



**SUMMARY**  
 1234 Main St. Virginia Beach VIRGINIA  
 23453  
 Buyer Name  
 01/07/2019 9:00AM

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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For any questions, please contact A Premier Home Inspection, LLC, 3433 Five Gait Trl, Virginia Beach, VA 23453, 757.797.4240.

1.1.1 Structure Details

**CHANGE LOCKS**

Maintenance/Monitor

A Premier Home Inspection recommends that ALL locks and Security codes be changed before moving into the house.

Recommendation  
 Recommended DIY Project

2.1.1 General

**DETERIORATED ROOFING CEMENT**

Maintenance/Monitor

One or more area of the roof has roofing cement that is beginning to deteriorate. The roofing cement should be properly repaired to help prevent future leaks due to deterioration.

Recommendation  
 Contact a qualified roofing professional.



Rear



Rear



Rear



Garage



Rear

### 2.2.1 Gutters/drains

## CLOGGED GUTTERS/DOWNSPOUTS



Maintenance/Monitor

Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Recommendation

Recommended DIY Project



Front



Front



Rear

### 2.2.2 Gutters/drains

## DAMAGED/MISSING



Deficiencies

One or more gutters or downspouts were damaged or missing. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



Rear Garage

### 3.3.1 Exterior issues

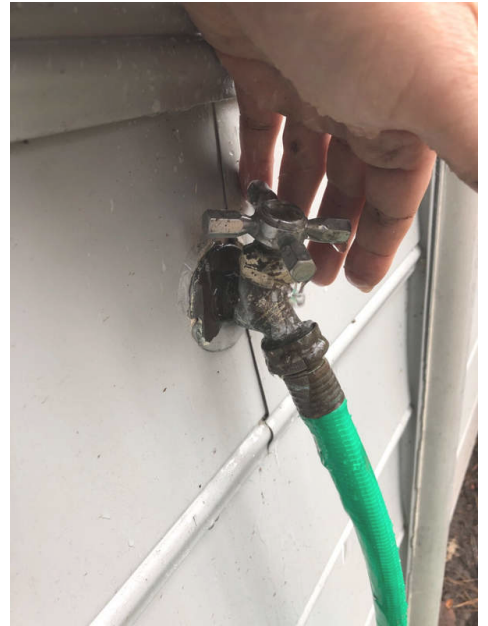
#### HOSE BIBB LEAK

Deficiencies

One or more hose bibs leaked *when tested / while off*. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Rear

### 3.3.2 Exterior issues

#### LOOSE HOSE BIBB

Deficiencies

One or more hose bibs weren't anchored securely to the structure's exterior. Water supply pipes can be stressed when hose bibs are turned on and off and when hoses are pulled. Leaks may occur as a result. Recommend that a qualified person install fasteners per standard building practices.

Recommendation

Contact a qualified professional.



Front

### 3.5.1 Windows and Door

#### CAULKING

Caulk was *missing / deteriorated / substandard* in some areas. For example, *around windows / around doors / at siding butt joints / at siding-trim junctions / at wall penetrations*. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used.

Recommendation  
Contact a qualified handyman.



Maintenance/Monitor



Front



Front



Front

### 3.7.1 Gutters and Flashing

#### DOWNSPOUT EXTENSIONS

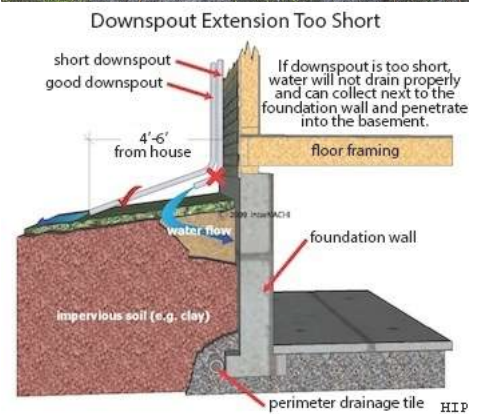


Maintenance/Monitor

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Recommendation

Contact a qualified professional.



#### 4.1.1 Electrical

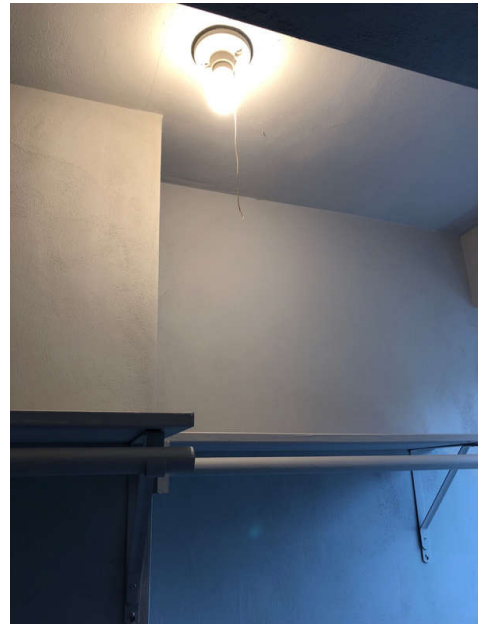
### LIGHT FIXTURE-OPEN LAMP



Lamp holders or light fixtures with fully or partially exposed bulbs are installed in one or more closets. This is a safety hazard due to the risk of fire. Flammable stored items may come into contact with hot bulbs, and hot fragments from broken bulbs may fall on combustible materials. Standard building practices require closet lighting to use fluorescent light fixtures, or to use fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. A qualified electrician should replace closet lights as necessary and as per standard building practices.

Recommendation

Contact a qualified electrical contractor.



2nd floor Bedroom Left Front

#### 4.5.1 Windows and Door

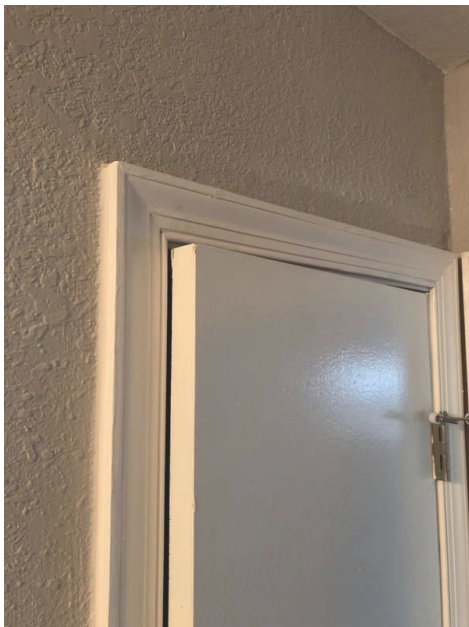
### DOOR-BINDS IN JAMB



One or more doors bind in their jamb and cannot be closed and latched, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors.

#### Recommendation

Contact a qualified door repair/installation contractor.



2nd floor Hall



2nd floor Bedroom Left

#### 5.3.1 Drain and Waste

### WASTE CAP MISSING



One or more waste pipe cleanouts have no cap installed. This is a safety hazard because sewer gases may vent into the structure. A qualified plumber should install a caps where missing.

#### Recommendation

Contact a qualified plumbing contractor.



Rear Right



Rear Right

#### 6.1.1 Water Heater

### LEAK SUPPLY PIPE/FITTING

 Safety/Immediate Attention

One or more active leaks were found at the water heater's supply pipes, valves, or fittings. A qualified plumber should evaluate and repair as necessary.

#### Recommendation

Contact a qualified plumbing contractor.



Hot water pipe Garage



Wet/leaking hot water pipe Garage

#### 8.1.1 General

### NO DRYER VENT

 Deficiencies

No clothes dryer exhaust duct is installed. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Damage to building components may result. A rigid or semi-rigid metal exhaust duct should be installed as per standard building practices, and by a qualified contractor if necessary.

Recommendation  
Contact a qualified appliance repair professional.



#### 9.1.1 Bathub

### CAULK AT FLOOR

Caulk is missing or deteriorated along the base of one or more bathtubs, where flooring meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

Recommendation  
Recommended DIY Project

 Maintenance/Monitor



2nd floor Hall Bathroom

#### 9.1.2 Bathub

### FAUCET HANDLE ISSUE

One or more faucet handles are loose or missing and should be repaired or replaced as necessary.

Recommendation  
Contact a qualified plumbing contractor.

 Deficiencies

#### 9.1.3 Bathub

### MIXING VALVE

 Deficiencies



The mixing valve in one or bathrooms is not properly operating. The mixing valve allows the hot and cold water to mix so the temperature can be controlled by any person. The mixing valve is not properly mixing hot and cold water at the valve. There is only hot or cold water coming out of the mixing valve. It is recommended to have a Certified Plumbing Contractor make the necessary repairs.

Recommendation

Contact a qualified plumbing contractor.



2nd floor Hall Bathroom

#### 9.1.4 Bathub

### STOPPER ISSUE

Deficiencies

The bath tub stopper mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.

Recommendation

Contact a qualified plumbing contractor.



2nd floor Hall Bathroom

#### 9.3.1 Electrical

### LIGHT GFCI CIRCUIT

Deficiencies

The light fixture is on the same circuit as the GFCI plug. This is not a normal building practice. If the GFCI trips the light will go out. Recommend having a dedicated circuit for the light fixture.

Recommendation

Contact a qualified electrical contractor.



2nd floor Hall Bathroom

#### 9.4.1 Exhaust Fan

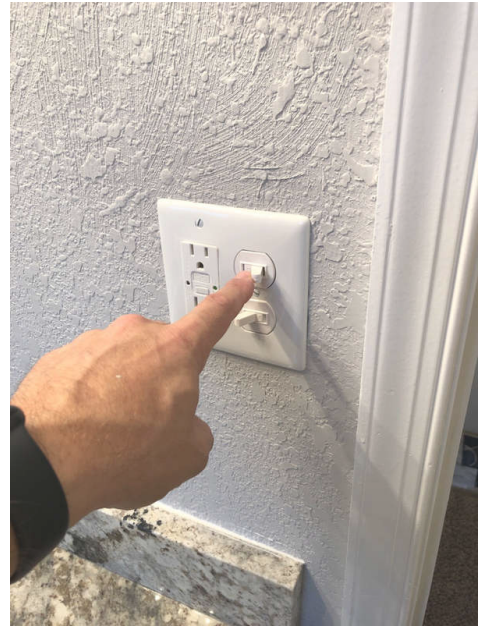
### **INOPERABLE**

 Deficiencies

One or more exhaust fans is inoperable or provides inadequate air flow. Moisture may accumulate as a result. A qualified contractor should evaluate and replace the fan or make repairs as necessary.

#### Recommendation

Contact a qualified electrical contractor.



2nd floor Hall Bathroom

#### 9.8.1 Toilets

### **NO OR BAD CAULK BASE**

 Maintenance/Monitor

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

#### Recommendation

Recommended DIY Project



1st Floor Bathroom



2nd floor Master Bathroom



2nd floor Hall Bathroom

### 10.3.1 Air Handler

## INSUFFICIENT STRUCTURAL SUPPORT

Deficiencies

The air handler is placed in the attic space of the garage. The position of the air handler in the rafters has insufficient structural support since its placed directly above the split in the rafter. I recommend adding more support under the air handler to prevent structural damage or personal injury.

#### Recommendation

Contact a qualified carpenter.



### 12.2.1 Electrical

## COVER PLATE MISSING

Deficiencies

Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Recommendation

Contact a qualified electrical contractor.



12.4.1 Vehicle door

### **AUTO REVERSE CLOSING**

Deficiencies

One or more garage vehicle doors wouldn't close with the automatic opener because the opener auto-reversed while the door was closing. This can be caused by photoelectric sensors being out of adjustment, the door binding, the mechanical auto-reverse sensor having problems, etc. Note that because of this, the inspector was unable to verify that the auto-reverse functions for the automatic opener were operable. A qualified person should evaluate, repair as necessary and verify that auto-reverse functions are working.

Recommendation

Contact a qualified garage door contractor.

12.4.2 Vehicle door

### **PHOTO-EYES TOO HIGH**

Deficiencies

The infrared "photo eye" devices that trigger the vehicle door opener's auto-reverse feature are located higher than 4 to 6 inches from the floor. This is a potential safety hazard. A qualified contractor should relocate these devices so they're 4 to 6 inches from the floor.

Recommendation

Contact a qualified garage door contractor.

