

Property Inspection Report



**PROSPECTOR
HOME INSPECTIONS**

SHINING A LIGHT
ON YOUR INVESTMENT



**Edwin Jenkins
Prospector Home Inspections, LLC**

**123 Main St
Inspection Prepared For: Joe Smith
Agent:**

**Date of Inspection: 5/22/2023
Home Age: 16 yrs Size: 1937 Sq Ft**

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Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!



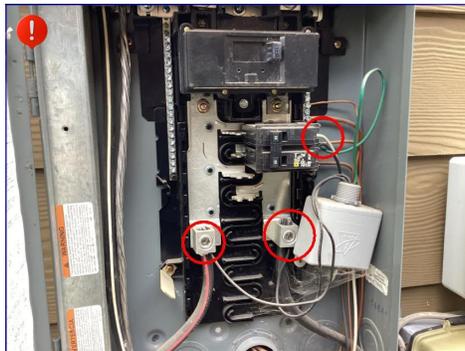
Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct, or items that need extra attention. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties, and permits for the work done.

Exterior		
Page 7	Trim	• Some of the trim was damaged. I recommend repair or replacement of the damaged exterior trim by a qualified professional.

Garage/Carport		
Page 10	Safety Reverse	• Garage door automatic pressure reverse needs to be adjusted.

Electric - Main Panel		
Page 13	Main Panel General	



There are lugs double tapped with the surge protector and feeder cables and the white wire coming from the 25 amp breaker is hot and needs to be labeled. I recommend a qualified electrician evaluate and repair.

Electric - Sub Panel		
Page 14	Adequate Clearance To Panel	• The electric panel should have a minimum of 3 feet clearance in front of the panel and 2.5 feet on the sides.



The electric panel should be accessible.

Exterior A/C - Heat Pump 1

Page 14

Exterior A/C - Heat Pump 1

• The AC unit requires a minimum circuit amperage of 27.6. The breaker for the AC unit is rated at 25 amps. I recommend a qualified electrician evaluate and make repairs.



The AC unit requires a minimum circuit amperage of 27.6. The breaker for the AC unit is rated at 25 amps. I recommend a qualified electrician evaluate and make repairs.

Overview

Scope of Inspection

• All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

Main Entrance Faces

• For the purpose of this inspection, this house faces east.

State of Occupancy

• Occupied

Weather Conditions

- Partly Cloudy
- Intermittent Rain

Recent Rain/Snow

• Yes

Ground Cover

• Damp

Grounds

Service Walks



Materials:
• Concrete

Driveway/Parking Area



Materials:
• Asphalt

Steps/Stoop



Materials:
• Concrete

Grounds (continued)

Landscape Affecting Foundation



There is vegetation in contact with the house. I recommend trimming trees and vegetation, so it doesn't come into contact with the home.

Roof

Ventilation System



- Type:
- Soffit
 - Ridge

Flashing

Observations:

- There are a few places on the upper roof above the garage that could use improvements in the flashing to prevent water damage occurring on the fascia. I recommend maintaining paint in good condition in these areas. I recommend addressing the issues with a qualified roofer.

Condition of Roof Covering



Roof covering showed signs of curling, cracking, and aging. I recommend a qualified roofing contractor evaluate and repair.

Roof (continued)

Gutters



There is evidence that the gutter is leaking at the seams. I recommend a professional contractor evaluate and repair as needed.



Gutter flashing was missing or insufficient. Adding gutter flashing will help direct the water into the gutter instead of allowing it onto the fascia. I recommend a professional roofer repair.

Exterior

Siding



Materials:
• Wood



The exterior siding board is starting to curl. I recommend monitoring the siding and consulting a qualified contractor if the issue gets worse.

Trim



Materials:
• Wood

Condition:
• Recommend repair/painting

Observations:

• Some of the trim was damaged. I recommend repair or replacement of the damaged exterior trim by a qualified professional.

Exterior (continued)



There is some loose exterior trim. I recommend repair. Consult a professional as needed.



The exterior trim is in need of normal painting maintenance. There are a few places on the roof above the garage that will need attention in the near future.

Soffit



Materials:
• Wood

Fascia



Materials:
• Wood



Adding flashing would help protect the fascia from moisture damage. I recommend a qualified professional repair.

Eaves



Materials:
• Wood

Exterior (continued)

Flashing



There are a few places on the fascia above the garage that are seeing water damage. I recommend routine painting maintenance. I recommend consultation with a qualified roofing contractor to discuss flashing options to prevent the water damage.

Caulking



Windows/Screens



Some window screens are torn, damaged, or missing. Repair as needed.



Some window screens are torn, damaged, or missing. Repair as needed.



This window was installed upside down. The weep holes are at the top of the window frame in the photo. I recommend monitoring for water damage and repairing or replacing if needed.

Slab-On-Grade Foundation

- Materials/Condition:
- Not visible

Structural Components

Ceiling Structural Components



Building Exterior Wall Construction

- Materials:
- Not Visible

Garage/Carport

Type

- Type:
- Attached
 - 1-Car

Automatic Opener



- Operation:
- Operable

Safety Reverse



- Operation:
- Operable
 - Needs adjusting
- Observations:
- **Garage door automatic pressure reverse needs to be adjusted.**

Roofing



- Materials:
- Same as house
 - Asphalt shingle
- Observations:
- The average life for composition asphalt shingles is 15-20 years. Recommend budgeting for replacement.
 - Roof covering showed signs of curling, cracking, and aging. Recommend a qualified roofing contractor evaluate and repair.
 - The roof and covering had limited visibility in one or more areas. Some defects may exist that were not visible during the home inspection. Recommend monitoring. Consult a licensed contractor as needed.

Gutters



- Same as house

Siding



- Materials:
- Same as house
 - Wood

Garage/Carport (continued)

Trim



- Materials:
- Same as house
 - Wood

Floor

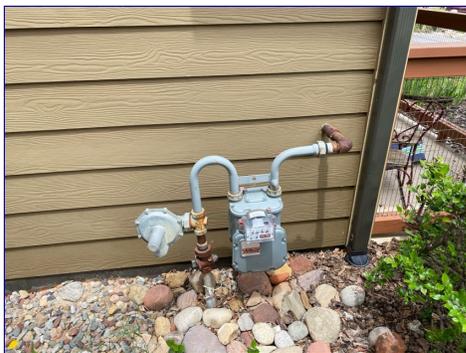


- Materials:
- Concrete
- Observations:
- The garage floor was covered, not visible. It's always possible for there to be hidden defects in unseen areas. Monitor and consult a licensed contractor as needed.

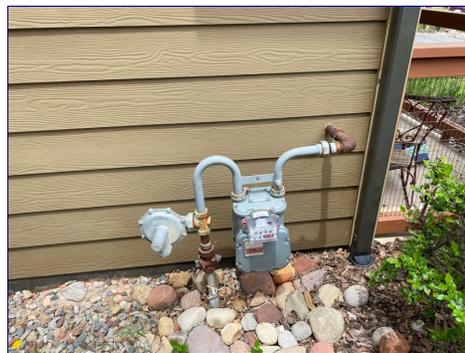
Exterior Fuel Supply

Main Gas Meter

- South Side of House



Gas Meter



Gas service pipes show corrosion. I recommend contacting the gas provider to service equipment.

Plumbing

Water Main Shut-off



- Location:
- In the garage

Plumbing (continued)



The water main shutoff

Furnace Heating System

Location

- Garage



Safety Controls

Observations:

- I observed many stored belongings around the furnace. I recommend keeping the area around the furnace clear of personal belongings.



This is the Gas Valve shutoff for the furnace.



This is the Gas Valve shutoff for the water heater.

Exterior Electric

Service Entry



Location:

- Underground

Observations:

- Exterior ground NOT visible

Exterior Electric (continued)



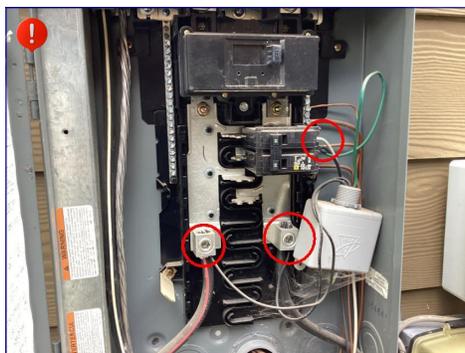
The Main Electric Disconnect



The Main Electric Disconnect

Electric - Main Panel

Main Panel General



There are lugs double tapped with the surge protector and feeder cables and the white wire coming from the 25 amp breaker is hot and needs to be labeled. I recommend a qualified electrician evaluate and repair.

Adequate Clearance To Panel



Service Entrance Conductors

- Not Visible

Amperage

- 125a



Breakers/Fuses

- Breakers/Fuses: Breakers



Electric - Main Panel (continued)

Appears Grounded/Bonded



- Appears Grounded: Yes
- Appears Grounded: Not visible

Electric - Sub Panel

Adequate Clearance To Panel



- Adequate Clearance to Panel: No
- Observations:
- The sub panel was NOT inspected.
 - The electric panel should have a minimum of 3 feet clearance in front of the panel and 2.5 feet on the sides.



The electric panel should be accessible.

GFCI/AFCI Breaker

- The **GFCI** were NOT tested. I recommend making the sub panel accessible and testing GFCI.

Exterior A/C - Heat Pump 1

Exterior A/C - Heat Pump 1

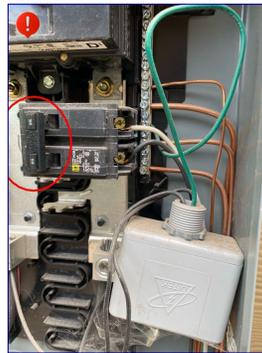


- Observations:
- The AC unit requires a minimum circuit amperage of 27.6. The breaker for the AC unit is rated at 25 amps. I recommend a qualified electrician evaluate and make repairs.

Exterior A/C - Heat Pump 1 (continued)



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AC Data Tag



There is damaged and/or missing insulation on the air conditioner refrigerant line. I recommend replacing the insulation.



Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.