

WoolCo Services, LLC



March 8th 2025, 10:09 am

Inspection performed by:

John Woolslayer

9188088041

jmwoolslayer1@gmail.com

Ok. Lic.# 70003053

General Information

BUILDING ADDRESS: 1204 East 29th St.

CITY: Tulsa

STATE: Ok

ZIP CODE: 74135

INSPECTION DESCRIPTION: Customer: Judy Payne

Limited Visual inspection including systems and components covered by the Oklahoma CIB standards of practice. This detailed report covers systems and components observed on the day of inspection.

SQUARE FOOTAGE: 2975

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 Inspected

Notes:

Observed NE wall of wood shed in contact with ground. recommend removal of dirt and leaves(see pic).



ROOF

ROOF TYPE Gable

Notes:

Combination of hip and gable.

ROOF MATERIAL Asphalt Shingles

Notes:

SHINGLES MISSING / DAMAGED? Satisfactory

Notes:

ROOF INSTALLATION Satisfactory

Notes:

CHIMNEY Inspected

Notes:

Some brick Spalling on chimney. Recommend further evaluation by qualified brick mason.(see pic)



FLASHING Inspected

Notes:

GUTTERS AND DRAINAGE Inspected

Notes:

Recommend cleaning gutters. Down spouts are in ground so proper drainage was not determined. Noticed a smashed down spout at ground on East side of house next to A/C.(see pic).



SKYLIGHTS / ROOF PENETRATIONS Satisfactory

Notes:

MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Brick

Notes:

Combo brick and cement fiber siding.

SIDING CONDITION Inspected

Notes:

Fiber cement siding appears in good condition. Some spalling noticed on brick veneer mainly due to moisture and no weep holes in brick structure.



FLASHING Inspected

Notes:

Flashing at front dormers above garage and above front door.

Recommend licensed roofing contractor for further evaluation. (See pics)



EAVES Inspected

Notes:

Fascia at second floor back of house deteriorated. Fascia at roof/ gutter on east side of house deteriorated . Recommend handy man or capenter(see pics).



FASCIA Inspected

Notes:

See eaves..

SOFFITS Inspected

Notes:

TRIM Inspected

Notes:

Trim at back door off master. Recommend carpenter for repair (see pics)



EXTERIOR DOORS Inspected

Notes:

Door at master bedroom and door from garage on East side of house deteriorated at frame on bottom (see pics) recommend carpenter.



STOOP / PORCH Inspected

Notes:

Some brick spalling and mortar deteriorated. Recommend brick mason for tuck pointing.(see pics)



PATIO Satisfactory

Notes:

STEPS Inspected

Notes:

Recommend Brick tuck pointing on front steps as reported (see pics)



LANDSCAPE

VEGETATION Inspected

Notes:

Trees overhanging house in a few places. Recommend removal by professional tree service. This is a safety issue and dangerous.(see pics)





GRADING Inspected

Notes:

SURFACE DRAINAGE Inspected

Notes:

RETAINING WALL Inspected

Notes:

Small stacked landscape block retaining wall. Recommend maintenance by landscape contractor.(see pic)



WALKWAYS Inspected

Notes:

GARAGE

DRIVEWAY Inspected

Notes:

Some brick spalling in driveway (see pics) recommend brick mason for further evaluation.



GARAGE DOOR Inspected

Notes:

GARAGE DOOR OPENER Inspected

Notes:

EXTERIOR DOORS Inspected

Notes:

ATTIC

ROOF SHEATHING Inspected

Notes:

FRAMEWORK Inspected

Notes:

VENTILATION Inspected

Notes:

INSULATION Inspected

Notes:

ACCESS Inspected

Notes:

CHIMNEY AREA Not Inspected

Notes:

MILDEW PRESENT IN ATTIC? No

Notes:

SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS Inspected

Notes:

FLOORING Inspected

Notes:

BATHROOM 1 MASTER BATHROOM

WALLS Inspected

Notes:

CEILING Inspected

Notes:

COUNTERS Inspected

Notes:

SINKS Inspected

Notes:

BATHTUB / SHOWER Inspected

Notes:

Bathtub does not turn on. Recommend licensed plumber for further evaluation.

TOILET Inspected

Notes:

OUTLETS Inspected

Notes:

LIGHTING Inspected

Notes:

VENTING Inspected

Notes:

BATHROOM 2

DOORS Inspected

Notes:

Bathroom 2 is guest bathroom adjacent to front door.

FLOORING Inspected

Notes:

Bathroom 2 is guest bath in front by front door

WALLS Inspected

Notes:

WINDOWS Inspected

Notes:

CEILING Inspected

Notes:

COUNTERS Inspected

Notes:

SINKS Inspected

Notes:

TOILET Inspected

Notes:

OUTLETS Inspected

Notes:

GFCI receptacle recommended. Recommend licensed electrician (see pics)



LIGHTING Inspected

Notes:

VENTING Inspected

Notes:

BATHROOM 3

DOORS Inspected

Notes:

FLOORING Inspected

Notes:

[Bathroom 3 is upstairs at recreation room.](#)

WALLS Inspected

Notes:

CEILING Inspected

Notes:

COUNTERS Inspected

Notes:

SINKS Inspected

Notes:

BATHTUB / SHOWER Inspected

Notes:

TOILET Inspected

Notes:

OUTLETS Inspected

Notes:

LIGHTING Inspected

Notes:

VENTING Inspected

Notes:

BATHROOM 4

DOORS Inspected

Notes:

FLOORING Inspected

Notes:

[Bathroom 4 is at top of stairs to right.](#)

WALLS Inspected

Notes:

CEILING Inspected

Notes:

COUNTERS Inspected

Notes:

SINKS Inspected

Notes:

BATHTUB / SHOWER Inspected

Notes:

Shower head leaks at connection. Recommend home owner or handy man repair .

TOILET Inspected

Notes:

OUTLETS Inspected

Notes:

LIGHTING Inspected

Notes:

VENTING Inspected

Notes:

BEDROOM 1

DOORS Inspected

Notes:

[Bedroom 1 is master bedroom](#)

FLOORING Inspected

Notes:

WALLS Inspected

Notes:

WINDOWS Inspected

Notes:

CEILINGS Inspected

Notes:

CLOSETS Inspected

Notes:

OUTLETS Inspected

Notes:

LIGHTING Inspected

Notes:

CEILING FANS Not Inspected

Notes:

BEDROOM 2

DOORS Inspected

Notes:

[Bedroom 2 is upstairs on left](#)

FLOORING Inspected

Notes:

WALLS Inspected

Notes:

WINDOWS Inspected

Notes:

CEILINGS Inspected

Notes:

CLOSETS Inspected

Notes:

OUTLETS Inspected

Notes:

LIGHTING Inspected

Notes:

BEDROOM 6

FLOORING N/A

Notes:

LIVING AREA 1

DOORS Inspected

Notes:

[Front living area is on North side of house.](#)

FLOORING Inspected

Notes:

STAIRWAYS Inspected

Notes:

WALLS Inspected

Notes:

WINDOWS Inspected

Notes:

Some maintenance recommended on large front window. Recommend qualified window contractor and painting contractor.(see pics)



CEILING Inspected

Notes:

OUTLETS Inspected

Notes:

LIGHTING Inspected

Notes:

FIREPLACE Inspected

Notes:

Recommend level II chimney sweep before closing to inspect flues and flue liners.

LIVING AREA 2

DOORS Inspected

Notes:

[Living area 2 is living room next to kitchen in back of house.](#)

FLOORING Inspected

Notes:

WALLS Inspected

Notes:

WINDOWS Inspected

Notes:

Some deterioration observed and broken seal in window pane at dining room .Recommend qualified window contractor for further evaluation (see pics)



CEILING Inspected

Notes:

OUTLETS Inspected

Notes:

LIGHTING Inspected

Notes:

FIREPLACE Inspected

Notes:

KITCHEN

FLOORING Inspected

Notes:

WALLS Inspected

Notes:

WINDOWS Inspected

Notes:

CEILING Inspected

Notes:

COUNTERTOPS Inspected

Notes:

CABINETS Inspected

Notes:

SINK / GARBAGE DISPOSAL Inspected

Notes:

DISHWASHER Inspected

Notes:

Control panel not working properly and seal broken at opening.
Recommend qualified contractor for repair and further evaluation.

STOVE / OVEN Inspected

Notes:

One burner control knob on stove broken. Recommend repair by qualified contractor.

EXHAUST HOOD Inspected

Notes:

REFRIGERATOR Not Inspected

Notes:

OUTLETS Inspected

Notes:

DINING ROOM

DOORS Inspected

Notes:

FLOORING Inspected

Notes:

STAIRWAYS Inspected

Notes:

[Stairs are adjacent to dining room](#)

WALLS Inspected

Notes:

WINDOWS Inspected

Notes:

As previously mentioned. Some maintenance recommended.
Recommend qualified window contractor for further evaluation.

CEILING Inspected

Notes:

OUTLETS Inspected

Notes:

LIGHTING Inspected

Notes:

LAUNDRY ROOM

OUTLETS Inspected

Notes:

GAS SUPPLY Inspected

Notes:

WATER SUPPLY Inspected

Notes:

DRAINAGE Inspected

Notes:

VENTILATION Inspected

Notes:

Recommend cleaning dryer vent annually. It is a long horizontal run to outside vent.



SINK Inspected

Notes:

COUNTERTOPS Inspected

Notes:

CABINETS Inspected

Notes:

FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

Slab on grade

SLAB Inspected

Notes:

DRAINAGE Inspected

Notes:

MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Inspected

Notes:

WATER SUPPLY PIPING SIZE Inspected

Notes:

MAIN SHUTOFF VALVE Inspected

Notes:

At front yard NW area and at laundry room closet .(see pics)



SINK / TOILET SHUTOFF VALVES Inspected

Notes:

PRESSURE AT FAUCETS Inspected

Notes:

DRAINAGE Inspected

Notes:

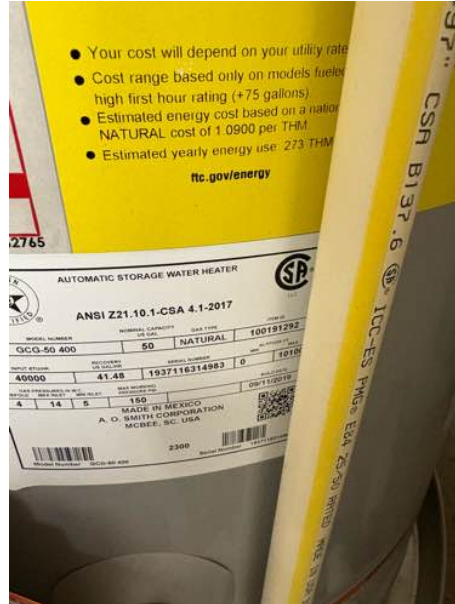
SEWER / SEPTIC Not Inspected

Notes:

WATER HEATER Inspected

Notes:

50 gallons mfg 2019(see pic)



VENT SYSTEM Inspected

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Inspected

Notes:

Lateral or underground

CONDUCTORS Inspected

Notes:

OVERCURRENT PROTECTION Inspected

Notes:

RECEPTACLES Inspected

Notes:

AMP RATING 200 Amps

Notes:

MAIN DISCONNECT Inspected

Notes:

Outside of garage East side.

WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Inspected

Notes:

HEATING & COOLING

ENERGY SOURCE Natural Gas

Notes:

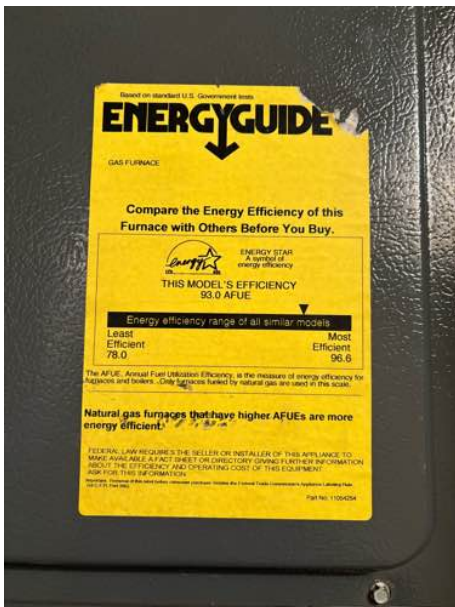
VENTING / CHIMNEY Inspected

Notes:

HEATING SYSTEM Forced Air

Notes:

High efficiency system



HEATING SYSTEM OPERATION Inspected

Notes:

DUCTWORK / PIPING Inspected

Notes:

COOLING SYSTEM Inspected

Notes:

Could not test due to temperature 41deg F. One 4 ton compressor and one 2 ton compressor. Outside on east of house. Recommend annual HVAC inspection and maintenance. These systems run on R22 refrigerant which is discontinued. But there is a substitute refrigerant still in use.



COOLING SYSTEM OPERATION Inspected

Notes:

THERMOSTAT Inspected

Notes:

AIR FILTER(S) Not Inspected

Notes:

SMOKE ALARM(S) Inspected

Notes:

Inspection for presence only ! Not function tested. Recommend testing periodically. Recommend replacing every 5-10 years .

CARBON MONOXIDE ALARM(S) Inspected

Notes:

Inspected for presence only .

ADDITIONAL DETAILS

RECREATION ROOM Inspected

Notes:

ARTS AND CRAFTS ROOM Inspected

Notes:

SUMMARY:

External Amenities - Shed / Outbuildings

Observed NE wall of wood shed in contact with ground. recommend removal of dirt and leaves(see pic).

Roof - Chimney

Some brick Spalling on chimney. Recommend further evaluation by qualified brick mason.(see pic)

Roof - Gutters and Drainage

Recommend cleaning gutters. Down spouts are in ground so proper drainage was not determined. Noticed a smashed down spout at ground on East side of house next to A/C.(see pic).

Exterior - Flashing

Flashing at front dormers above garage and above front door. Recommend licensed roofing contractor for further evaluation. (See pics)

Exterior - Eaves

Fascia at second floor back of house deteriorated. Fascia at roof/ gutter on east side of house deteriorated . Recommend handy man or capenter(see pics).

Exterior - Trim

Trim at back door off master. Recommend carpenter for repair (see pics)

Exterior - Exterior Doors

Door at master bedroom and door from garage on East side of house deteriorated at frame on bottom (see pics) recommend carpenter.

Exterior - Stoop / Porch

Some brick spalling and mortar deteriorated. Recommend brick mason for tuck pointing.(see pics)

Exterior - Steps

Recommend Brick tuck pointing on front steps as reported (see pics)

Landscape - Vegetation

Trees overhanging house in a few places. Recommend removal by professional tree service. This is a safety issue and dangerous.(see pics)

Landscape - Retaining Wall

Small stacked landscape block retaining wall. Recommend maintenance by landscape contractor.(see pic)

Garage - Driveway

Some brick spalling in driveway (see pics) recommend brick mason for further evaluation.

Bathroom 1 - Bathtub / Shower

Bathtub does not turn on. Recommend licensed plumber for further evaluation.

Bathroom 2 - Outlets

GFCI receptacle recommended. Recommend licensed electrician (see pics)

Bathroom 4 - Bathtub / Shower

Shower head leaks at connection. Recommend home owner or handy man repair .

Living Area 1 - Windows

Some maintenance recommended on large front window. Recommend qualified window contractor and painting contractor.(see pics)

Living Area 1 - Fireplace

Recommend level II chimney sweep before closing to inspect flues and flue liners.

Living Area 2 - Windows

Some deterioration observed and broken seal in window pane at dining room .Recommend qualified window contractor for further evaluation (see pics)

Kitchen - Dishwasher

Control panel not working properly and seal broken at opening. Recommend qualified contractor for repair and further evaluation.

Kitchen - Stove / Oven

One burner control knob on stove broken. Recommend repair by qualified contractor.

Dining Room - Windows

As previously mentioned. Some maintenance recommended. Recommend qualified window contractor for further evaluation.

Laundry Room - Ventilation

Recommend cleaning dryer vent annually. It is a long horizontal run to outside vent.

Heating & Cooling - Cooling System

Could not test due to temperature 41deg F. One 4 ton compressor and one 2 ton compressor. Outside on east of house. Recommend annual HVAC

inspection and maintenance. These systems run on R22 refrigerant which is discontinued. But there is a substitute refrigerant still in use.

Heating & Cooling - Smoke Alarm(s)

Inspection for presence only ! Not function tested. Recommend testing periodically. Recommend replacing every 5-10 years .

Heating & Cooling - Carbon Monoxide Alarm(s)

Inspected for presence only .