOF TYPE Gable

Notes:

ROOF MATERIAL Asphalt Shingles

Notes:



SHINGLES MISSING / DAMAGED? Satisfactory

ROOF INSTALLATION Satisfactory

Notes:

CHIMNEY Satisfactory

Notes:

FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE Fair

Notes:

Downspouts should extend at least 5 ft from the structure to best prevent moisture accumulation and damage. Grounds are graded positively at all facings







SKYLIGHTS / ROOF PENETRATIONS Satisfactory

Notes:

MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Stucco

Notes:



SIDING CONDITION Satisfactory

Notes:

FLASHING Satisfactory



EAVES Satisfactory

Notes:

FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Satisfactory

Notes:

EXTERIOR DOORS Satisfactory

Notes:



STOOP / PORCH Satisfactory

Notes:

PATIO Satisfactory

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

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 Fair

Notes:

Upstairs J&J bathroom hot water temp 136°. This constitutes a burn hazard and requires adjustment



BATHTUB / SHOWER Satisfactory

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:

VENTING Satisfactory

BATHROOM 2

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

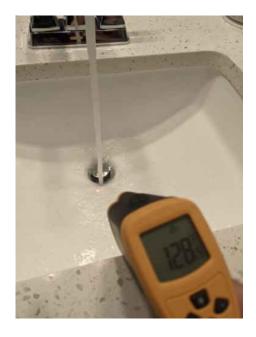
Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:



BATHTUB / SHOWER Satisfactory

Notes:

TOILET Fair

Notes:

Upstairs northmost bathroom toilet waterline ring detached from wall. Potential water intrusion point, recommend reattachment by handyman



OUTLETS Satisfactory

Notes:

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 Satisfactory

Notes:



BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

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

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BATHROOM 5

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Fair

Notes:

Master bath water temp 129°. This constitutes a burn hazard. Recommended adjustment to < 120°



BATHTUB / SHOWER Fair

Notes:

Bathtub slow drain. Recommend correction by a licensed plumber.

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

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

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

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 Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 5

DOORS Satisfactory

Notes:

FLOORING Satisfactory

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 6

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

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:

CEILING FANS Satisfactory

FIREPLACE 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:



REFRIGERATOR Satisfactory Notes:



OUTLETS Satisfactory

Notes:

FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

SLAB Satisfactory

Notes:

WALLS Satisfactory

Notes:

FRAMEWORK Not Inspected

Notes:

None readily visible but no signs of structural deficiency

DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

MAIN SHUTOFF VALVE Satisfactory

Notes:

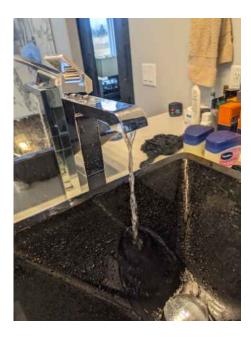
SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Fair

Notes:

Master bath sinks low pressure





DRAINAGE Satisfactory

Notes:

SEWER / SEPTIC Satisfactory

Notes:

WATER HEATER Fair

Notes:

Observed clicking noise when water heater is engaged indicating incomplete combustion. Not a safety hazard but a sign of inefficiency in air supply. Recommended further evaluation by a licensed HVAC technician

VENT SYSTEM Satisfactory

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

CONDUCTORS Satisfactory

Notes:

OVERCURRENT PROTECTION Satisfactory

Notes:

RECEPTACLES Satisfactory

Notes:

AMP RATING Other

Notes:

400 amp

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

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:

Home shows normal wear and tear considering its age. No major safety or functional defects observed. Please contact me with any questions/comments/feedback!