PREMIER HOME INSPECTIONS OF THE CSRA
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YOUR CUSTOM HOME INSPECTION REPORT

1234 Main St.
North Augusta SC 29841

Buyer Name
01/23/2019 9:00AM

Inspector
Jeff Young
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Agent
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SCOPE OF THE INSPECTION:
Premier Home Inspections endeavours to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI) and the American Society of Home Inspectors (ASHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards of Practice and ASHI Standards of Practice. When systems or components designated in the InterNACHI & ASHI Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is identified within the Limitations tab of this report. This report contains observations of those systems and components that, in the professional opinion of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

USE OF PHOTOS & Videos:
Your report may include many photographs and/or videos. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was observed and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Limitations: Specific limitations within the inspection may not be documented on account that they are standard. Examples of these types of limitations include: Visibility of ceiling structure in attic and joist beams due to insulation coverage, roof decking visual limited due to insulation, damages within/between interior and exterior walls, plumbing defects concealed in slab. To the best of our ability we will inspect and find current/active deficiencies. However in accordance with the scope of practice, limitations do apply.

CATEGORIES:
This report divides deficiencies into two categories; ***Recommendation*** (Items in need of repair) (colored in blue) and ***Safety Hazard*** Items (colored in red)

Recommendation: Includes comments of a deficiency, a latent defect or a suggested improvement of a system or component which may have appeared functional at the time of inspection, however some benefit may be achieved by adhering to the recommendation. Deficiencies may simply cosmetic or may be significant, requiring a relatively short term correction and/or expense. These will typically fall into one of the following categories:

1. Major defects. An example of this would be a structural failure.
2. Things that may lead to major defects, such as a small roof-flashing leak or improper building practices, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home.

4. Cosmetic items such as dry wall cracking in the home (that is not structural) or loose door knobs.

SAFTEY HAZARD: Includes any deficiency that poses risk to health and/or life in both a major and minor context such as exposed electrical wiring or the presence of mold.

All items listed in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Minor defects left un-repaired may soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor for further advice regarding the contents of this report. ***Any documented items in this report are assumed to be and recommended to be corrected by a licensed, bonded, and qualified professional***. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

SUMMARY

1: INSPECTION DETAILS

Information

In Attendance
Inspector

Occupancy
Vacant

Roof Type/Style
Gable

Type of Building
Single Family/Single Level

Weather Conditions

2: ROOF & ATTIC STRUCTURE

Information

Coverings, Flashings, & Penetrations: Number of Layers
1

Coverings, Flashings, & Penetrations: Roofing Surface Material
3-Tab Asphalt, Rolled Roof

Coverings, Flashings, & Penetrations: Roof Surface Inspection Method
Roof's Edge, Walked

Roof Structure,Attic, & Ventilation: Insulation Type
Batt, Mineral Wool

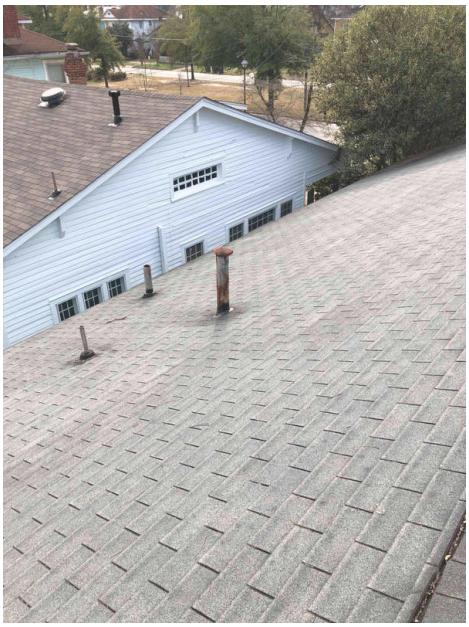
Roof Structure,Attic, & Ventilation: Roof & Attic Structure Material
Stick Built, Wood Lap

Roof Structure,Attic, & Ventilation: Ventilation Type
Gable Vents, Ridge Vents

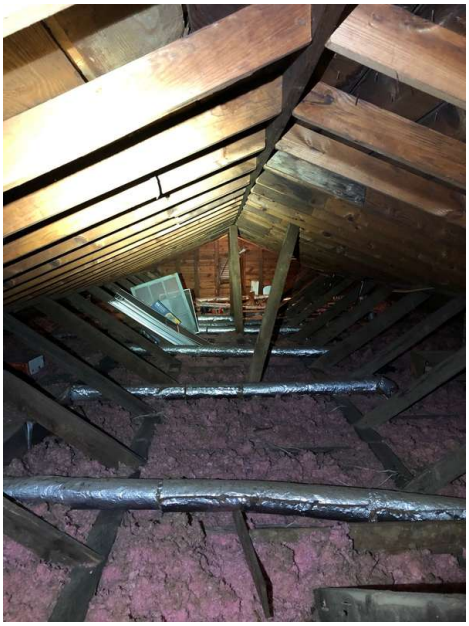
Roof Structure,Attic, & Ventilation: Dryer Vent
Metal (Flex)

Skylights & Chimneys: Chimney Siding
Plaster

Coverings, Flashings, & Penetrations: Roof Surface Photos



Roof Structure,Attic, & Ventilation: Attic




Roof Structure,Attic, & Ventilation: Insulation R Value (Estimated)

19

An approximate R Value (thermal Resistance) is estimated based upon the depth of the insulation in observable areas. This is not a definitive determination but a cursory estimation.

Skylights & Chimneys: Chimney Evaluation

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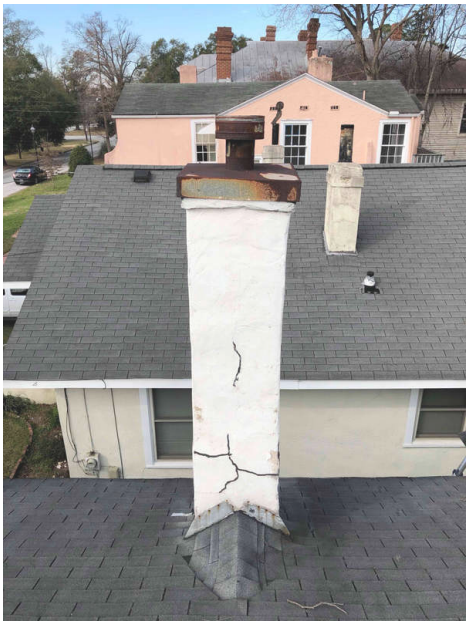
Chimney's should be properly cleaned and evaluated by a licensed Chimney specialist prior to use. It is recommended that chimney flues be inspected and cleaned annually by a licensed chimney sweep.



Observations

2.1.1 Coverings, Flashings, & Penetrations

SHINGLE DAMAGE (MINOR)

Minor damages to the shingles were observed in multiple locations. Given the damage was observed in various locations, this may be the result of storm damage.



2.1.2 Coverings, Flashings, & Penetrations

FLASHING BOOT DAMAGED

MULTIPLE ON LEFT SIDE OF ROOF

The flashing boot was damaged at the time of the inspection. Due to the extent of damage, replacement is recommended.


2.1.3 Coverings, Flashings, & Penetrations

FLUE CAP DAMAGED

The flue pipe located on the right side of the roof had a damaged flue cap. Replacement is recommended however there did not appear to be any subsequent damages as a result.

Recommendation

Contact a qualified professional.

2.1.4 Coverings, Flashings, & Penetrations

ROOF DECKING WATER EXPOSURE

FRONT LEFT SIDE OF ROOF EDGE

The roof decking on the front left edge was wet. This could be the result of capillary reaction in which water running off the shingle edge wicks back up into the wood.

2.2.1 Roof Structure,Attic, & Ventilation

ACTIVE LEAK

There was an active leak on the roof decking. The moisture reading recorded higher than normal moisture levels. Evaluation and repairs are recommended.

* The observed leaks were observed at the roof ridge adjacent to the front gable.

Back Left Side Vent Pipe

Left Side of Attic Space (above laundry room area).

2.2.2 Roof Structure,Attic, & Ventilation

INSULATION DEPTH INADEQUATE

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

2.2.3 Roof Structure,Attic, & Ventilation

SEAL PENETRATIONS

FRONT GABLE VENT, REAR INTERIOR HALLWAY

Penetrations should be sealed to prevent water/moisture intrusion, potential rodent entry into attic space, and loss of conditioned air from the home.


2.3.1 Skylights & Chimneys

EXTERIOR SURFACE CRACKING

The plaster on the exterior of the chimney was cracking in multiple locations.



3: EXTERIOR

Information

Exterior Doors & Windows: Main Entry Door
Wood

Driveways & Walkways: Driveway Material
Street Parking, Concrete, Grass

Driveways & Walkways: Stairs/Steps Material
Concrete

Decks, Balconies, Porches & Patios: Appurtenance
Deck, Front Porch

Decks, Balconies, Porches & Patios: Deck Material
Wood

Decks, Balconies, Porches & Patios: Porch Covering

Siding, Flashing, Fascia, Soffits, & Trim: **Siding Material**

Exterior Plaster

The siding was reported based on the condition at the time of the inspection. Portions of the siding may have been concealed or provided limited or no visibility due to height, vegetation covering, gutter installments, and/or personal items.

Areas of concern will be noted separately.

Exterior Doors & Windows: **Exterior Doors**

The exterior doors where found to be in good working condition at the time of the inspection. Doors and door locks where fully operational at the time of the inspection.

Driveways & Walkways: **Walkways**

Brick Paver, Concrete

The walkways where in good condition at the time of the inspection. Normal wear patterns and minor shifting has not effected the integrity of the walkway structure.

Decks, Balconies, Porches & Patios: **Deck Covering**

Observations

3.1.1 Siding, Flashing, Fascia, Soffits, & Trim

DAMAGED RAFTER TAILS

BACK LEFT SIDE OF ROOF EDGE

The rafter tails located on the back left side of the home were damaged.

Damaged Fascia board and Corbel were located on the back left corner.

Back Left Corner

3.2.1 Exterior Doors & Windows

HARDWARE MISSING/DAMAGED

FRONT STORM DOOR

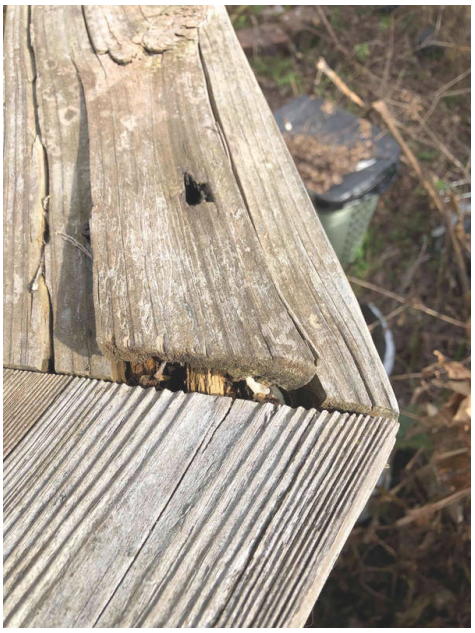
The front storm door hardware was missing.

3.4.1 Decks, Balconies, Porches & Patios

GUARD RAIL DETERIORATION

The guard rail exhibited wood rot damages likely due to prolonged water/moisture exposure over time. The damaged areas should be replaced. As part of general maintenance, exterior decking components and the decking surface should be inspected, repainted, and sealed at least every 5 years to ensure the deck structure and all components are in good condition and to prolong the life of the deck.

*A portion of the railing system was pulling apart. The specific location is the back left side of the railing system.

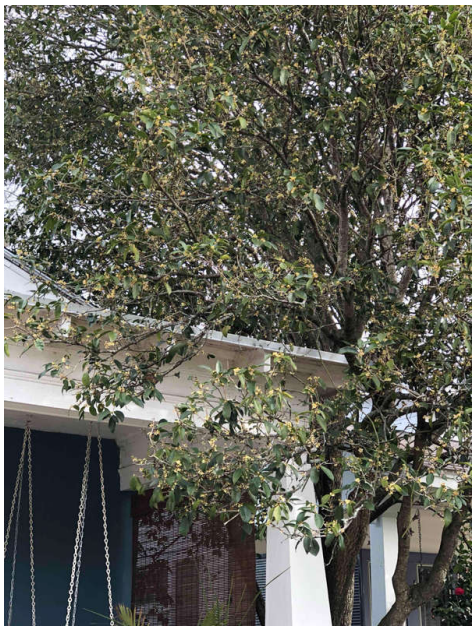


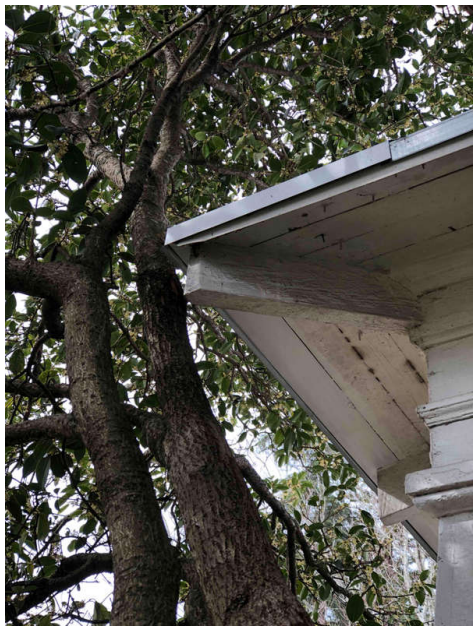
3.5.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

RIGHT FRONT CORNER

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage.





4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Foundation Material
Brick

Crawlspace: Crawlspace Access Location
Rear of Home, Right Side of Home

Crawlspace: Crawlspace Floor
Dirt

Crawlspace: Crawlspace Inspection Method
Crawled

Crawlspace: Flooring Insulation (In Crawlspace)
None

Floor,Wall, & Ceiling Structure: Flooring Structure
Wood Beams

Floor,Wall, & Ceiling Structure: Sub-floor
Plank

Floor,Wall, & Ceiling Structure: Wall Structure Materials
Lath & Plaster

The wall structure and components refer to the "interior" wall structure and the interior walls of the home.

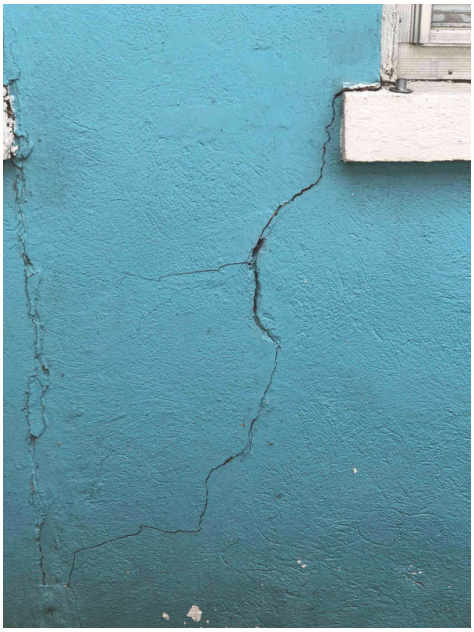
Observations

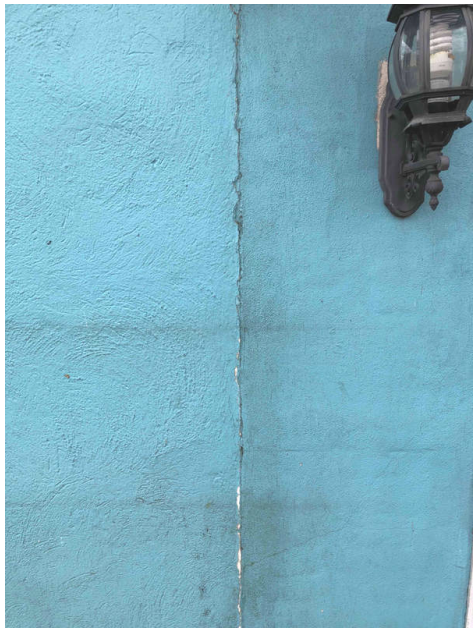
4.1.1 Foundation

DIFFERENTIAL SETTLEMENT CRACKING (SIGNIFICANT)

VARIOUS LOCATIONS

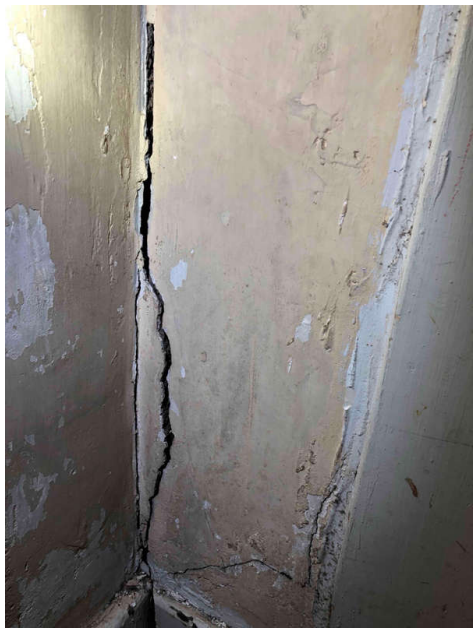
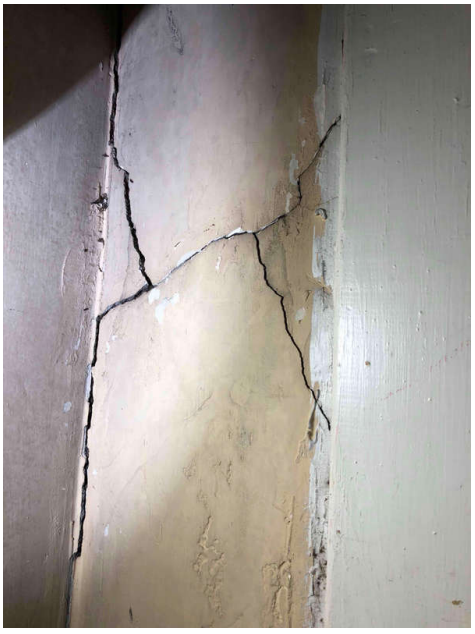
Settlement cracking was observed to have multiple planes of movement in multiple locations both interior and exterior. Generally speaking, the more planes of movement, the more problematic the settlement can be. Further evaluation by a licensed structural engineer is recommended.

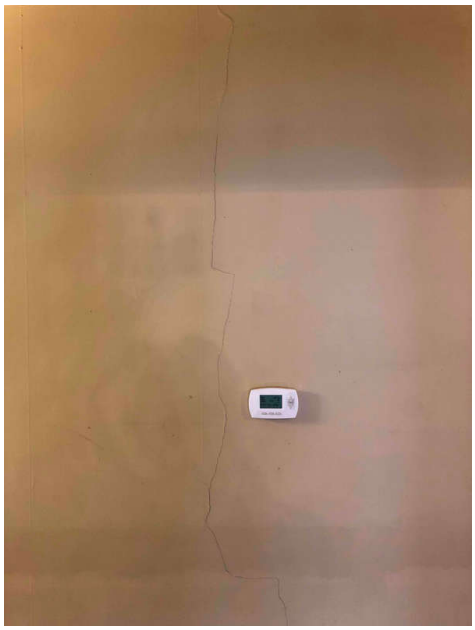
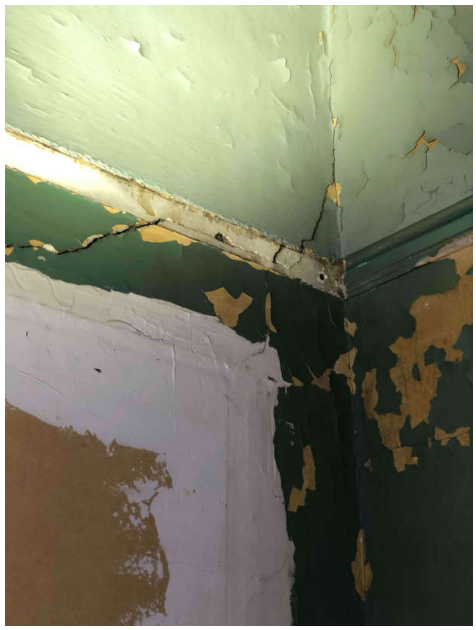


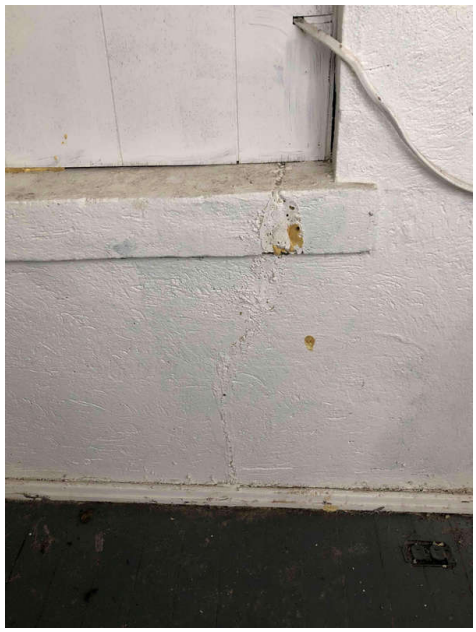


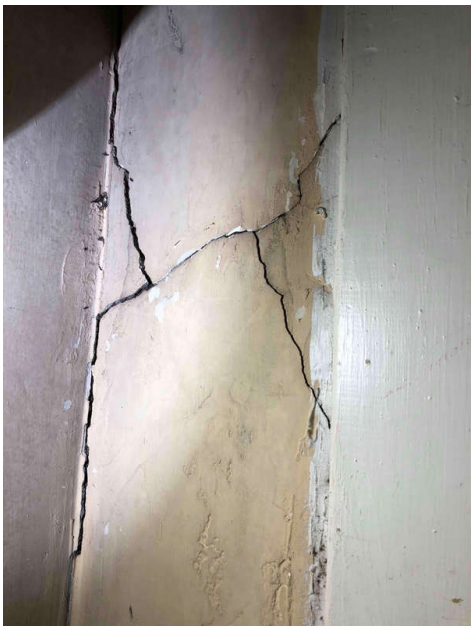
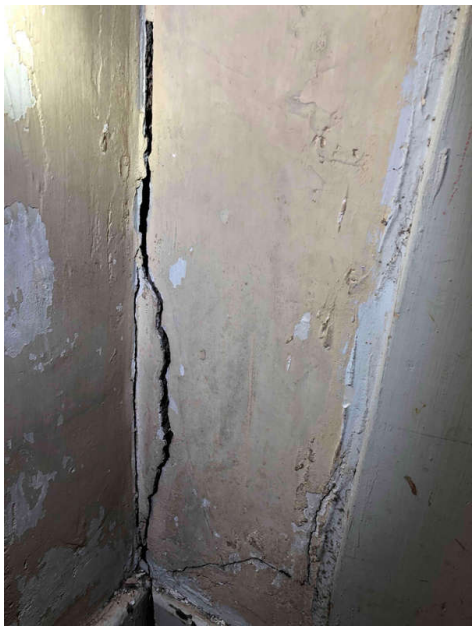




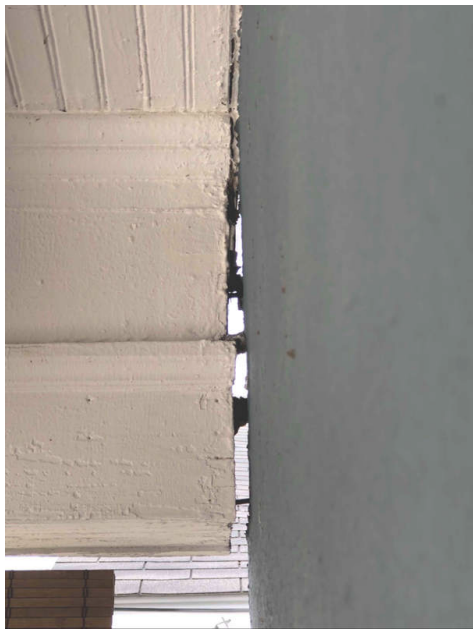





4.1.2 Foundation

SETTLEMENT RELATED MOVEMENT

The front porch as well as the back left Corbel exhibited signs of settlement related activity.





4.2.1 Crawlspace

ACTIVE LEAK IN DRAIN LINE

BELOW HALL BATHROOM

Active leaking was observed at the time of the inspection. The drain pipe was damaged. The damaged portion of pipe should be replaced.


4.2.2 Crawlspace

PAST TERMITE DAMAGE

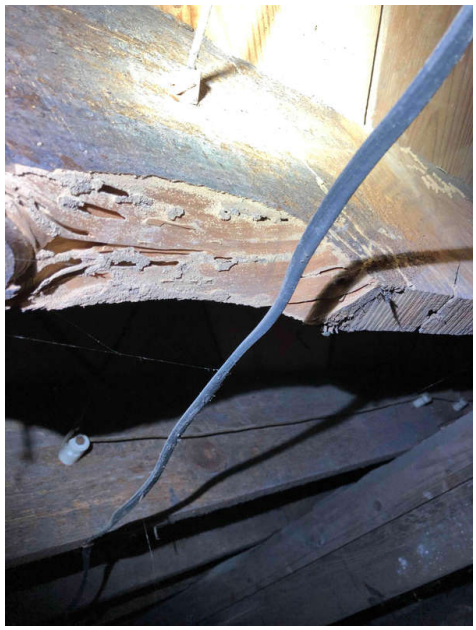
MULTIPLE LOCATIONS

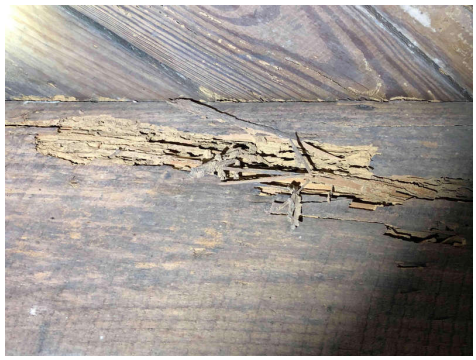
Past termite damage observed in the crawlspace. At the time of the inspection there was no active termite activity observed. A termite letter/inspection is recommended prior to the end of your due diligence period.

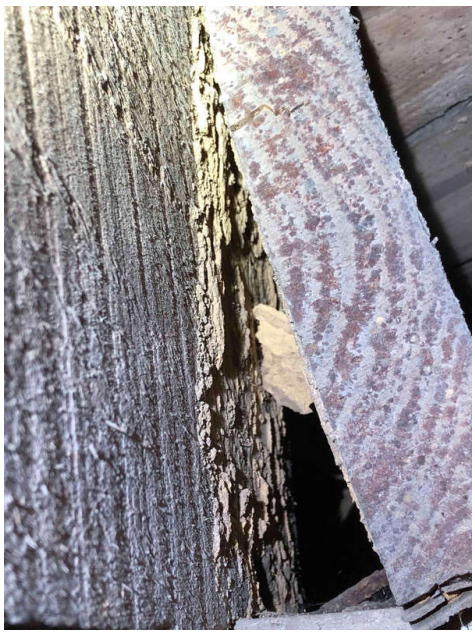
* Termite damage was observed at various locations in the crawlspace. The floor joists and subfloor exhibited damages.

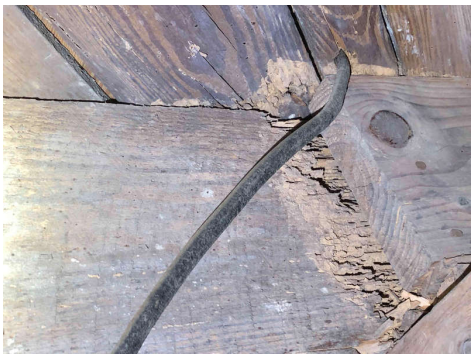




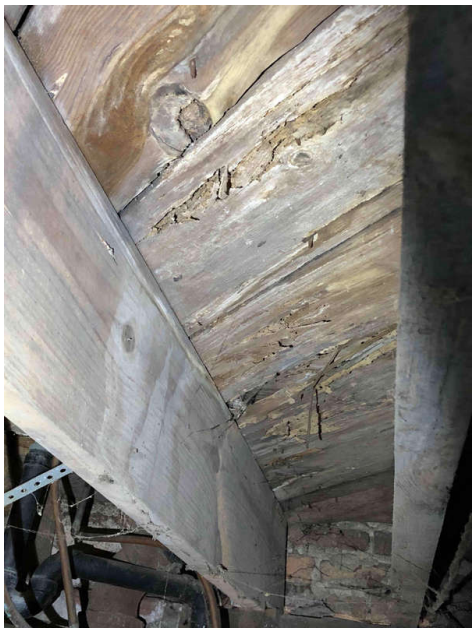






4.2.3 Crawlspace

IMPROPER BUILDING PRACTICE

The column was not in accordance with proper building practice. The column should be built up with the appropriate material. Consult with a General Contractor for further evaluation and repairs. No adverse damages where observed as a result of the improper practice.

* The observed practice was used in multiple locations throughout the crawlspace.


4.3.1 Floor,Wall, & Ceiling Structure

BEAM ROTATING OR TWISTING OBSERVED

CENTER OF CRAWLSPACE

The beam was found to be rotating or twisting. This can result in an unevenness of the floor.


5: HEATING & COOLING

Information

Heating & Cooling Equipment: Cooling Approximate Manufacture Date
07/1991

Heating & Cooling Equipment: Cooling Brand
Trane

Heating & Cooling Equipment: Cooling Unit Size
4 Ton

Heating & Cooling Equipment: Heat Pump/Furnace Approximate Manufacture Date
11/1991

Heating & Cooling Equipment: Furnace/Heat Pump Brand
Snyder General

Heating & Cooling Equipment: Heat Pump/Furnace Energy Source & Type
Natural gas, Forced Air

Heating & Cooling Equipment: Location Of Cooling Unit(s)
Rear of Home

Heating & Cooling Equipment: Location Of Heating Unit(s) (Furnace/Heat Pump)
Laundry Room

Operating Controls & Distribution System: Thermostat Brand
Honeywell

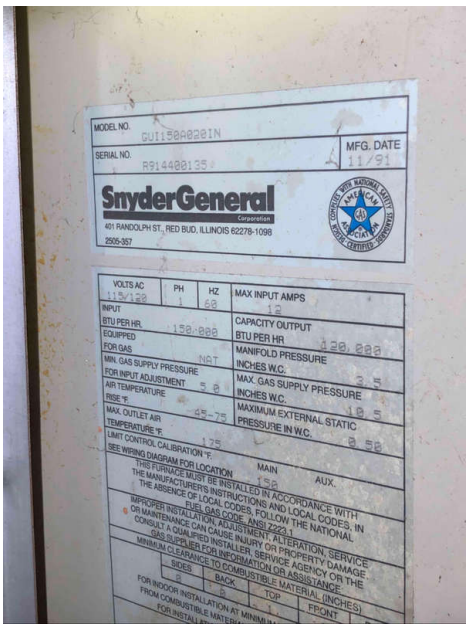
Operating Controls & Distribution System: Thermostat- Condition & Location
Hallway

At the time of the inspection the thermostat was in good working order.

Operating Controls & Distribution System: Thermostat Type
Digital, Programmable, Hard Wired, AA Batteries

Heating & Cooling Equipment: Equipment Photos

The HVAC System should be maintained in accordance with the manufacturer recommendations to ensure longevity of the system. It is recommended that the system(s) be serviced or a record of servicing be produced prior to the end of your due diligence period.



Heating & Cooling Equipment: Number of HVAC Systems

1

Please Note: 1 System is considered to include both heating and cooling units. This would be in effect, 1 HVAC system. 2 systems = (2) heating and (2) cooling units.

Heating & Cooling Equipment: System Filter: Size

16x20

Replace the filter according to manufacture recommendations. As a rule of thumb, disposable "common" filters should be replaced every 3 months and large media filters should be replaced every 6 months.

Heating & Cooling Equipment: System Filter Type

Disposable

Always refer to the manufacturer's recommendations when purchasing an air filter.

Operating Controls & Distribution System: Ductwork

Insulated

The ductwork was inspected and in good working condition at the time of the inspection.

Observations

5.1.1 Heating & Cooling Equipment

DRAIN LINE TERMINATION

REAR OF HOME

The condensate drain line terminates in front of the rear crawlspace access. The drain line should be relocated away from the crawlspace entrance and the foundation wall.

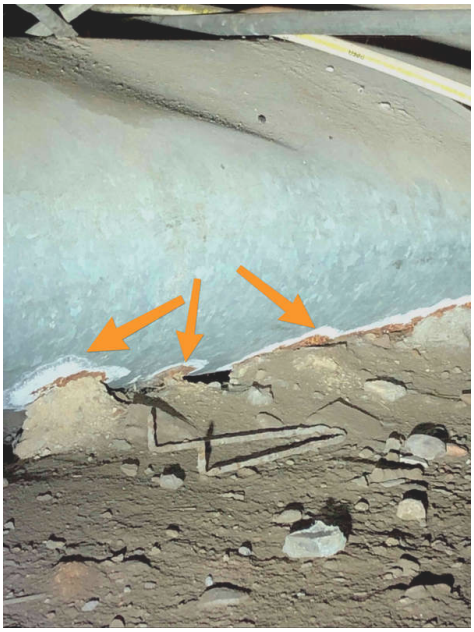
5.1.2 Heating & Cooling Equipment

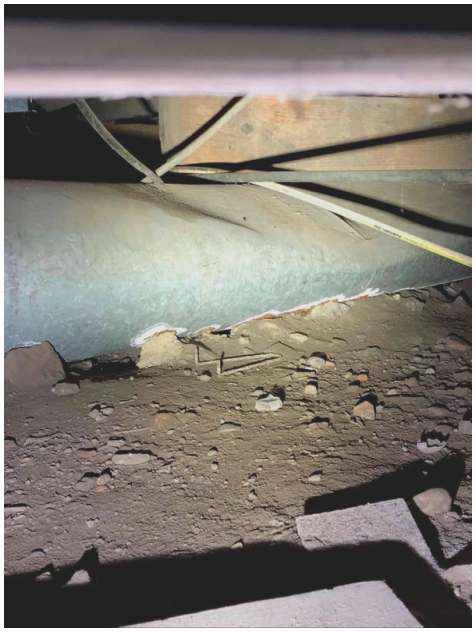
DUCT DAMAGED

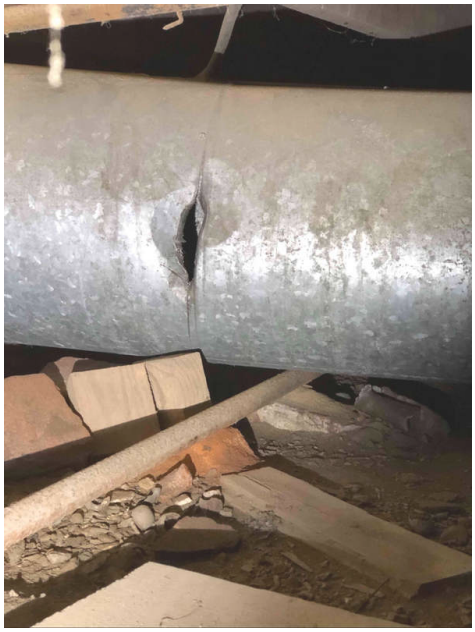
The ductwork in one or more areas was exhibited mechanical damages.

*The return duct showed signs of corrosion and rust in multiple areas.

*The return duct was punctured. The puncture was observed near the rear of the crawlspace.







5.1.3 Heating & Cooling Equipment

EXPOSED ELECTRICAL WIRING

Exposed electrical wiring on the exterior of the home may result in damages over time as a result of exposure to the weather (elements). The wiring should be concealed with conduit.

5.1.4 Heating & Cooling Equipment

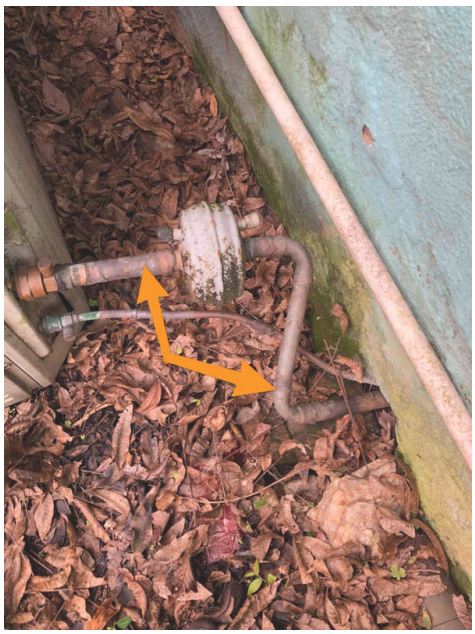
PIPE INSULATION MISSING

The piping insulation on the refrigerant line was missing.

Here is a quick DIY article on Piping Insulation for your Unit.

Recommendation

Contact a handyman or DIY project



5.1.5 Heating & Cooling Equipment

DUCTWORK NOT SEALED PROPERLY

The ductwork was sealed with duck tape in multiple locations. Over time the duck tape will lose its adhesiveness and pull away resulting in ducts to become loose and potentially result in a loss of conditioned air. This was observed in some areas throughout the duct system.

Recommendation

Contact a qualified professional.




5.1.6 Heating & Cooling Equipment

FLUE IMPROPERLY SEALED

The flue was sealed with duck tape. Duct tape should be used. Over time the duck tape will lose its adhesiveness and fail.

5.1.7 Heating & Cooling Equipment

RUST OBSERVED

Rust was observed at the base of the furnace. At the time of the inspection the furnace was functioning properly however further evaluation is recommended to determine the cause of the rust and ensure there is no on-going issue.

5.2.1 Operating Controls & Distribution System

STAINING AROUND VENTS

Staining at the vents may be the result of:

Soot

Dirty/Dusty ducts and insulation

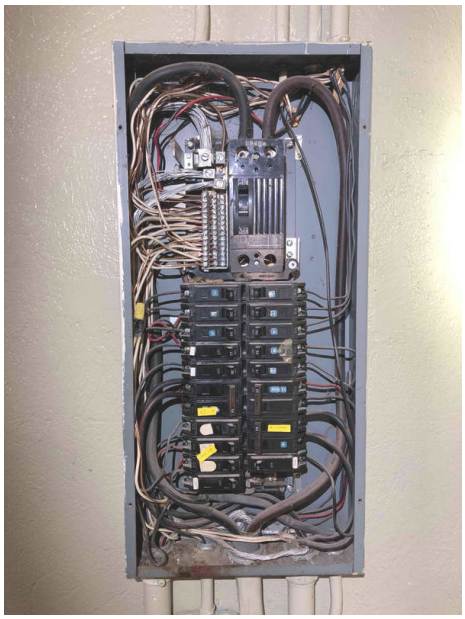
Mold Spores

6: ELECTRICAL

Information

Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Electrical Service Conductors
Overhead, 240 Volts

Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Main Distribution Panel



Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Main Panel Location
Adjacent to Back door Entrance

Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Panel Capacity
150 AMP

Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Panel Type
Circuit Breaker

Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Wiring Method
Romex

Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Branch Wire 15 and 20 AMP
Copper

Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Receptacle Polarity/Grounding
Grounded

Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Main Shut Off
On Panel

In some cases, here may be a main power shut off located in more than one locations. All observed shut off locations will be notated.

Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Presence of GFCI & AFCI
GFCI Not Present, AFCI Not Present

Missing or Damaged GFCI receptacles will be documented in their respective locations.

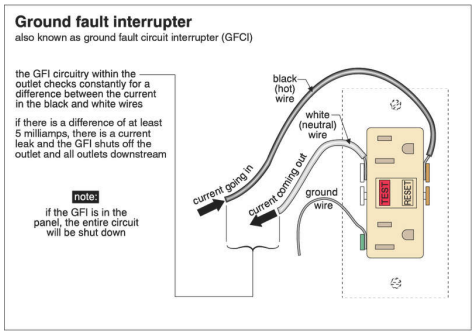
Observations

6.1.1 Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses

Safety Hazard

GFCI RECEPTACLES NOT INSTALLED

ALL OF HOME



GFCI protection should be provided anywhere there is a receptacle installed in an area subject to moisture, as the presence of moisture greatly increases the danger of accidental shock. Recommended locations include:

- Bathrooms
- Garages and accessory buildings
- All Exterior Receptacles
- Unfinished Basements
- Crawlspaces
- Kitchens
- Laundry Rooms
- Utility Rooms
- Wet Bar Sink areas
- Boathouses

Recommendation

Contact a qualified electrical contractor.

7: PLUMBING

Information

Main Water Shut-off, Distribution & Supply: Water Supply Material
Galvanized

Main Water Shut-off, Distribution & Supply: Distribution Material
Galvanized, PVC

Main Water Shut-off, Distribution & Supply: Drain/Waste Pipe Material
Cast Iron, ABS

Main Water Shut-off, Distribution & Supply: Hose Bibbs
Functional

Main Water Shut-off, Distribution & Supply: Water Source
Public

Main Water Shut-off, Distribution & Supply: Main Water Shut Off Location
Front yard

Hot Water Systems, Controls, Flues & Vents: Equipment Manufacture Date
12/1995

Hot Water Systems, Controls, Flues & Vents: Capacity
40 Gallons

Hot Water Systems, Controls, Flues & Vents: Water Heater Location
Laundry Room

Hot Water Systems, Controls, Flues & Vents: Number of Units
1

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

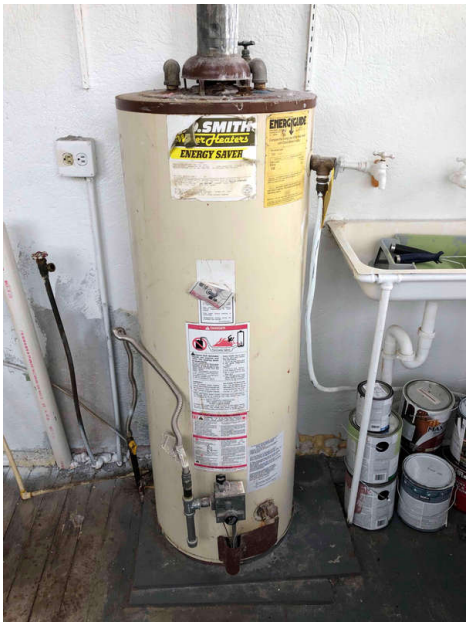
Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter, Left side of home

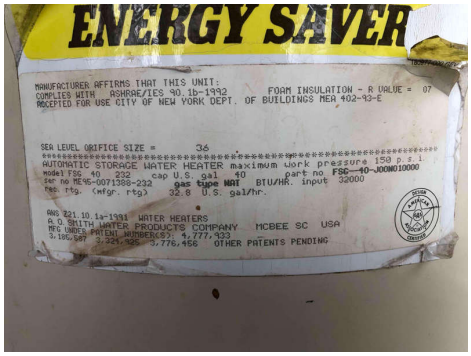
Hot Water Systems, Controls, Flues & Vents: Water Heater Manufacturer
AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees Fahrenheit to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Water Heater





Observations

7.2.1 Hot Water Systems, Controls, Flues & Vents

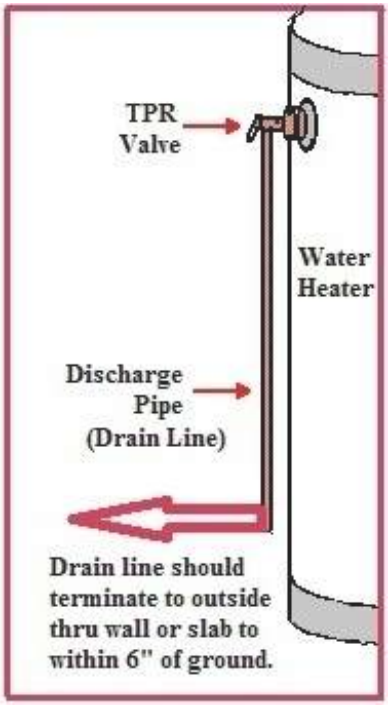
Safety Hazard

TPR VALVE DISCHARGE PIPE INCORRECT SIZE

The TPR valve should have a discharge pipe installed that has a diameter equal to or not less than the diameter of the TPR valve outlet. This discharge pipe should extend to within 6 inches over the floor.

Recommendation

Contact a qualified plumbing contractor.



7.2.2 Hot Water Systems, Controls, Flues & Vents

FLUE IMPROPERLY SEALED

The flue pipe was not sealed properly.

See comment on furnace flue

7.2.3 Hot Water Systems, Controls, Flues & Vents

RUST OBSERVED

Rust was observed below the exhaust flue, at the top of the water heater. Staining on the flue suggests water leaks. There was no active leaks present. Given the age of the unit, budget for future replacement.

8: KITCHEN

Information

General: Ceiling Material
Ceiling Tiles

General: Wall Material
Plaster

General: Floor Covering
Vinyl/Laminate

General: Window Type
Single Pane, Storm

Dishwasher: Dishwasher Brand
Maytag

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Refrigerator: Refrigerator Brand
Samsung

Refrigerator: Water & Ice Function
Functional

Observations

8.1.1 General

ACTIVE LEAK

There was an active leak below the kitchen sink. The leak was coming from the sink spray nozzle.

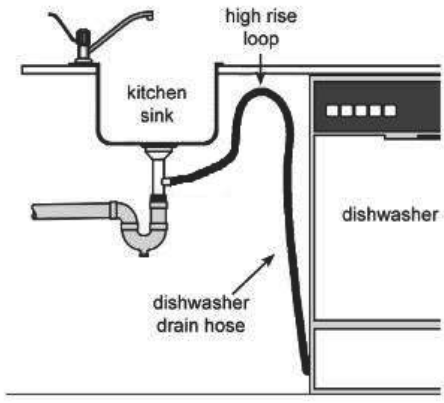
8.2.1 Dishwasher

HIGH LOOP NEEDED

The dishwasher drain hose should have a high loop from the floor to prevent the backflow of water into the dishwasher or water siphoning out during operation.

Recommendation

Recommended DIY Project



8.3.1 Range/Oven/Cooktop

OVEN NOT FUNCTIONAL

The ovens would not operate at the time of the inspection. The control panel was not functional which permitted oven use.

9: INTERIOR

Information

Living Spaces: Ceiling Material
Plaster, Ceiling Tiles

Living Spaces: Wall Material
Plaster, Wallpaper

Living Spaces: Flooring Material
Hard Wood

Living Spaces: Ceiling Fan
Functional

Living Spaces: Window Type
Single Pane, Storm

Living Spaces: Doors
Wood

Bathrooms: Ceiling Material
Plaster, Textured

Bathrooms: Wall Material
Wallpaper, Plaster

Bathrooms: Floor Covering
Vinyl/laminate

Bathrooms: Bathroom Exhaust Fans
None

Bathrooms: Window Type
Single Pane

Bathrooms: Door(s)
Wood

Bed Rooms: Ceiling Material
Textured, Plaster

Bed Rooms: Wall Material
Paneling, Plaster, Wallpaper

Bed Rooms: Floor Covering
Hardwood

Bed Rooms: Window Type
Single-hung, Thermal

Bed Rooms: Doors
Wood

Bed Rooms: Ceiling Fan
Functional

Fireplace: Fireplace Type
Gas

Fireplace: Number of Fireplaces
1

Fireplace: Location
Living Room

Observations

9.1.1 Living Spaces

Safety Hazard

SEALED/PAINTED SHUT

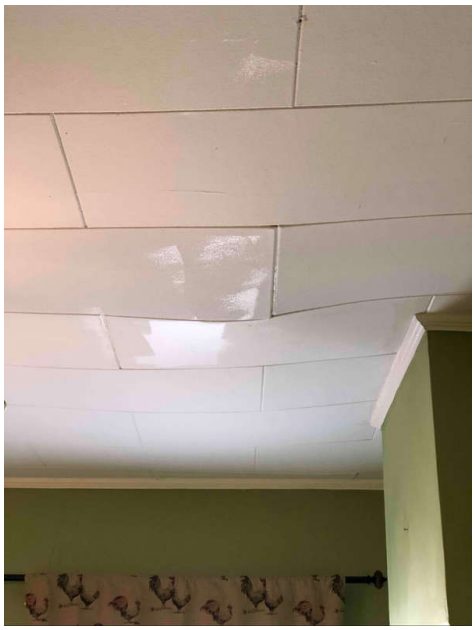
One or more windows are painted or sealed shut. At least 1 window per room should be accessible for safety egress in the event of a fire or emergency.

9.1.2 Living Spaces

CEILING TILES SAGGING

The ceiling tiles were sagging in various locations throughout the home. The most notable area of sagging was above the front door entrance.

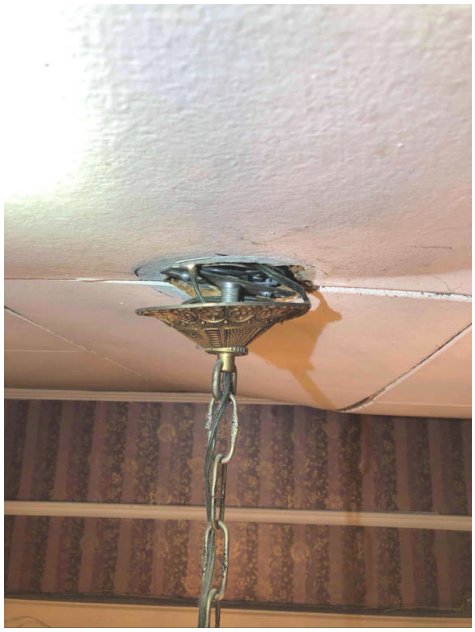
The sagging did not appear to be the result of subsequent damage from leaks in the roof. Tiles appeared to have detached from the plaster ceiling. This may be the result of settlement, moisture, or quite possibly detachment overtime.



9.1.3 Living Spaces

LIGHT FIXTURE LOOSE

The light fixture located at the front door entrance was loose.



9.2.1 Bathrooms

WATER DAMAGE

The left side bathroom window sill exhibited water damage. Although painted, the damaged portion was rotted as a result of excessive water exposure over time.

9.2.2 Bathrooms

EVIDENCE OF RODENT ACTIVITY

There was evidence of rodent activity below the bathtub in the right side hall bathroom. The evidence was only observed once the bathtub access panel was removed.

9.4.1 Fireplace

MORTAR JOINTS NEED MAINTENANCE

Cracking on the interior left side of the firebox needs repair. Repair the mortar with an approved fire rated compound.