



# YOUR INSPECTION REPORT

*My # 1 Priority: Your Peace Of Mind*

**PREPARED BY:**

Kenneth Gray



**FOR THE PROPERTY AT:**

**PREPARED FOR:**

**INSPECTION DATE:**



Priority One Home Inspections  
3723 Dalebrook Drive  
Montclair, VA 22025

571-364-3889  
License # 3380001371

[www.priorityonehomeinspector.com](http://www.priorityonehomeinspector.com)  
[ken@priorityonehomeinspector.com](mailto:ken@priorityonehomeinspector.com)



Inspection Date

Dear Customer,

RE: Report No. 1050

Customer Address

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Kenneth Gray  
on behalf of  
Priority One Home Inspections

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# SUMMARY

Customer Address & Date

Report No. 1050

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SUMMARY

ROOFING

EXTERIOR

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

For your convenience, the following conventions have been used in this report:

Major Concern: Considered major due to expense or difficulty and which require repair or replacement now.

Safety Issue: Immediate safety concern requiring action now.

Repair: Comments concerning a system or component which is missing or needs action to assure proper function. Improve: denotes improvements which are recommended but not required.

Monitor: System or component needing further investigation and/or monitoring in order to determine if repairs or improvements are necessary. Discretionary Improvements are typical

This is an attractive apartment building built in 1929. It appears to have been well maintained over the years. However, no building is without issues. And this one is no exception.

One of the most important issues regarding comfort is the fact that the water in the hot supply lines to all four of the units does not reach a recommended temperature after having been run through the line for more than 10 minutes. I was unable to visually inspect the water heater due to the fact that it is stored in the shed in back of the unit, which was locked and no entry key was provided by the listing agent. I suggest that the water heater be checked by a qualified specialist. Details are noted further into this report.

There is safety issue regarding a wire that supplies power to an exterior security light on the upper level of the east side of the building.

I recommend having a qualified electrician look at it. You will find details further into this report.

There is an issue regarding expense with the plumbing supply lines. These lines are PB lines (polybutylene). They are gray in color and have been known to fail unexpectedly. You will find details further into this report.

Aside from these issues, what is noted in the report is considered small and cosmetic.

[Priority Maintenance Items](#)

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

## Description

**The home is considered to face :** • North

**Flat roofing material:** • [Modified bitumen membrane](#)

**Flat roof flashing material:** • Metal

**Probability of leakage:** • Low

**Approximate age:** • 10 years

**Typical life expectancy:** • The south and west sides of a roof typically wear faster than the balance of the roof. If the best roof sections have less than five years of remaining life when the worst sections need replacement, it is usually logical to replace all roof slopes during re-roofing.

**Typical life expectancy:** • 20-25 years

## Recommendations

### RECOMMENDATIONS \ Overview

**1. Condition:** • Safety issue: There is what appears to be cable wiring wrapped around the spark arrester of the chimney on the east side of the building. This is a potentially serious safety issue, that could result in a fire. I recommend having it removed.



1.

### SLOPED ROOF FLASHINGS \ Pipe/stack flashings

**2. Condition:** • Monitor: One of the pipe stacks appears to have been repaired at the base. This area should be monitored for leaks in the future.



# ROOFING

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2.

## FLAT ROOFING \ Modified bitumen

### 3. Condition: • [Blisters](#)

Monitor: There are a couple of spots on the flat roof that show visible blisters, these areas should be monitored in the future for possible leaks.

**Implication(s):** Chance of water damage to contents, finishes and/or structure



3. *Blisters*



4. *Blisters*

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## Description

**Gutter & downspout material:** • [Aluminum](#)

**Gutter & downspout type:** • [Eave mounted](#)

**Gutter & downspout discharge:** • [Above grade](#)

**Lot slope:** • [Away from building](#) • [Flat](#)

**Soffit (underside of eaves) and fascia (front edge of eaves):** • [Wood](#)

**Wall surfaces and trim:** • [Stucco](#)

**Window Shutters/Panels:** • Storm panels

**Porch:** • Concrete • Wood • No performance issues were noted.

**Exterior steps:** • Wood • No performance issues were noted.

**Balcony:** • Wood

**Fence:** • Wood • No performance issues were noted.

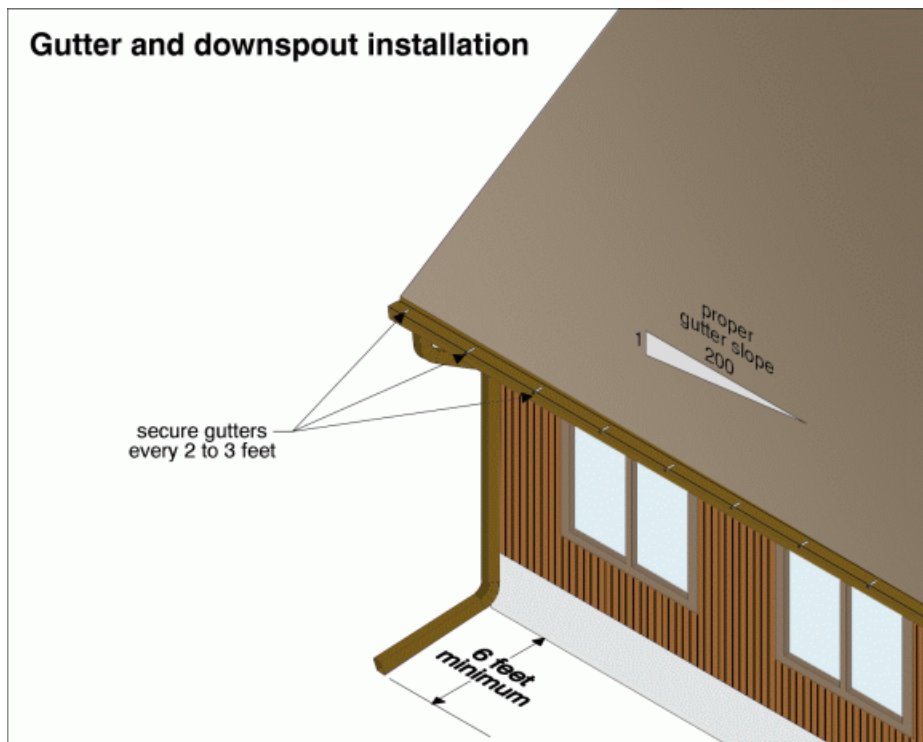
## Recommendations

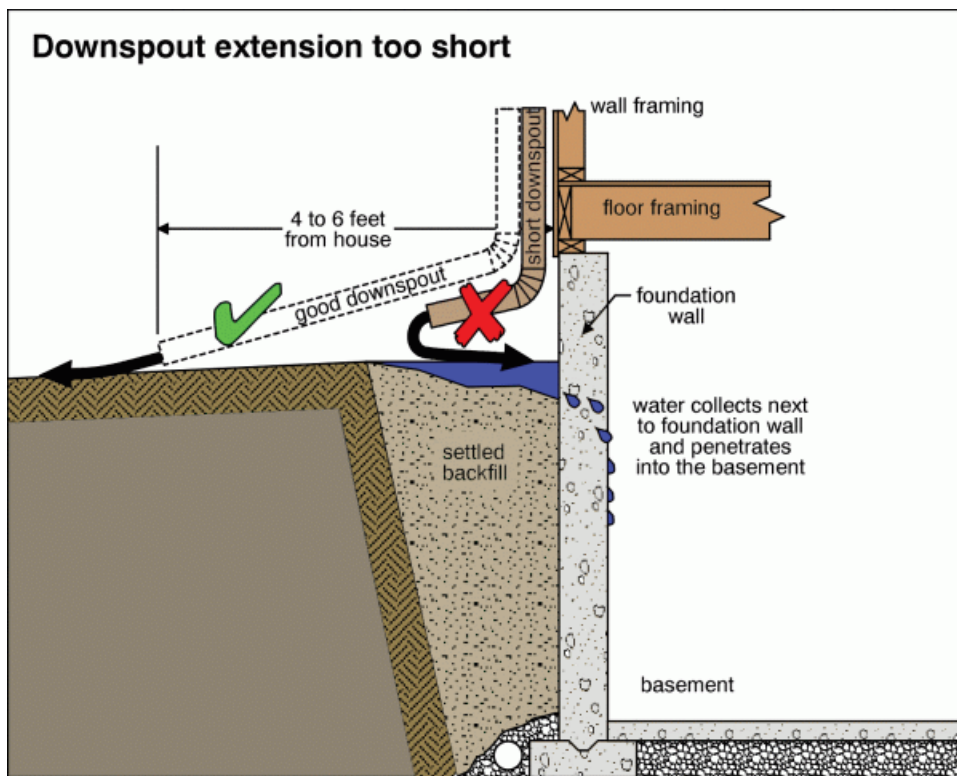
### ROOF DRAINAGE \ Downspouts

**4. Condition:** • [Discharge too close to building](#)

**Monitor:** The above grade downspouts in the front of the building discharge up against the foundation. I recommend extending them at least 5 feet away from the building.

**Implication(s):** Chance of water damage to contents, finishes and/or structure





5. Discharge too close to building



6. Discharge too close to building



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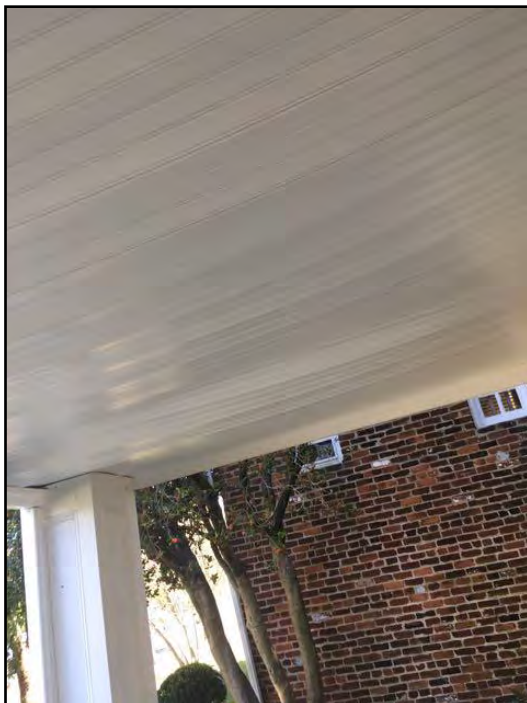
7. Discharge too close to building



8. Discharge too close to building

## WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

5. **Condition:** • Monitor: The front porch soffit shows visible signs of sagging. However there appears to be a low risk of system failure.



9.



10.



## WALLS \ Trim

### 6. Condition: • [Caulking missing or deteriorated](#)

Repair: The front porch columns need caulk in various places. This is a cosmetic issue, however if left unattended can lead to material deterioration. Paint is also needed in various places.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration



11. Caulking missing or deteriorated



12. Caulking missing or deteriorated



13. Caulking missing or deteriorated



14. Caulking missing or deteriorated

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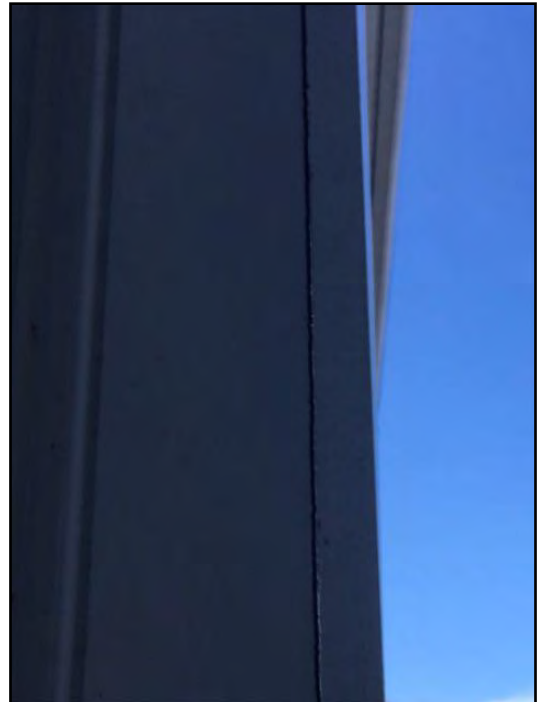
COOLING

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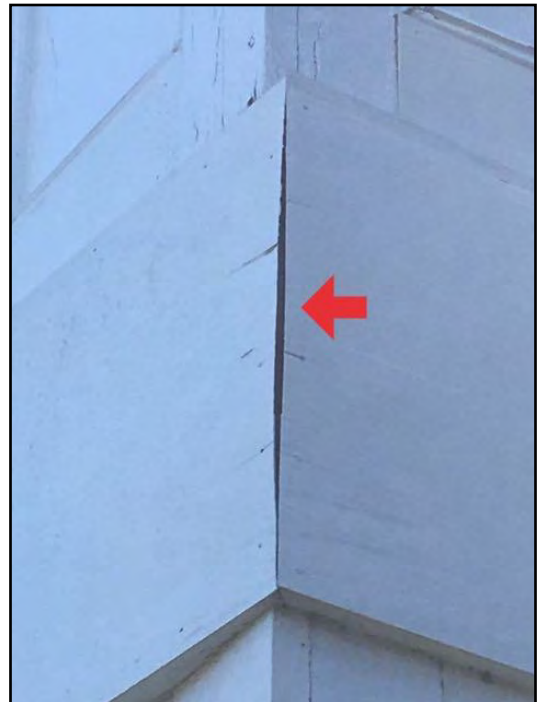
15. Caulking missing or deteriorated



16. Caulking missing or deteriorated



17. Caulking missing or deteriorated



18. Caulking missing or deteriorated



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19. Caulking missing or deteriorated



20. Caulking missing or deteriorated



21. Caulking missing or deteriorated



22. Caulking missing or deteriorated



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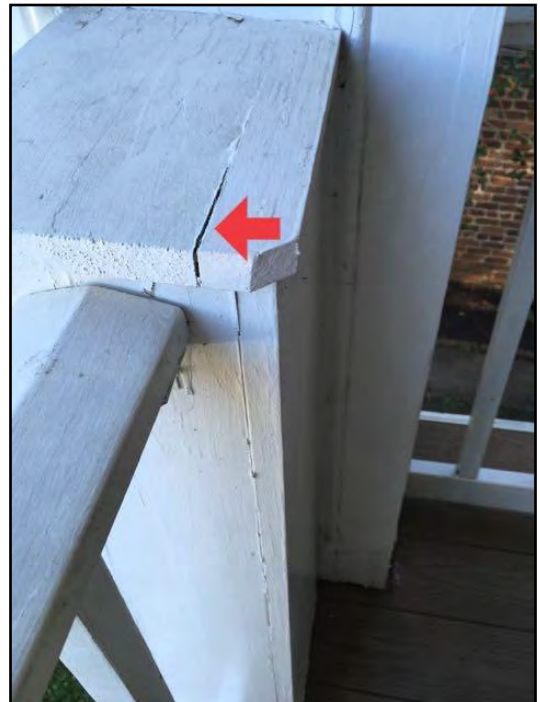
**23.** Caulking missing or deteriorated



**24.** Caulking missing or deteriorated



**25.** Caulking missing or deteriorated



**26.** Caulking missing or deteriorated

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**27.** *Caulking missing or deteriorated*



**28.** *Caulking missing or deteriorated*



**29.** *Caulking missing or deteriorated*



**30.** *Caulking missing or deteriorated*



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31. Caulking missing or deteriorated

**7. Condition:** • [Caulking missing or deteriorated](#)

There are couple places where the beams meet the exterior wall on the upper porch that need caulk. Cosmetic issue.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration



32. Caulking missing or deteriorated



33. Caulking missing or deteriorated



## DOORS \ General

**8. Condition:** • Replace or repair: Unit number two exterior door on the west side of the unit. Visible signs of water damage at the bottom of the door. Door drags the floor when opening and closing. Recommend replacement.



34.

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## Description

**Service entrance cable and location:**

- [Overhead](#)
- [Overhead copper](#)



35. Overhead copper



36. Overhead copper

**Service size:** • [100 Amps \(240 Volts\)](#)

**Main disconnect/service box type and location:**

- [Not found](#)

Monitor: Unable to inspect service panels for all four units. Due to an inaccessible location. They are located in a shed in back of the building and i was not provide with an access key by the listing agent.

## Recommendations

**DISTRIBUTION SYSTEM \ Outlets (receptacles)****9. Condition:** • [Damage](#)

Safety issue: Unit number one. Damaged outlet cover in living room on the left as you enter the living room. Recommend replacement.

**Implication(s):** Electric shock | Fire hazard



37. Damage

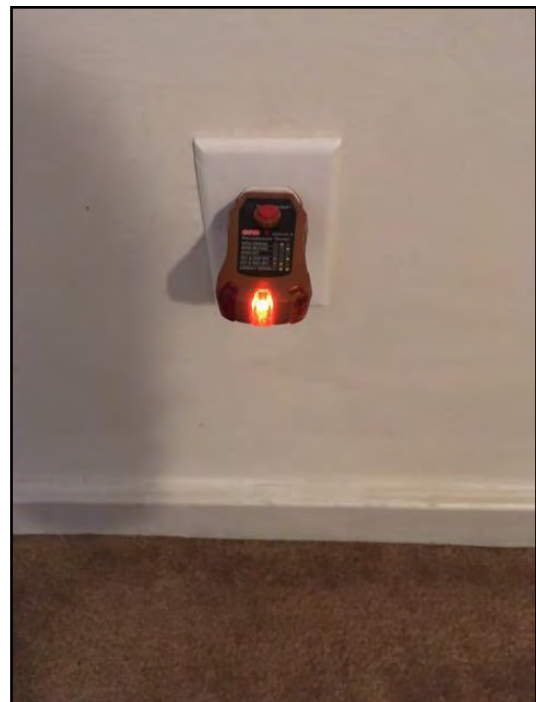
**10. Condition:** • [Ungrounded](#)

Safety issue: Unit number one. One of the receptacles in the bedroom shows an open ground. There is also an outlet in the dining room within an open ground. This is a safety issue. Recommend having them checked out by a licensed professional electrician.

**Implication(s):** Electric shock



38. Ungrounded



39. Ungrounded



**DISTRIBUTION SYSTEM \ Lights**

**11. Condition:** • Safety issue: The wire supplying power to the exterior security light on the east side of the building is not properly housed. This is a potential serious safety hazard. I recommend having it checked out by a qualified professional electrician. Standards call for wiring to be housed inside of proper external conduit.



40.



41.



42.



43.



44.

## Description

**System type:**

- [Furnace](#)

This is for all four units.

**Fuel/energy source:**

- [Gas](#)

This is for all four units

**Heat distribution:**

- [Ducts and registers](#)

This is for all four units

**Approximate capacity:**

- [60,000 BTU/hr](#)

This is for all four units

**Efficiency:**

- [Conventional](#)

This is for all four units.

**Approximate age:**

- [13 years](#)

Unit number four, And unit number two.

- [15 years](#)

Unit number three. And unit number one

**Typical life expectancy:**

- Furnace (high efficiency) 15 to 20 years

This is for all four units.

**Main fuel shut off at:**

- Utility room

For all four units



# HEATING

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45. Utility room

## Failure probability:

- [Low](#)

This is for all four units

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## Description

## Heat pump type:

- [Air source](#)

For all four units.

## Compressor approximate age:

- Not determined

For all four units.

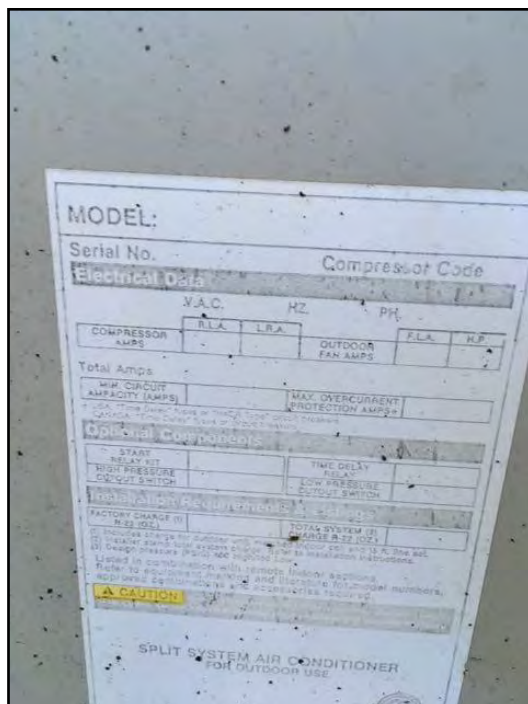
## Failure probability:

- [Medium](#)

For all four units.

## Limitations

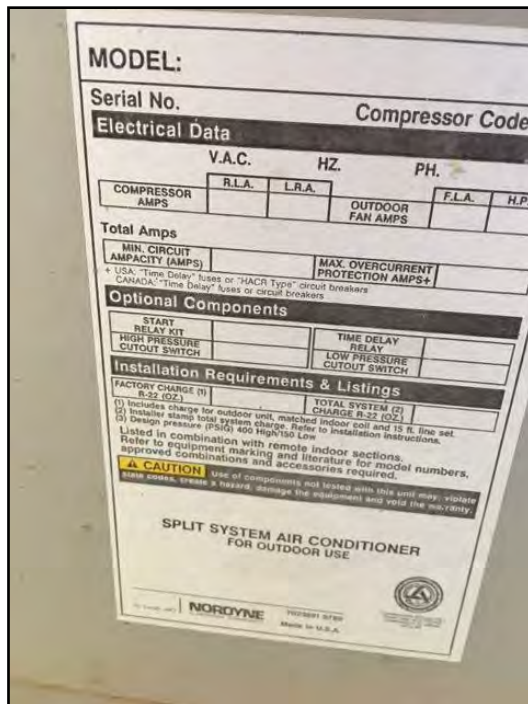
**General:** • Monitor: I was unable to determine the age of each units heat pump due to a lack of legible information on each data plate. I recommend having each heat pump unit checked out by a qualified hvac specialist.



46. Heat pumps are not operated in the heating...



47. Heat pumps are not operated in the heating...



48. Heat pumps are not operated in the heating...



49. Heat pumps are not operated in the heating...

## Inspection limited/prevented by:

- Low outdoor temperature

The air conditioning was unable to be inspected due to a low outdoor temperature.



## Description

**Water supply source:** • Public

**Supply piping in building:** • Polybutylene (PB)

## Limitations

**General:** • Unable to inspect the water heater because it was located in a shed in back of the building that was locked and the listing agent did not provide an access key.

## Recommendations

### SUPPLY PLUMBING \ Water service pipe

**12. Condition:** • [Suspect polybutylene connections](#)

Monitor: Unit number four. Polybutylene water supply line has been known to fail prior to the end of its life expectancy. Highly recommend monitoring the supply lines. They are considered to be inferior and should be replaced.

**Implication(s):** Chance of water damage to contents, finishes and/or structure



50. Suspect polybutylene connections



51. Suspect polybutylene connections

# PLUMBING

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52. Suspect polybutylene connections

## WATER HEATER \ Water heater

**13. Condition:** • Monitor/adjust: I ran the hot water in the bathroom of unit two for nearly 10 minutes. The water temperature never went above 77°. Recommend adjustment of water heater temperature. This condition exists in all four units.



53.



54.

## WASTE PLUMBING \ Drain piping - performance

**14. Condition:** • [Clogged](#)

Repair: Unit number four bathroom basin drains very slowly. Recommend having it repaired by a licensed plumber.

**Implication(s):** Sewage entering the building

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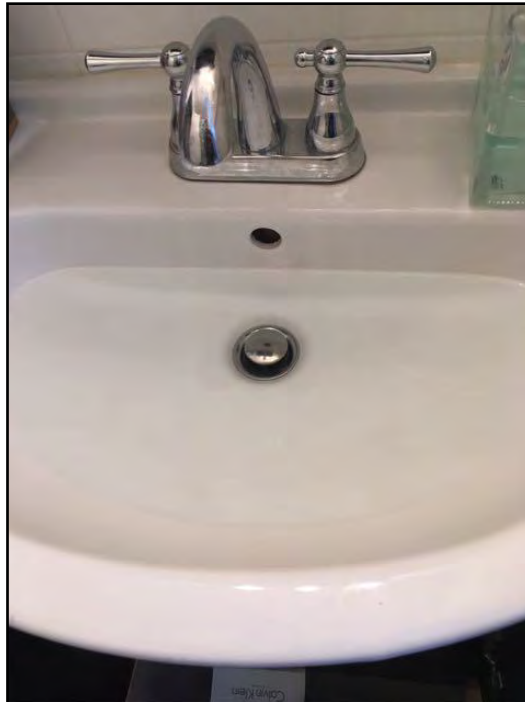
ELECTRICAL

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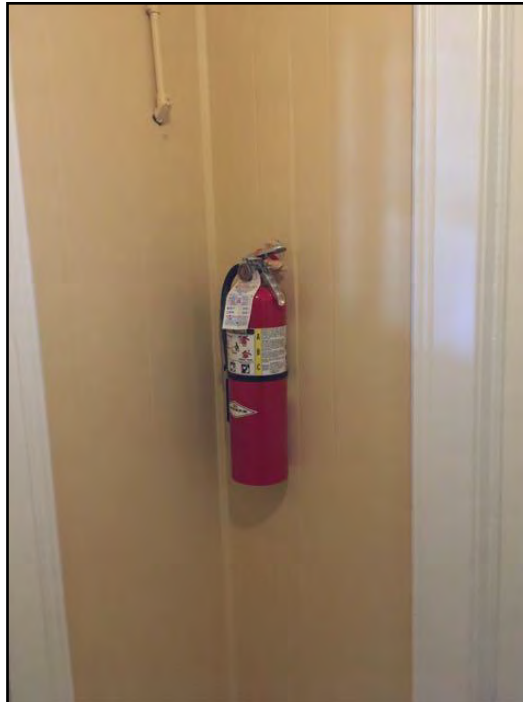


55. Clogged



## Description

**General:** • Fire extinguisher is present and functional. Located in building foyer.



56.

**Major floor finishes:** • [Carpet](#) • [Hardwood](#) • Vinyl

**Major wall finishes:** • [Plaster/drywall](#)

**Major ceiling finishes:** • [Plaster/drywall](#)

**Exterior doors - type/material:** • [Hollow wood](#)

**Doors:** • Inspected

**Inventory Smoke Alarm:** • Smoke alarms are present and functional and all four units

## Limitations

**Inspection limited/prevented by:** • Unit number four Visible inspection is limited due to furnishings and clutter. In bedrooms and closets.

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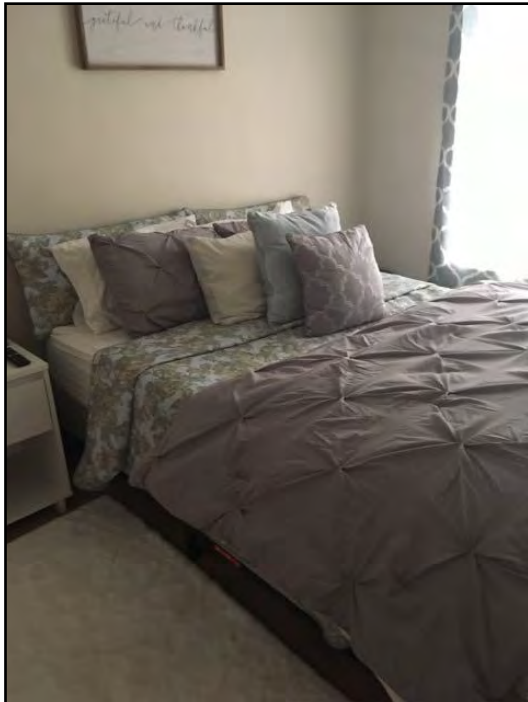
ELECTRICAL

HEATING

COOLING

PLUMBING

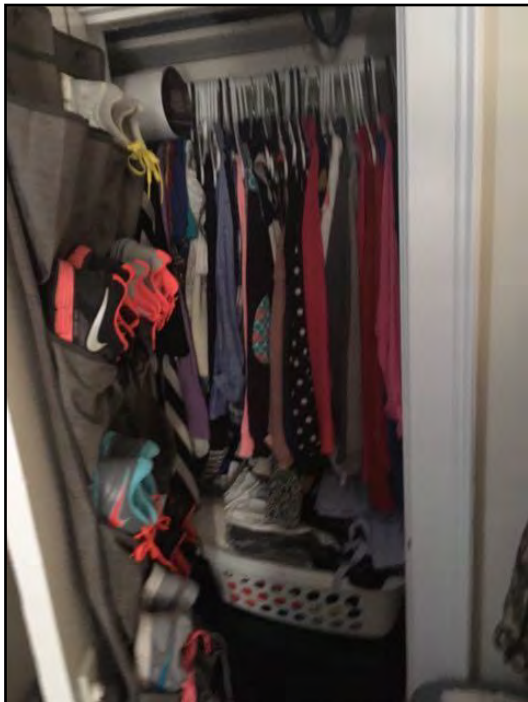
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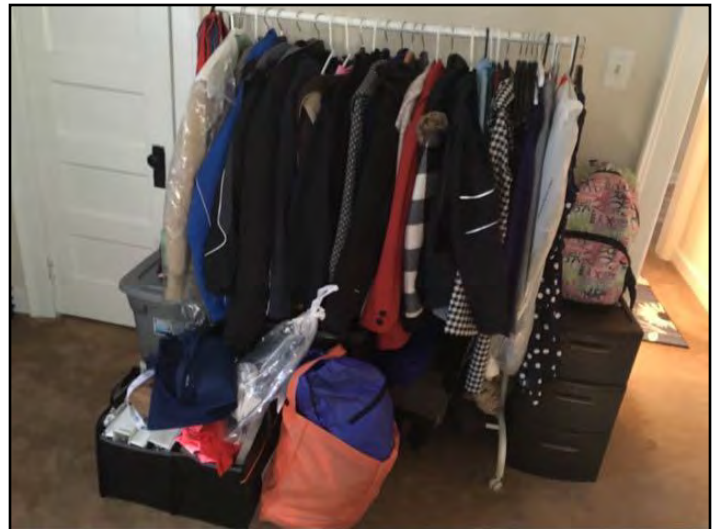
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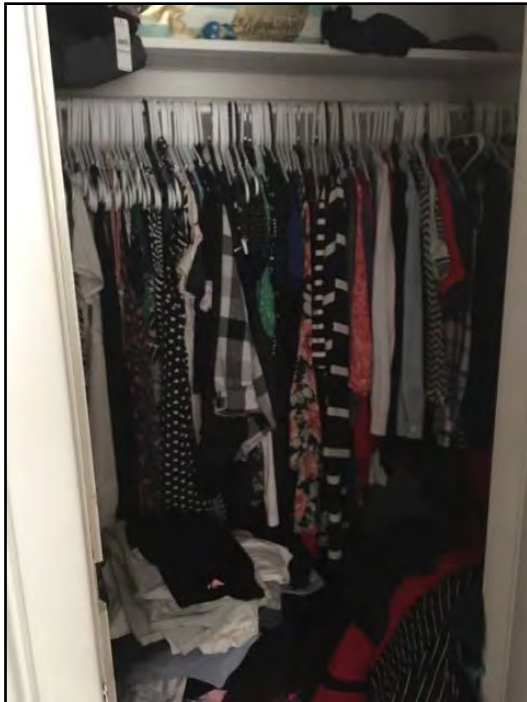
58.



59.



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61.



62.

**Inspection limited/prevented by:** • Unit number three. Visual inspection is limited due to furnishings and clutter in bedroom and living room.

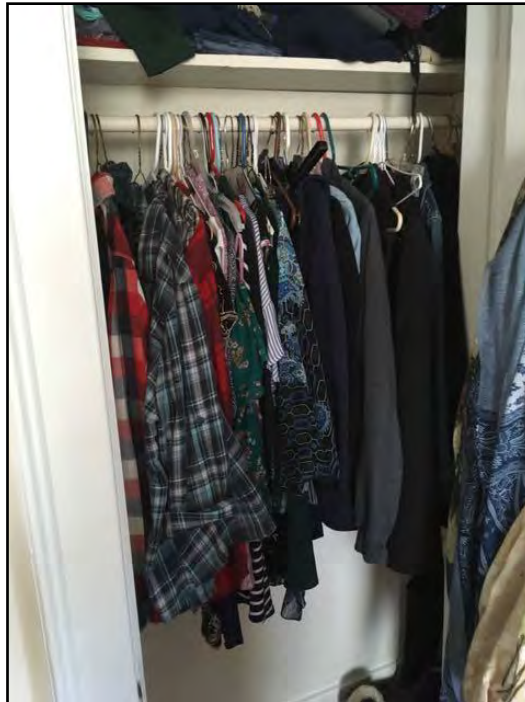


63.



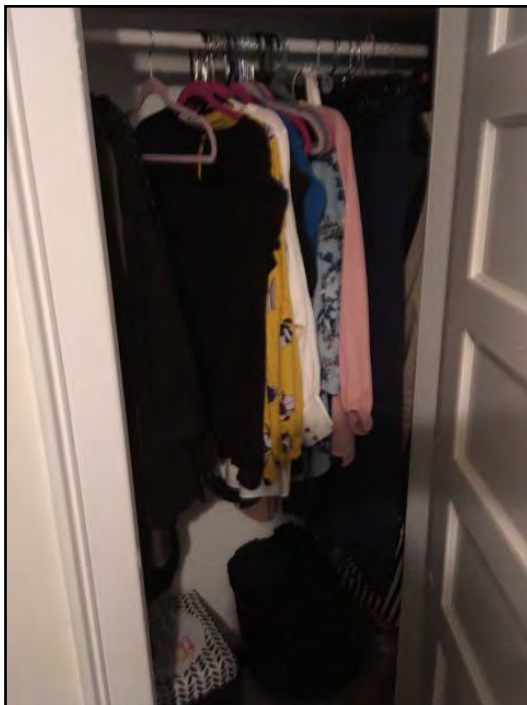
64.



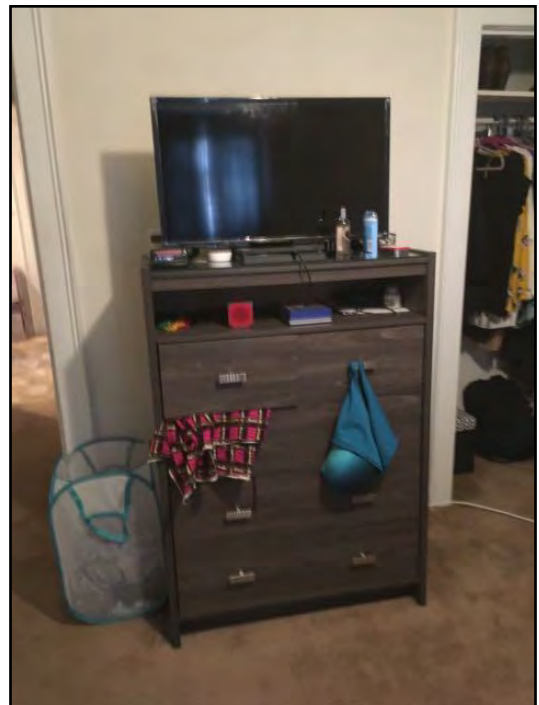


65.

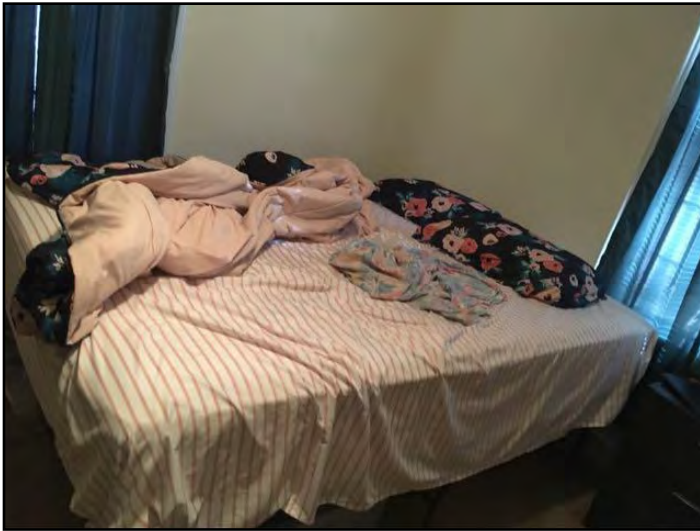
**Inspection limited/prevented by:** • Unit number one. Visual inspection is limited due to furnishings and clutter in bedroom and living room.



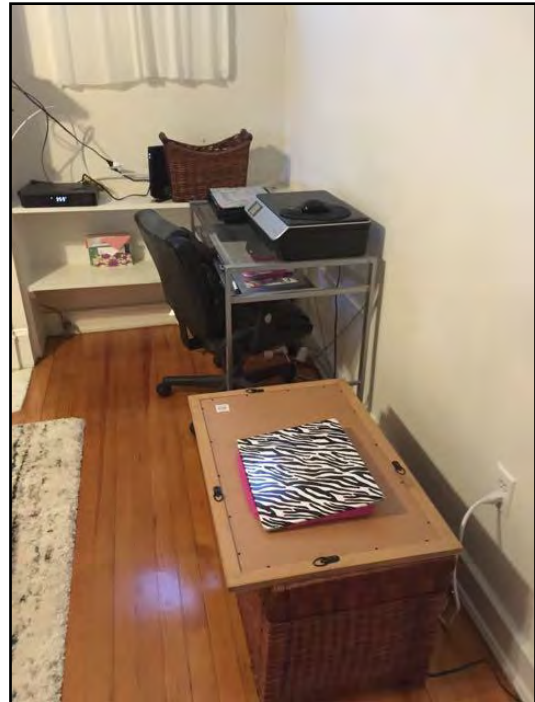
66.



67.



68.



69.



70.

**Inspection limited/prevented by:**

- Storage/furnishings

Unit number two back right bedroom. And back left bedroom. Dining room and living room.



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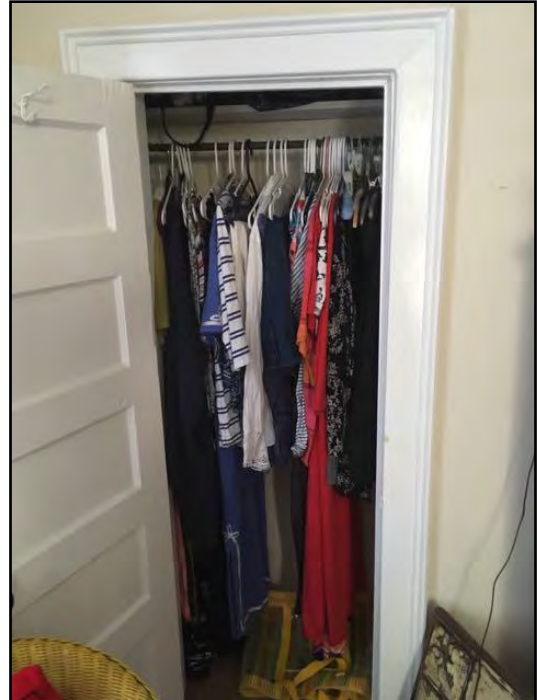
COOLING

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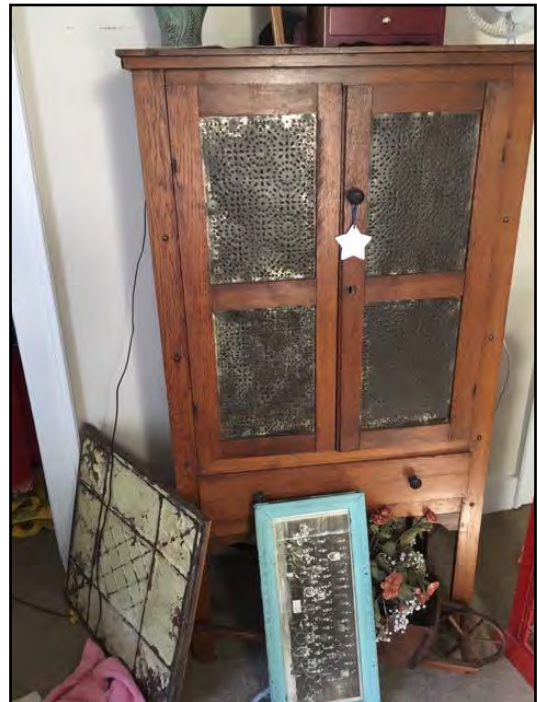
71. Storage/furnishings



72. Storage/furnishings



73. Storage/furnishings



74. Storage/furnishings



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75. Storage/furnishings



76. Storage/furnishings



77. Storage/furnishings



78. Storage/furnishings

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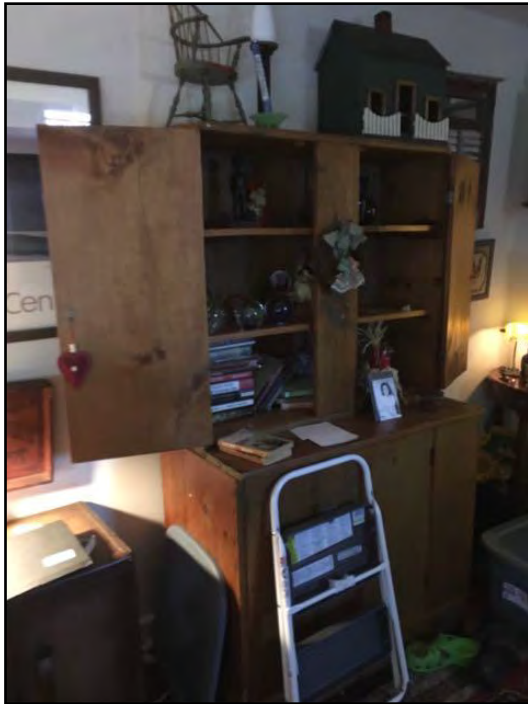
ELECTRICAL

HEATING

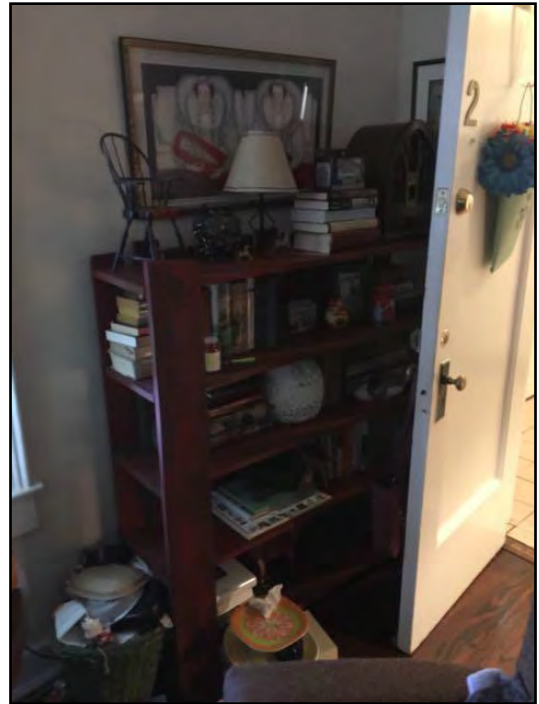
COOLING

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79. Storage/furnishings



80. Storage/furnishings



81. Storage/furnishings

## Recommendations

### CEILINGS \ General

**15. Condition:** • Repair: Unit two bathroom cosmetic issue. Trim needs caulk in bathroom of unit number two.

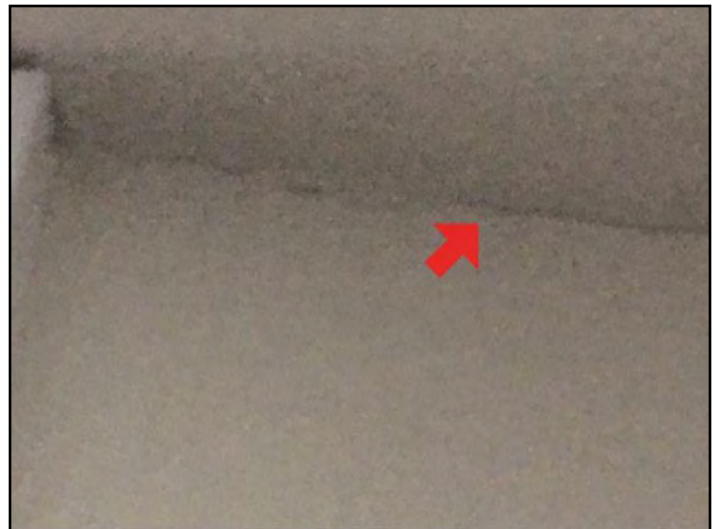


82.

**16. Condition:** • Repair: Unit number four. Visible crack where ceiling meets the wall in the living room on the right as you come through the front door. Cosmetic issue. Recommend repair.



83.



84.

**17. Condition:** • Repair: Unit number three. Cosmetic issue. Visible cracks where ceiling meets the wall above living room window. And in the back left corner left of the window. Recommend repair



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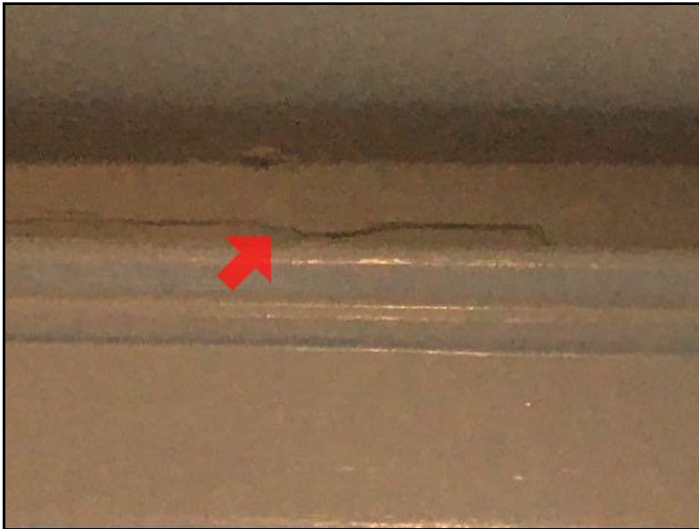
ELECTRICAL

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85.



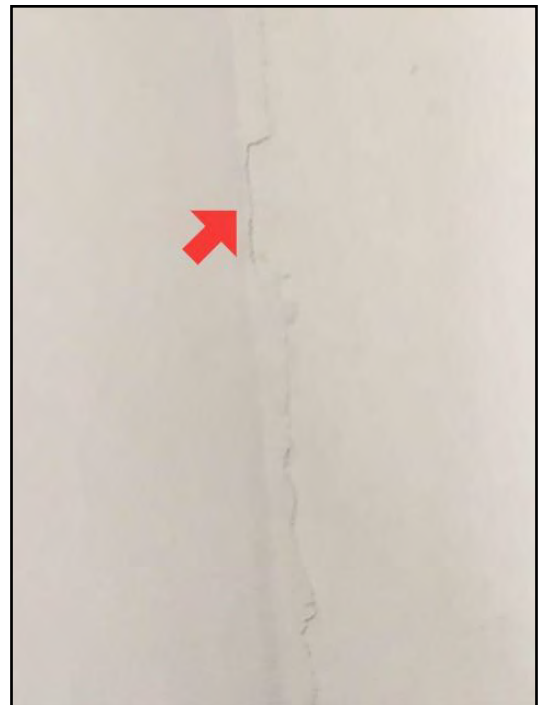
86.

## WALLS \ General

**18. Condition:** • Repair: Unit number two, in the back left bedroom there's a visible crack in the back right corner. Possible water intrusion. Recommend repair



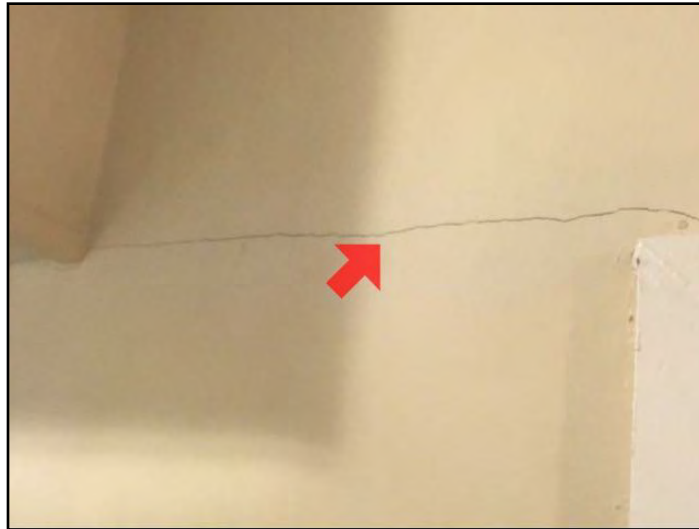
87.



88.

## WALLS \ Plaster or drywall

**19. Condition:** • Repair: Unit number two. Visible crack above washer dryer in kitchen. Recommend repair. Cosmetic issue.



89.

**20. Condition:** • Repair: Unit number four, back right bedroom, there is a visible crack in back left corner, recommend repair. Cosmetic issue.



90.

**21. Condition:** • Damaged

Repair: Unit number two. minor damage to drywall/plaster at the bottom left above base trim.

**Implication(s):** Damage or physical injury due to falling materials



91. *Damaged*

**22. Condition:** • [Cracked](#)

Repair: Unit two. Visible crack and minor damage in the corner of the back bedroom.

**Implication(s):** Damage or physical injury due to falling materials



92. *Cracked*



93. *Cracked*



## WINDOWS \ Frames

### 23. Condition: • [Rot](#)

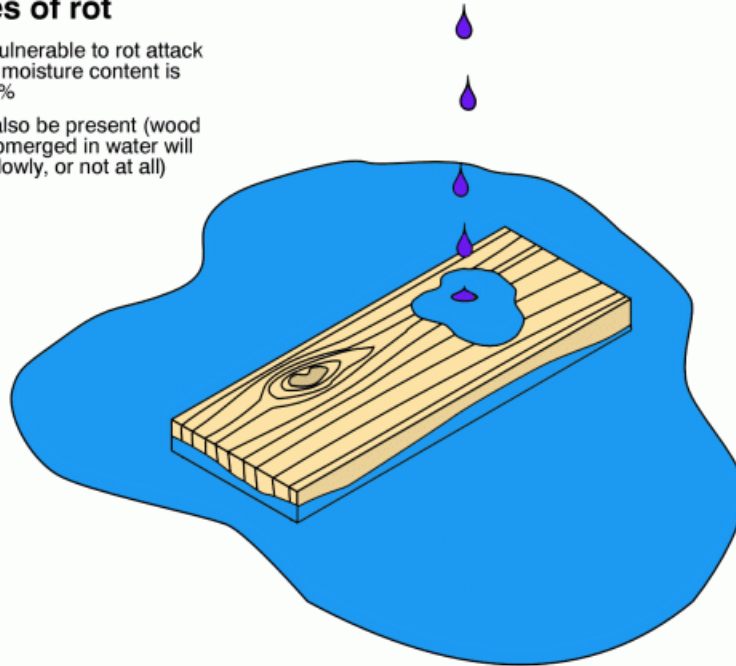
Unit number four. Living room window frame shows visible signs of rot and amateur repair. Recommend repair or replacement.

**Implication(s):** Chance of damage to structure | Material deterioration

### Causes of rot

wood is vulnerable to rot attack when the moisture content is above 20%

air must also be present (wood totally submerged in water will rot very slowly, or not at all)



94. Rot



95. Rot

## DOORS \ General

**24. Condition:** • Replace: Bedroom doors are functional. However I was informed by the tenant that there are no keys to any of the interior doors. Recommend upgrading all interior door hardware in all four units.



96.

**25. Condition:** • Replace: Unit number two door to dining room entry is missing. I recommend having one installed.



97.



98.

# INTERIOR

Customer Address & Date

Report No. 1050

[www.priorityonehomeinspector.com](http://www.priorityonehomeinspector.com)

SUMMARY

ROOFING

EXTERIOR

ELECTRICAL

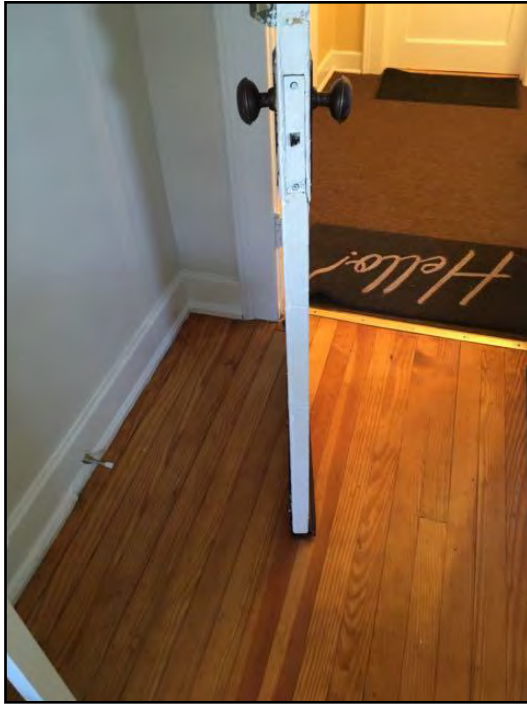
HEATING

COOLING

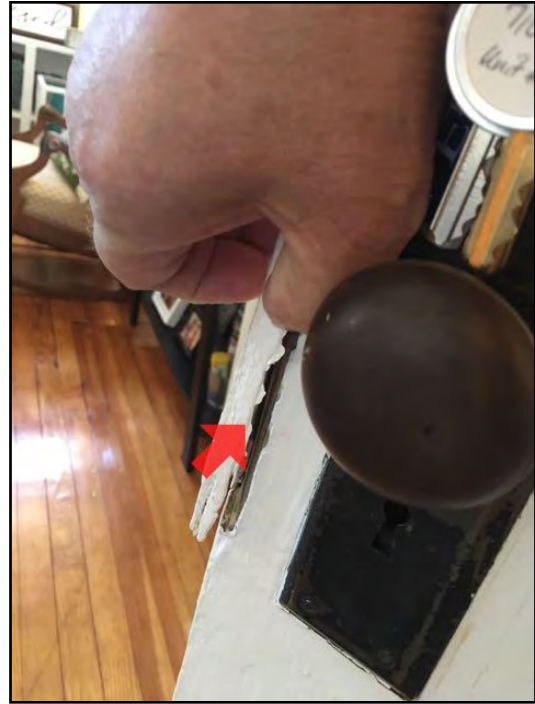
PLUMBING

INTERIOR

**26. Condition:** • Repair: Unit number four front door does not open completely, it drags tightly against the floor at 2/3rds open. Recommend adjustment. There is also visible damage where the latch mechanism is. Recommend repair.



99.



100.

**27. Condition:** • Repair: Unit number four. Bathroom door does not latch completely. Recommend repair.



101.



**28. Condition:** • Replace: Unit number one. Entry door to dining room is missing. Recommend replacement.



102.



103.

## CARPENTRY \ Cabinets

**29. Condition:** • Repair/Replace: Unit number three. cabinet door in front of kitchen sink is damaged. Recommend replacement.



104.

SUMMARY

ROOFING

EXTERIOR

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

END OF REPORT