

Priority Home & Property Inspections, LLC

Home Inspection Report



Sample Report

Date of Inspection: 2/15/2017

Priority Home & Property Inspections

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Report Summary

On this page you will find, in **RED**, a brief summary of any concerns of the inspection, as they relate to Safety and Function or the need for Repair and/or Replacement. Examples would be bare electrical wires, or active drain leaks.

This summary is not a complete list of all findings in the report, and reflect the opinion of the inspector based off his or her experience, training and genuine convictions. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to review and read your entire report as the summary alone does not explain all the issues!

For your safety and liability, we recommend that you hire only licensed & bonded contractors or professionals when having any work done. If any area of the home has been remodeled or any part of the home added on after the original construction, we recommend you verify the permit and Certificate of Occupancy. This is important because our inspection does not approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects and concealed defects could exist. In addition, we recommend obtaining a copy of all receipts, warranties and permits for any work done.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Exterior		
Page 11 Item: 8	Porch/Patio Conditions	<ul style="list-style-type: none"> • The hand rail and/or guardrail were observed at the time of inspection to be missing or too low when compared to current building standards. • It is recommended a "Licensed General Contractor" be contacted for further inspection, evaluation and repair as needed.
Garage/Carport Conditions		
Page 18 Item: 11	Heat/Air Source Conditions	<ul style="list-style-type: none"> • Heat and air source was observed at the time of inspection. • It is recommended a qualified "Licensed HVAC Contractor" be contacted for further inspection, evaluation and repair as needed.
Electrical		
Page 35 Item: 3	Electrical Panel Conditions	<ul style="list-style-type: none"> • Grounding bus bar was observed at the time of inspection to not be bonded to the enclosure. Recommend bonding the bus bar to the electric panel enclosure for proper grounding protection. • It is recommended a qualified "Licensed Electrical Contractor" be contacted for further inspection, evaluation and repair as needed.
Page 36 Item: 5	Breaker Conditions	<ul style="list-style-type: none"> • A large amount of 15 amp breakers were observed at the time of inspection in the electric panel. When the home was built this may have been a proper installation; however newer electrical standards require receptacle outlets be on 20 amp circuits. The wire sizes for these circuits are only rated for 15 amp. So it is NOT recommended the 15 amp be replaced with 20 amp. • It is recommended a qualified "Licensed Electrical Contractor" be contacted for further inspection, evaluation and repair as needed.

Page 37 Item: 8	Smoke Detector Conditions	<ul style="list-style-type: none">• Minimal or no smoke and/or CO detectors were observed at the time of inspection throughout the home. Smoke detectors are recommended to be on each level of the home, outside the bedrooms and inside each bedroom/sleeping area. Client should contact the local Fire Marshall office for proper locations.• It is recommended a qualified "Licensed Electrical Contractor" be contacted for further inspection, evaluation and repair as needed.
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Inspection Details

1. Estimated Year Built

Est. Year Built: Early 2000's

2. Home Type

Home Type:
• Single Family Home

3. Estimated Square Footage

Estimated Square Ft: 1700

4. Number of Bedrooms and Bath

Number of Bed / Bath: 3 Bedrooms • 2.5 Bathrooms

5. Home Orientation

Home Orientation: The front of the home faces North.

6. Inspection Time

Inspection Time: 12:00pm - 3:00pm

7. Weather Conditions

Weather Conditions: Clear

8. Outside Temperature

Outside Temperature: Low 40's

9. Occupancy

Occupancy: Vacant - Partially Furnished

10. Attendance

In Attendance:
• The client was present for the inspection.

Brand & Model/Serial Numbers

1. Refrigerator

IN/LI	NI	MI	RR	CI
✓				

Refrigerator Details:

- Brand: Electrolux
- Model: FGHB2866PF9A
- Serial: 4A50828941
- Manufactured Date: 2/15

2. Oven/Range

IN/LI	NI	MI	RR	CI
✓				

Oven/Range Details:

- Brand: Electrolux
- Model: FGEF3032MFH
- Serial: VF51304017

3. Dishwasher

IN/LI	NI	MI	RR	CI
✓				

Dishwasher Details:

- Brand: Electrolux
- Model: DGBD2438PF6A
- Serial: TH5149779

4. Microwave

IN/LI	NI	MI	RR	CI
✓				

Microwave Details:

- Brand: Electrolux
- Model: FGMV175QFA
- Serial: KG44134885
- Manufactured Date: October, 2014

5. Hot Water Heater

IN/LI	NI	MI	RR	CI
✓				

Hot Water Heater Details:

- Brand: Am Water Heater Co
- Model: ECT 52 210
- Serial: 1231A008489
- Water Heater Capacity: 50 Gallons

6. Outdoor A/C Unit

IN/LI	NI	MI	RR	CI
✓				

Outdoor A/C Unit Details:

- Brand: Goodman Mfg
- Model: CPKE42-18
- Serial: 0102413670

7. Furnace

IN/LI	NI	MI	RR	CI
✓				

Air Filter Size:

- 18" x 20" x 1"

Furnace Details:

- Brand: Goodman Mfg
- Model: AR42-1
- Serial: 0107442598

We appreciate the opportunity to perform your inspection! Please carefully read your **ENTIRE** Inspection Report. If you have any questions please feel free to contact us.

Properties being inspected do not "Pass" or "Fail". The following report is based on an inspection of the observed and readily accessible portions of the home; inspection may be limited by vegetation, possessions or other limitations.

This report focuses on safety and function, not building code. This report identifies concerns which may need further investigation or repair. For your liability and safety we recommend for all issues found, further inspection, evaluation and repair be performed as needed **ONLY** by a licensed qualified professional contractor.

This report is a snapshot in time. We recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property.

You will notice each area inspected has been given a rating. The following is a legend of what each rating condition means:

IN / LI = Inspected / Limited Inspection

These are items which were either fully inspected or possibly due to limited access could only be inspected in a limited manner.

NI = Not Inspected

Items marked as Not Inspected are items that were either not present at the time of inspection or unable to be inspected due to any number of reasons.

MI = Maintenance Issue

Items in **blue** are Maintenance Issues which should be considered items which need regular maintenance attention and possibly minor repair. An example of this would be replacing air filters. Depending on the skill level of the homeowner this work may need to be performed by a qualified licensed professional.

RR = Recommend Repair or Replace

"RR" is selected for items considered to be in need of repair or replaced as needed. These items may need to be looked at by a qualified licensed professional for proper repair.

CI = Critical Issue

Items marked as Critical Issue will also need to be looked at by a qualified licensed professional. The distinction between this and "RR" is these items should be addressed ASAP as they may pertain to items which may need immediate repair. These can include but not limited to Safety Issue, electrical issues, foundation and structural.

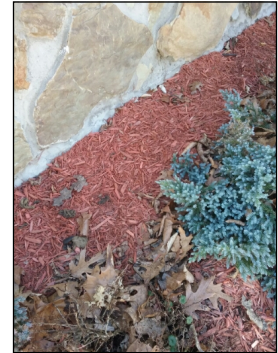
Site, Grounds & Grading

1. Grading Conditions

IN/LI	NI	MI	RR	CI
✓		✓		

Observations:

- Mulch was observed at or near the foundation. This product is known to retain moisture and may cause damage to the foundation. Recommend clearing this away for proper drainage at the foundation.
- Low and settled grading was observed at the time of inspection along the flower bed(s). Water can affect the foundation in this area. Recommend repair as needed.
- Recommend regular maintenance as needed by a licensed qualified professional for proper operation.



2. Driveway and Walkway Condition

IN/LI	NI	MI	RR	CI
✓			✓	

Materials:

- Concrete driveway was observed at the time of inspection.
- Concrete walkway was observed at the time of inspection.

Observations:

- Common cracks and/or settling were observed at the time of inspection in the driveway and/or walkway.
- Uneven slab and/or material were observed in the walkway/driveway at the time of inspection. This is a potential tripping hazard.
- Recommend further inspection, evaluation, maintenance or repair as needed by a licensed qualified professional.



3. Vegetation Conditions

IN/LI	NI	MI	RR	CI
✓		✓		

Observations:

- Recommend keeping all trees and shrubs cut back away from the home to allow the sun to keep this area dry and avoid moisture and pest intrusion.
- Recommend regular maintenance as needed by a licensed qualified professional for proper operation.



4. Retaining Wall(s) Conditions

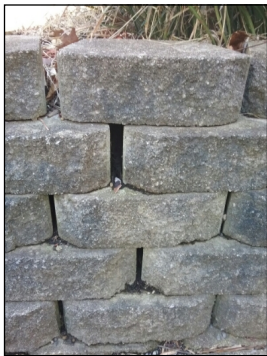
IN/LI	NI	MI	RR	CI
✓			✓	

The retaining wall materials was observed at the time of inspection to be:

- Stacked Block/Stacked Stone

Observations:

- Minor movement of the retaining wall(s) was observed at the time of inspection. The most common reason for a retaining wall to fail is due to the lack of drainage or weep holes in the wall. Without proper drainage the wall may have excessive pressure on the back side therefore causing the wall to push outward away from the earth it is holding back.
- Recommend further inspection, evaluation, maintenance or repair as needed by a licensed qualified professional.



Exterior

1. House Numbering Conditions

IN/LI	NI	MI	RR	CI
✓				

The street address numbers were observed on/in the: mailbox

Observations:

- The general condition of the observed and readily accessible house numbering appeared to be in satisfactory condition at the time of inspection.



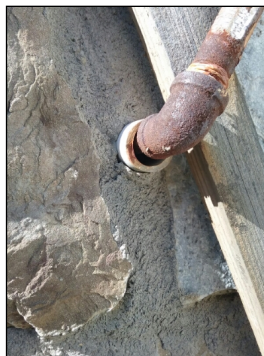
2. Siding Conditions

IN/LI	NI	MI	RR	CI
✓		✓	✓	

The exterior siding material(s) were observed at the time of inspection to be: vinyl, stone veneer

Observations:

- Missing caulk or sealant was observed at several locations of wall penetrations throughout the home. Recommend re-caulking and sealing as needed to prevent moisture and pest intrusion.
- Recommend regular maintenance as needed by a licensed qualified professional for proper operation.
- Damaged material and/or missing siding was observed on the exterior of the home. Due to conditions observed, hidden damage and/or water penetration may exist in areas not readily accessible.
- Recommend further inspection, evaluation, maintenance or repair as needed by a licensed qualified professional.





3. Eaves, Soffit & Facia Conditions

IN/LI	NI	MI	RR	CI
✓				

Observations:

- The general condition of the observed and readily accessible portions of the eaves / soffits appeared to be in satisfactory condition at the time of the inspection.



4. Lighting Conditions

IN/LI	NI	MI	RR	CI
✓		✓		

Observations:

- Lights were tested however the lights did not turn on. This may be due to an electrical problem or the bulbs may be burned out.
- Recommend regular maintenance as needed by a licensed qualified professional for proper operation.

5. Electrical Conditions

IN/LI	NI	MI	RR	CI
✓				

Observations:

- All observed and readily accessible receptacles were tested and appeared to be in satisfactory condition at the time of inspection.

6. Faucet Conditions

IN/LI	NI	MI	RR	CI
✓				

Location:

- Exterior faucet(s) were observed on the rear of the home.
- Exterior faucet(s) were observed on the Southeast side of the home.

Observations:

- The observed and readily accessible exterior faucet(s) were tested at the time of inspection and appeared to be functional.



7. Stair/Steps/Railing Conditions

IN/LI	NI	MI	RR	CI
✓			✓	

Observations:

- No railing and/or missing baluster was observed at the time of inspection at the steps. This is a potential safety hazard. Recommend installing protective railing by a licensed qualified professional.
- The step rise appeared at the time of inspection to be inconsistent or insufficient. Current building practices allow a max difference of 3/8 inch in step height as well as a minimum of 4 inch riser height.
- Recommend further inspection, evaluation, maintenance or repair as needed by a licensed qualified professional.



8. Porch/Patio Conditions

IN/LI	NI	MI	RR	CI
✓		✓	✓	

Observations:

- Common cracks were observed at the time of inspection. Although these conditions are common in most homes, client is advised to monitor cracks for future movement.
- Recommend regular maintenance as needed by a licensed qualified professional for proper operation.
- The hand rail and/or guardrail were observed at the time of inspection to be missing or too low when compared to current building standards.
- It is recommended a "Licensed General Contractor" be contacted for further inspection, evaluation and repair as needed.



9. Deck Conditions

IN/LI	NI	MI	RR	CI
✓		✓	✓	

Materials:

- The deck material was observed at the time of inspection to be wood.

Observations:

- The deck appeared at the time of inspection to be weathered and/or deteriorated. Recommend maintenance to prevent further deterioration.
- Recommend regular maintenance as needed by a licensed qualified professional for proper operation.
- The deck ledger board was observed at the time of inspection to be nailed or screwed to the house. Recommend installing bolts to securely attach ledger board to house.
- Recommend further inspection, evaluation, maintenance or repair as needed by a licensed qualified professional.



Roof

1. Roof Inspection Method

The roof was observed: by walking the safe and readily accessible areas

The roof style was observed at the time of inspection to be: gable style roof

2. Roof Framing/Sheathing Conditions

IN/LI	NI	MI	RR	CI
✓				

Materials:

- Truss framing was observed at the time of inspection.

Observations:

- The general condition of the observed and readily accessible portions of the roof framing and sheathing appeared to be in satisfactory condition at the time of the inspection.



3. Roof & Roof Covering Conditions

IN/LI	NI	MI	RR	CI
✓		✓	✓	

Layers:

- The number of layers of the roof covering were observed at the time of inspection to be one.

Materials:

- Asphalt shingles were observed at the time of inspection.

Observations:

- Previous repairs were observed at the time of inspection.
- Recommend sealing all nail heads in the flashing to reduce the possibility of moisture penetration.
- Recommend regular maintenance as needed by a licensed qualified professional for proper operation.
- Some damaged or missing shingles were observed at the time of inspection. This may be due to many different factors. Recommend repair as needed to help prevent future damage.
- Recommend further inspection, evaluation, maintenance or repair as needed by a licensed qualified professional.



4. Flashing Conditions

IN/LI	NI	MI	RR	CI
✓		✓		

Observations:

- Typical maintenance may be necessary, on an annual or semi-annual basis. This generally consists of re-sealing gaps at through-the-roof projections and at the parapet walls as necessary.
- Recommend regular maintenance as needed by a licensed qualified professional for proper operation.

5. Roof Penetrations Conditions

IN/LI	NI	MI	RR	CI
✓		✓	✓	

Observations:

- Exposed fasteners in the flashing were observed at the time of inspection. It is recommend not to have nails driven through this flashing; may cause water intrusion into the attic.
- Recommend regular maintenance as needed by a licensed qualified professional for proper operation.
- The vent pipe boot was observed at the time of inspection to be cracked/damaged on one or more of the plumbing vent pipes. Hidden water damage may have already occurred. Recommend repair as needed to prevent water intrusion/damage.
- Recommend further inspection, evaluation, maintenance or repair as needed by a licensed qualified professional.



6. Gutter/Downspout Conditions

IN/LI	NI	MI	RR	CI
✓		✓	✓	

Observations:

- The gutters were observed at the time of the inspection to be filled with leaves and debris. Recommend cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.
- Recommend regular maintenance as needed by a licensed qualified professional for proper operation.
- Loose, damaged and/or missing downspout(s) were observed around the home. Recommend repair or replacement as needed.
- Loose, leaking, damaged and/or improperly installed or sloped gutters were observed at the time of inspection in several locations around the home. Recommend repair as needed for proper operation.
- Recommend further inspection, evaluation, maintenance or repair as needed by a licensed qualified professional.



7. Skylight Conditions

IN/LI	NI	MI	RR	CI
	✓			

Observations:

- No skylight(s) were observed at the time of inspection.