

# Premier Inspections



**December 2nd 2020, 9:55 am**

**Inspection performed by:**

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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

Notes:

**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

Notes:



**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

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** Fair

Notes:

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



**BATHTUB / SHOWER** Satisfactory

Notes:

**TOILET** Satisfactory

Notes:

**OUTLETS** Satisfactory

Notes:



**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** 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

Notes:

**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

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** 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

Notes:

**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



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:

**CEILING FANS** Satisfactory

Notes:

**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

Notes:

**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

Notes:

**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

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:**

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