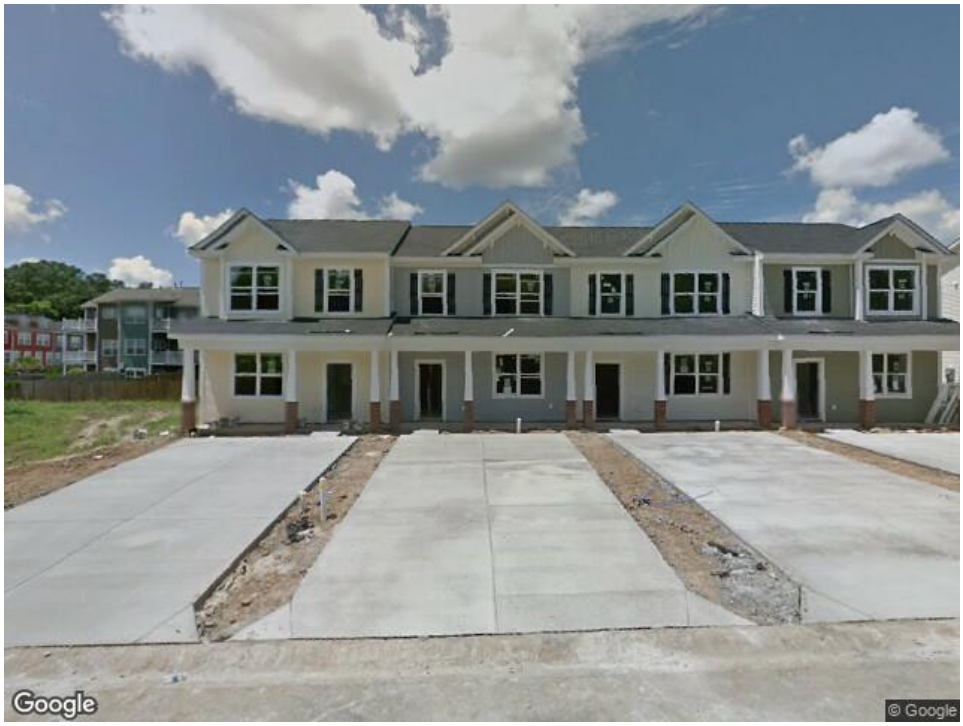
CAROLINA PREMIER INSPECTIONS LLC
843-226-3640
bob@carolinapremierinspections.com
https://www.carolinapremierinspections.com



RESIDENTIAL INSPECTION

1234 Main St.
Moncks Corner SC 29461

Buyer Name
01/10/2019 9:00AM

Inspector
Robert Wiggins
ASHI & InterNACHI Certified Home Inspector
843-226-3640
bob@carolinapremierinspections.com

Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

INTRODUCTION:

Thank you for choosing Carolina Premier Inspections LLC to perform the inspection on your property! Our goal is to help you gain a thorough understanding of the property that you are interested in purchasing. Please carefully read your entire Inspection Report. Feel free to call after you have reviewed your report if you have any questions. Remember, now that the inspection is completed and the report has been delivered, I am still available to you for any questions you may have throughout the entire closing process, and anytime in the future.

Summary Items

Noted that Not necessarily all reported deficiencies will be included in the report summary. Please read the report thoroughly.

Directional Reference

(Front, Rear, Right and Left) = Location descriptions in the report comments are given in reference to facing the property from the street.

Report Photos

Pictures in Report -Your report includes photographs, which help to clarify where the inspector went, what was inspected, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. Please read the report thoroughly.

Purpose of Inspection

The general purpose of this limited, visual inspection, evaluation and report is to provide the client with a better knowledge, the readily visible and accessible and apparent installed systems and components that do not function as intended, allowing for normal wear and tear, or which adversely affect the habitability of the dwelling, without regard to life expectancy.

A inspection is a non-invasive visual examination of a residential or property dwelling, performed for a fee, which is designed to identify observed visible material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the property, as identified and agreed to by the Client and Inspector, prior to the inspection process. Properties being inspected do not "Pass" or "Fail.

Scope of the Inspection

The limited, visual inspection and report for this building are intended for the exclusive use of the "Client" only, and will be performed in conformance with the minimal applicable ASHI and InterNACHI "Standards of Practice" It is suggested that the "Clients" review these exclusions, and make arrangements for additional inspections should components which are of concern be included within these exclusion lists.

Beginning of Report Findings

The following report is based on an inspection of the visible portion of the structure; inspection may be limited by landscaping, possessions or a number of other obstructions. This report will focus on safety, conditions and function, not current code or cosmetic issues. This report identifies specific non-code, non-cosmetic concerns that I feel may need further investigation or repair. For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

MOLD DISCLAIMER

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home.
Mold Inspection and Testing - Specific indicators to note during a visual assessment include, but are not limited to the following: 1. Suspect mold growth; 2. Musty odor; 3. Moisture damage; and 4. Damp building

materials and/or conditions. No testing is done or required in the visual home inspection to validate the comment or concern of actual mold being present. Robert Wiggins with Carolina Premier Inspections LLC can perform mold testing for a fee if client elects to have the home tested. The base mold inspection fee with and during the initial scheduled home inspection starts at $350.00 for three samples additional samples are $50.00 each.

FURNISHED HOME DISCLAIMER

If this residence was furnished at the time of the inspection portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report. NOTICE TO THIRD PARTIES: This Report is the exclusive property of Carolina Premier Inspections LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. Some warranties are provided to you as a courtesy by a third party. These warranties do have limitations which can be read in the policies themselves. These warranties should not be viewed as an Inspection warranty provided by Carolina Premier Inspections LLC. A comprehensive one year warranty is highly recommended, and sometimes is provided by the seller. If the seller is not supplying a one year warranty, one can be purchased through a third party on my website. By using me to do your home inspection, they will upgrade the warranty to 18 months of coverage at no additional charge. More info can be found **HERE**.

Defect Categories:

MINOR CONCERN

Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Significant Concerns if left neglected for extended periods of time. These concerns are usually straightforward to remedy.

RECOMMENDATIONS

Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns may require further evaluation or may be more complicated to remedy.

SAFETY CONCERN

A specific issue with a system or component of a residential property that may have a significant, adverse impact on the overall safety of the home and occupants. These are conditions that should be addressed as soon as possible.

SUMMARY

96	1	13	2
ITEMS INSPECTED	MAINTENANCE ITEM	RECOMMENDATIONS	SAFETY ISSUE

- 2.7.1 Grounds - Porch Observations (Exposed): Common Cracks
- 3.4.1 Exterior - Doors(Exterior): Binding Door - Exterior
- 3.4.2 Exterior - Doors(Exterior): Rot - Door Trim/Jamb (CL-100 Relevant)
- 3.5.1 Exterior - Screen/Storm Door(s) : Damage - Screen Door
- 3.5.2 Exterior - Screen/Storm Door(s) : Sliding Screen Concerns
- 5.4.1 Electric Service - Electric Panel: Missing Bonding Screw
- 5.4.2 Electric Service - Electric Panel: Re-Identify Wires
- 5.7.1 Electric Service - Outlet Observations: Loose Receptacle (Poor Condition)
- 8.7.1 Plumbing - Lavatories/Sinks Observations: Slow Drainage
- 10.5.1 Interiors - Windows: Locking Hardware Concerns - Interior WIndow
- 11.2.1 Built-in Appliances - Dishwasher: High Loop Needed
- 11.3.1 Built-in Appliances - Range/Oven/Cooktop: Anti Tip
- 13.2.1 Air Conditioning - Disconnect Observations: Unsecured Shock Sheild
- 13.3.1 Air Conditioning - Exterior Equipment: Damaged Conduit
- 13.4.1 Air Conditioning - Refrigerant Line Set: Inadequate Insulation - Suction Line
- 14.2.1 Distribution, Filters, Thermostats - Heating & Cooling Distribution: Poor Seal At Connections

1: INSPECTION AND SITE DETAILS

Information

Inspection Start Time
09:00 AM

Inspection End Time
11:30 AM

Inspection Type
General Home Inspection

Inspection Attendees
Agent present

Utilities Status
The utilities were on at the time of inspection.

Residence Age
3-7 years old

Residence Type
Single Family Home(2 story)

Soil condition
Dry

Temperature at the time of inspection:
Below 40 degrees

Weather
Clear; sunny sky

Rain in the last 3 days:
No

Termite Inspection Report
Clean but Inspect Annually

Home Set-up and Repair Cost Info

Click Here for Your Home Set-Up and Maintenance Guide

Occupancy Status
Occupied-Furnished

If this residence was furnished at the time of the inspection portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

Warranties and Tech Suppport

Carolina Premier Inspections LLC provides several free warranties with every inspection. They are a 5 Year Roof Leak Warranty, 90 Day Warranty for Mechanical and Structural Issues, 90 day SewerGard, and 90 day MoldSafe. We also provide recall check service for your appliances with RecallChek. You can validate your warranties here:

VALIDATE YOUR WARRANTY

Limitations

General

COOLING EQUIPMENT NOT OPERATED

The cooling equipment could not be operated or properly inspected for performance due to outside air temperature being less than 65 degrees Fahrenheit at the time of inspection. Operation at or below 65 degrees could cause damage to the unit. Inspection of the cooling equipment was limited to visual observation.

General

LIMITATIONS AND OBSTRUCTIONS

Attic Space is Limited - Viewed from Accessible Areas, Floors Covered, Plumbing Areas - Only Visible Plumbing Inspected, Mold/Mildew testing are NOT included with this report. Any reference of water intrusion is recommended that a professional investigation be obtained, Cabinetry, Wall Coverings, Insulation, Stored and personal items

2: GROUNDS

Information

Driveway Observations:
Driveway Type:
Parking lot

Walkway Observations:
Walkway
Concrete sidewalk noted.

Porch Observations (Exposed):
Porch Floor
Slab

Porch Observations (Exposed):
Porch Foundation
Poured concrete

General: **Inspector Comments - Grounds**

The exterior grounds were in good overall condition and well maintained. The lot sloped away from the structure appropriately. This promotes good drainage away from the foundation of the home.

Recommendations

2.7.1 Porch Observations (Exposed)

Maintenance Item

COMMON CRACKS

REAR - EXTERIOR

Cracks in poured concrete may be an indication of shrinkage, material defects, lack of maintenance, movement or settlement. Cracks and other defects in poured concrete should be repaired or sealed with an appropriate sealant and monitored over time for movement, deflection and deterioration.

Recommendation

Recommend monitoring.

3: EXTERIOR

Information

Wall Cladding: Cladding Materials
Vinyl Siding

Wall Cladding: Cladding Style
Lap

Eaves, Soffits, Fascia and Trim: Description of Eaves, Soffit and Fascia
Wood cladded with metal, Vinyl Clad

Doors(Exterior): Doors Material
Fiberglass/Metal, Glass

Doors(Exterior): Screen/Storm Door(s)
None Noted

General: Inspector Comments - Exterior

The exterior of the home was in good overall condition. There is decay that would be disclosed in a CL-100 report if not repaired at the rear storage closet door trim. There are some minor concerns with the rear sliding screen door and a binding door at the storage closet.

Recommendations

3.4.1 Doors(Exterior)

Recommendations

BINDING DOOR - EXTERIOR

REAR - EXTERIOR

A exterior door that rubs the frame jamb was observed. Exterior doors that stick, rub, hit the door frame or do not perform as intended are indications of movement, settlement or other installation defects. The cause of exterior doors that rub, stick or hit door frames should be determined and repaired as needed.

Recommendation

Contact a qualified door repair/installation contractor.

3.4.2 Doors(Exterior)

Recommendations

ROT - DOOR TRIM/JAMB (CL-100 RELEVANT)

REAR - EXTERIOR

Exterior door framing had decayed sections from excessive moisture at the time of inspection. I recommend repair by a qualified contractor. **This is a condition disclosed in a CL-100 report.**

Recommendation

Contact a qualified professional.

3.5.1 Screen/Storm Door(s)

Recommendations

DAMAGE - SCREEN DOOR

REAR ENTRY

The screen on the rear sliding door was damaged. Recommend replacement of the screen.

Recommendation

Contact a qualified professional.

3.5.2 Screen/Storm Door(s)

Recommendations

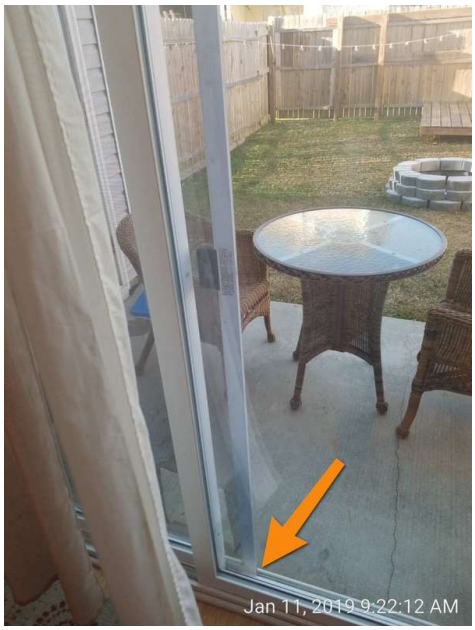
SLIDING SCREEN CONCERNS

REAR ENTRY

The sliding screen door revealed poor sliding function at the time of inspection. I recommend maintenance service to the track by a qualified professional to improve function and prevent damage to the unit.

Recommendation

Contact a qualified professional.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4: ROOFING

Information

General: Approximate Age (Roof Covering)
0-5 years

General: Flashing Material
Aluminum

General: Gutter Material
None

General: Roof Covering Material
3-Tab Asphalt/Fiberglass

General: Roof Type/Style
Gable

General: Roof Ventilation Type
Ridge Vents, Soffit Vents

General: Typical life expectancy
15-20 years

General: Inspector Comments - Roof Covering

The roof covering was a 3-tab asphalt composition shingle and appeared to be in good overall condition as viewed from the ground with binoculars. Due to the height of the structure we could not walk the roof.

General: Roof Inspection Method
Viewed from the ground, Binoculars

Due to the height of the structure we did not walk the roof. The roof was observed from the ground with binoculars.

Limitations

General

ASPHALT SHINGLE DISCLAIM

Many different types, brands and models of asphalt composition shingles have been installed over the years, each with specific manufacturers installation requirements that may or may not apply to similar-looking shingles made by other manufacturers. In addition, most shingles have underlayment requirements that cannot be visually confirmed once the shingles have been installed, and fasteners that cannot be inspected without breaking the bonds of adhesive strips that are the most important component in shingle resistance to wind damage. For this reason, the Inspector disclaims responsibility for accurate confirmation of proper asphalt shingle installation.

General

LIFE EXPECTANCY & INSURABILITY DISCLAIM

Life expectancy of the roofing covering materials is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company and a roof covering specialist physically inspect the roof prior to closing to fully evaluate the condition and insurability of the roof.

General

ROOF DISCLAIM

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

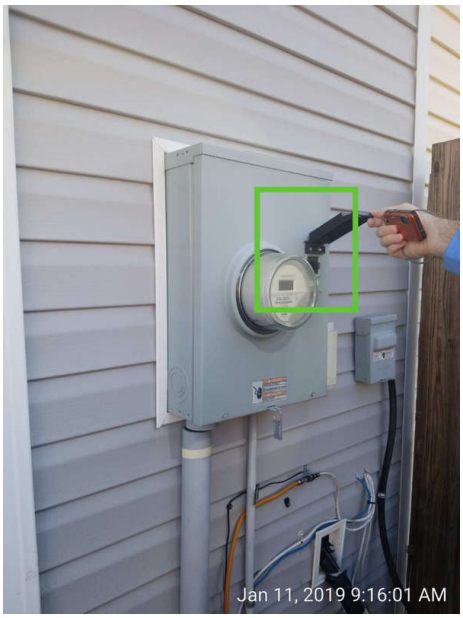
5: ELECTRIC SERVICE

Information

Service Entrance: **Main breaker location**
Exterior Wall

Service Entrance: **Main Shut Off (Amps)**
200 Amps

Service Entrance: **Service Amps and Voltage (Meter)**
200 Amps



Service Entrance: **Service Entrance Conductor**
Multi-strain Aluminum

Service Entrance: **Service Type**
Underground

Meter: **Ground Type**
Driven Rod

Electric Panel: **Branch Wire 15 and 20 AMP**
Copper

Electric Panel: **Main Panel Location**
Utility/Storage closet

Electric Panel: **Panel Manufacturer**
Square D

Electric Panel: **Panel Rating (Amps)**
200

Electric Panel: **Protection Type**
Breakers

Electric Panel: **Wiring Method**
Non-Metallic Sheathed, Romex

General: **Inspector Comments - Electrical**

The electric system of the home was in good overall condition. Some minor issues were observed in the distribution panel. Some receptacles were loose and in need of tightening.

Recommendations

5.4.1 Electric Panel

Safety Issue

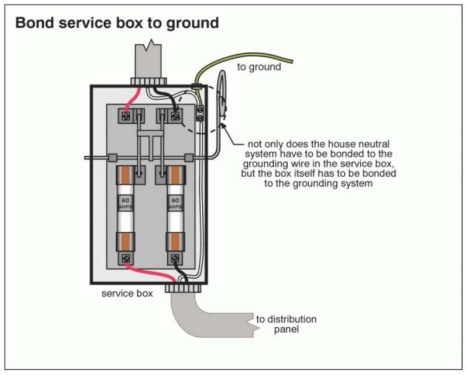
MISSING BONDING SCREW

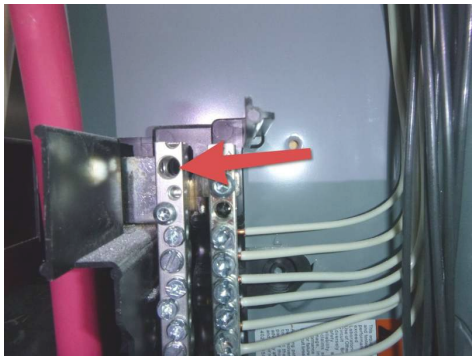
MAIN PANEL

The bonding screw was missing at the neutral bus bar of the service panel. Without a bonding screw (or other bonding device), the neutral bus bar, metal cabinet, and grounding system are not bonded (electrically connected). This condition is a safety concern and can present an electrical shock/electrocution hazard.The inspector recommends correction by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.





5.4.2 Electric Panel

Recommendations

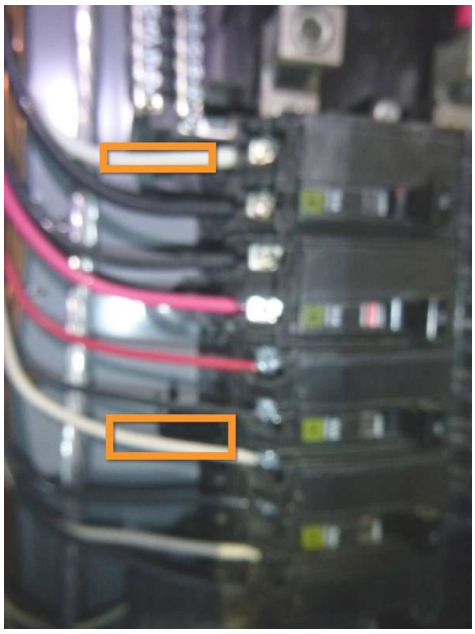
RE-IDENTIFY WIRES

MAIN PANEL

One or more energized conductors in panel had white, gray or green insulation. Insulation on energized conductors (hot wires) should be black or red in color to identify them as energized wires. Recommend that a qualified electrician re-identify wires per standard building practices. For example, by wrapping in black vinyl tape or marking with a black permanent marker.

Recommendation

Contact a qualified electrical contractor.



5.7.1 Outlet Observations

Recommendations

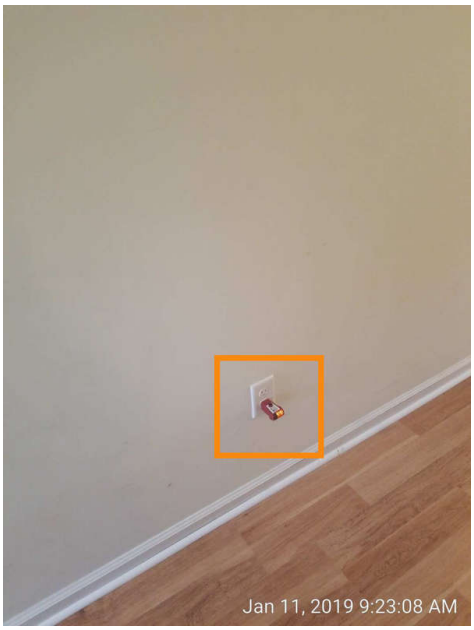
LOOSE RECEPTACLE (POOR CONDITION)

LIVING ROOM, 2ND FLOOR HALLWAY BATHROOM

One or more electric receptacles were observed to be loose or in poor condition. Noted electrical receptacles should be repaired by a certified, licensed electrical specialist.

Recommendation

Contact a qualified electrical contractor.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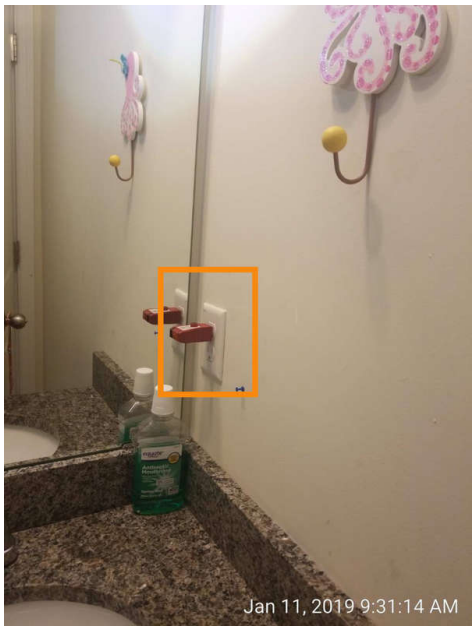
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6: STRUCTURAL COMPONENTS

Information

Roof Observations (Structural): Roof (Structural)
Engineered wood trusses, Plywood Sheathing, OSB Sheathing

Ceilings Observations (Structural): Ceilings (Structural)
Engineered Wood Truss

Walls Observations (Structural): Walls (Structural)
From the appearance of the finished material on living side; the walls appeared to be structurally sound and in good shape.

Floors (Structural): Columns and/or Piers
N/A

Floors (Structural): Floor (Structural)
Poured Slab

General: Inspector Comments - Structural

The visibly inspected structural components of the home revealed no indication of deficiency or substandard construction. The building appears to be in good structural condition.

Foundations (Structural): Foundation (Structural)
Poured concrete, Slab on Grade

Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Limitations

General

FOUNDATION DISCLAIM

Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to ASHI and InterNachi Standards of Practice.

7: VENTILATION AND INSULATION

Information

General: **Inspector Comments - Insulation / Ventilation**

Insulation and ventilation inspection revealed no deficiencies.

Insulation / Vapor Barrier Observations: **Attic Insulation Material**

Blown, Fiberglass

Insulation / Vapor Barrier Observations: **Vapor Barrier Type**

Not Visible

Dryer Vent and Cover: **Dryer Vent Observations**

Power Source: 220 Electric

Bathroom Exhaust Fan & Vent: **Bathroom Exhaust Fan & Vent**

Fan

Range Hood Exhaust Fan & Vent: **Range Hood Exhaust Fan & Vent**

Recirculating

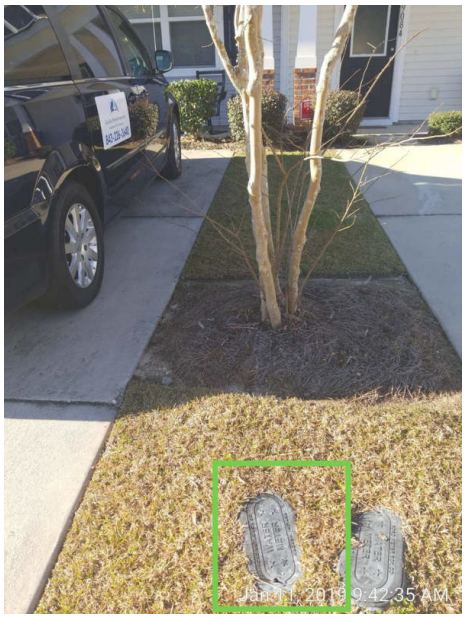
8: PLUMBING

Information

General: Water Supply- Service Piping Into The House
Not Visible

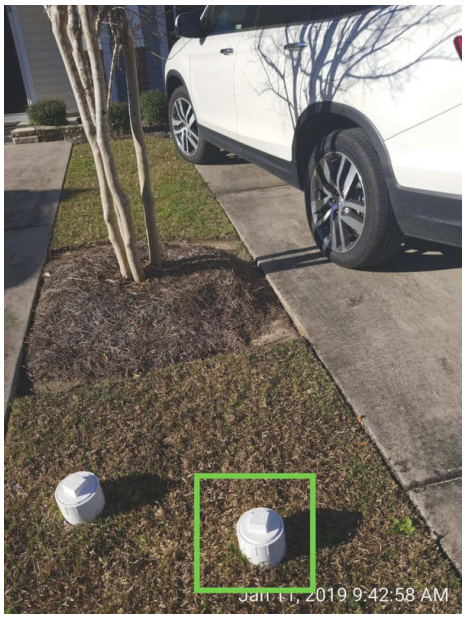
General: Water Supply- Source
Public/municipal water supply

Main Water Shut Off: Main Water Shut Location
Meter, Front of home



Supply Branch Piping: Supply Branch Piping Material
Cross-linked polyethylene (PEX)

Drainage, Wastewater & Vent Piping: Drain/waste access location
Front of home



Drainage, Wastewater & Vent Piping: Drain/Waste Line Material
Thermoplastic PVC (Polyvinyl Chloride) - normally white in color

Water Flow and Pressure: Water Static PSI

Functional, Safe for plumbing and fixtures

Fuel Supply and Distribution: Description of Fuel Piping

N/A

Fuel Supply and Distribution: Fuel Shutoff

No gas supply

General: Inspector Comments - Plumbing

Inspection of the plumbing system revealed only a minor issue with a slower draining sink. The household had functional flow, pressure and drainage. Fixtures were in good working condition functioning as intended. Approved piping materials have been installed. No issues were observed with regard to the plumbing system venting.

Limitations

Drainage, Wastewater & Vent Piping

BURIED LINE DISCLAIM

Buried or concealed sewer and waste drain components are not inspected. Water and waste drain leaks cannot be detected below grade or in concealed locations without using a scope camera.

Recommendations

8.7.1 Lavatories/Sinks Observations

Recommendations

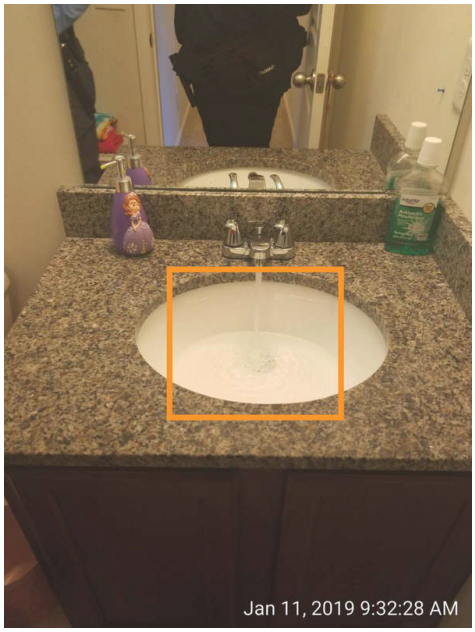
SLOW DRAINAGE

2ND FLOOR HALLWAY BATHROOM

A lavatory was slow to drain. A drain cleaner may correct this issue. If it does not then blockage should be located and cleared by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



9: WATER HEATER

Information

Water Heater Observations: Typical Life Expectancy
12 - 15 Years

Water Heater Observations: Water Heater Approximate Age
4 years

Water Heater Observations: Water Heater Capacity
50 Gallons

Water Heater Observations: Water Heater Location
Utility/Storage Closet

Pressure Relief Observations: Pressure Relief Extension Material
Cross-linked polyethylene (PEX)

Fuel Supply Observations: Fuel Cut-Off Location
N/A

Fuel Supply Observations: Fuel Source
[[Electric]]This was an electric water heater.

Exhaust Piping Observations: Description of Exhaust Piping
N/A

Manufacturer / Age: Water Heater Manufacturer
Bradford White

General: Inspector Comments - Water Heater

The water heater located in the attic was found to be in good overall condition. The unit is 4 years old and will remain under a manufacturer warranty for 2 more years.

Limitations

Pressure Relief Observations

TPR VALVE NOT TESTED

The water heating equipment TPR valve was inspected and verified, but was not tested. It is common for TPR Drain valves to fail under testing and leak water.

10: INTERIORS

Information

Ceilings: Ceiling Material
Gypsum Board

Walls: Wall Material
Drywall

Doors: Door Material
Hollow Core

Windows: Window Material
Vinyl

Windows: Window Type
Single-hung, Thermal

Floors: Floor Coverings Material
Hardwood, Laminate

Countertops & Cabinets: Cabinetry Material
Laminate

Countertops & Cabinets: Countertop Material
Granite

General: Inspector Comments - Interior

The interior of the home was in good overall condition. There were various carpet stains and interior cosmetic issues observed. We do not focus on reporting cosmetics. Some windows in the home were difficult to lock and required excessive force to close and latch.

Recommendations

10.5.1 Windows

Recommendations

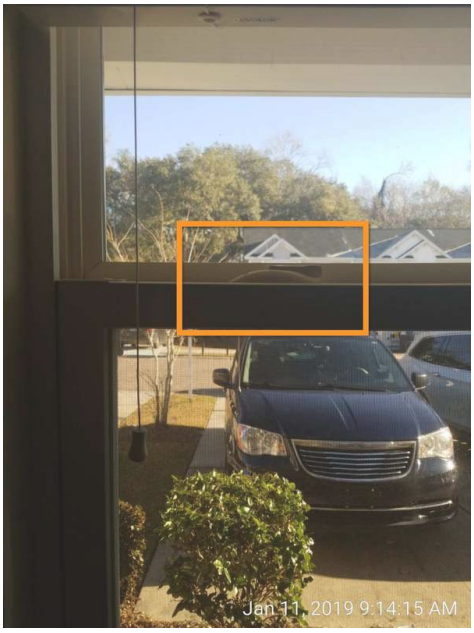
LOCKING HARDWARE CONCERNS - INTERIOR WINDOW

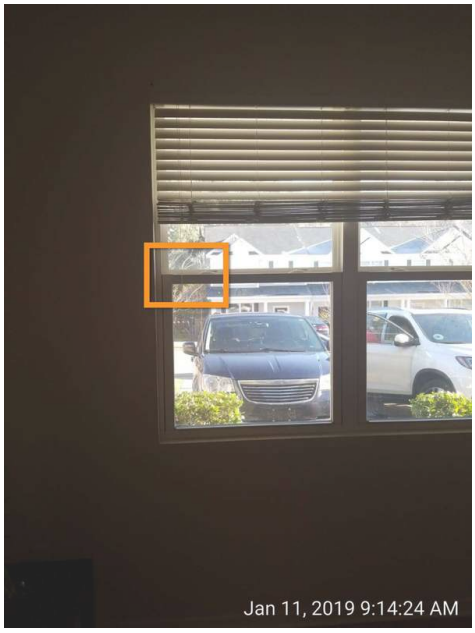
LIVING ROOM, BEDROOM #3

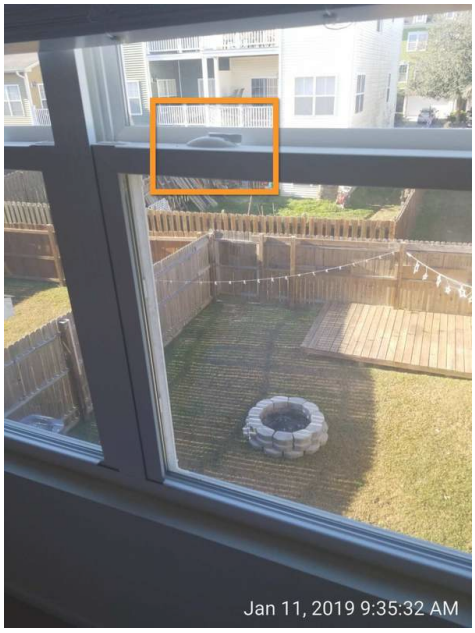
Some window lock(s) were difficult to latch. I recommend repair by a qualified professional to restore proper function. Windows that do not latch can be a security issue and contribute to heat loss or gain.

Recommendation

Contact a qualified window repair/installation contractor.







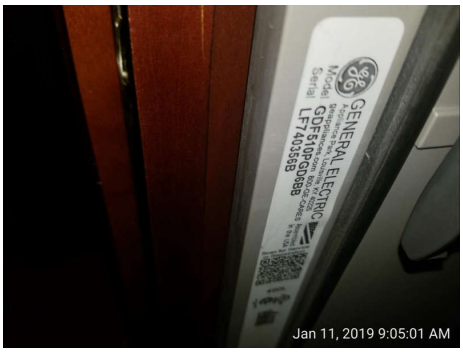
11: BUILT-IN APPLIANCES

Information

Dishwasher: Dishwasher Manufacturer
GE

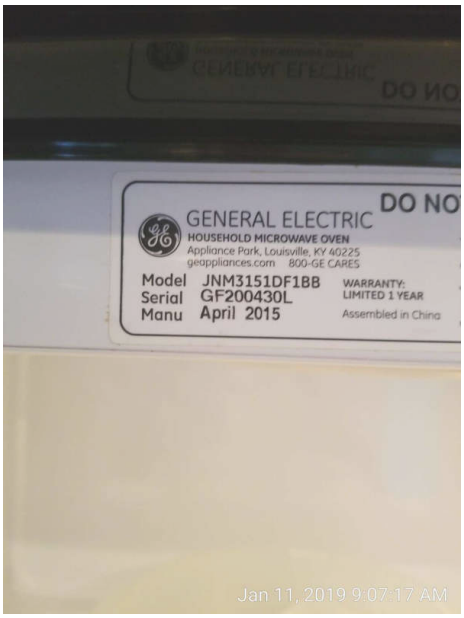
Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

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

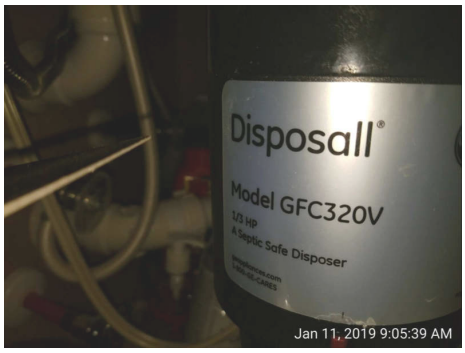


Range/Oven/Cooktop: Range/Oven Manufacturer
GE

Microwave: Microwave Manufacturer
GE



Garbage Disposal: Disposal Manufacturer
Disposall



General: Inspector Comments - Appliances

A recall check will be run on all built in appliances and delivered to you in a separate reportAppliances were in good overall condition. A high loop should be added to the dishwasher drain hose (This is an easy fix). An anti-tip device is recommended for the range oven unit especially if young children will be in the home (This is an easy fix).

Recommendations

11.2.1 Dishwasher

HIGH LOOP NEEDED

KITCHEN

Recommendations

The high loop or air gap must be used to prevent potential back-flow contamination of the dishwasher. This also keeps the drain hose dried out and keeps any odors from backing up into the dishwasher. Some newer dishwashers may have built in anti-siphon devices that are not visible. The buyer is encouraged to consult the owners manual or contact the manufacturer if an anti-siphon device is not visible. Although new dishwashers come from the manufacturer with the drain looped up at the side of the dishwasher, every installation manual still requires this high loop underneath the sink. We recommend correction by a qualified professional.

Recommendation

Contact a qualified professional.

11.3.1 Range/Oven/Cooktop

Recommendations

ANTI TIP

Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

Recommendation

Contact a handyman or DIY project

12: HEATING

Information

Heating Equipment: Fuel Cut-Off Location
N/A

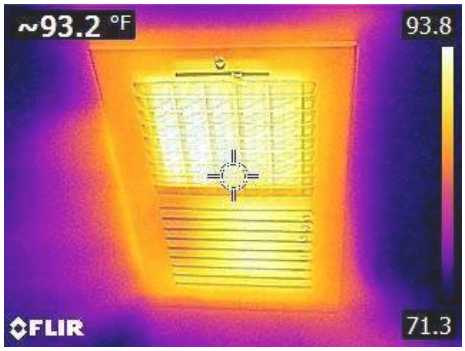
Heating Equipment: Heating Energy Source
Electric

Heating Equipment: Heating Type
Heat Pump

Heating Equipment: Manufacturer
Carrier

Performance Temperature: Supply Temperature Assessment
Measured temperature suggests good performance

Flues & Chimneys: Description of Vents/Flues/Chimneys
N/A



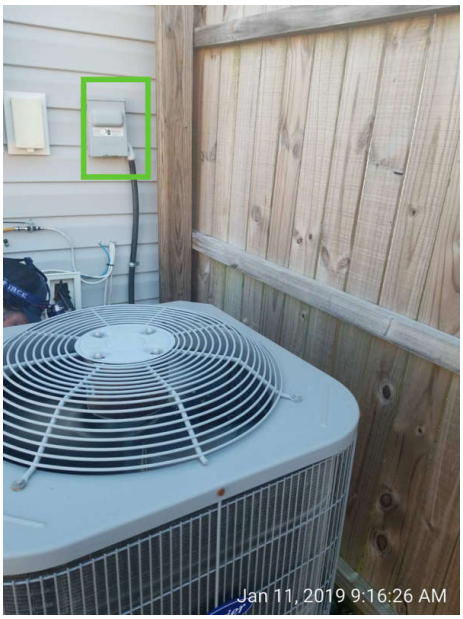
General: Inspector Comments - Heating

The heat pump answered the call for heat and performed well revealing adequate supply temperatures.

13: AIR CONDITIONING

Information

Disconnect Observations: Disconnect- Description of Fuses or Circuit Breakers
Service pull disconnect



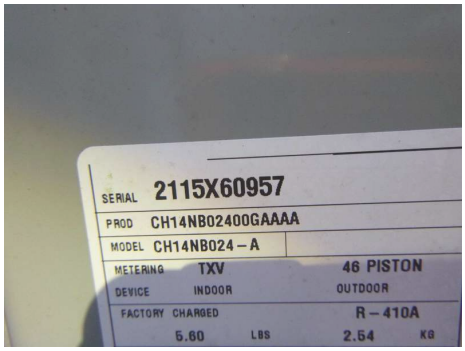
Exterior Equipment: Compressor Approximate Age
4 years

Exterior Equipment: Exterior Cooling Equipment Location
Rear of Home

Cooling Equipment and Operation: Cooling capacity
24000 BTU/hr, 2 Tons

Cooling Equipment and Operation: Cooling Energy Source/Type
Electric

Cooling Equipment and Operation: Cooling Equipment Manufacturer
Carrier



Cooling Equipment and Operation: Cooling Equipment Type
Heat Pump- Forced Air

Cooling Equipment and Operation: Typical life expectancy (Cooling Equipment)
12 - 15 years

Condensate Drain: Drain Material
PVC

General: Inspector Comments - Cooling System

The heat pump was not operated in cool mode due to the potential for damage to the unit if operated in low outdoor temperature below 65 degrees F. The outdoor and indoor units are 4 years old and in good overall condition. There are some minor concerns to address and reported below.

Performance Temperature: **Supply Temperature Assessment**

Unit was not operated in cool mode due to low outdoor temperature below 65 degrees fahrenheit at the time of inspection.

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered to be approximately between 14 to 23 degrees F. total difference between the return air and conditioned air. Unusual conditions such as excessive humidity, low outdoor temperature and restricted airflow may create abnormal operation even though the equipment is functioning as designed and occasionally may indicate normal operation in spite of an equipment malfunction. The inspector recommends that the cooling equipment be further evaluated and serviced by a licensed specialist when the temperature differential is not within the acceptable range.

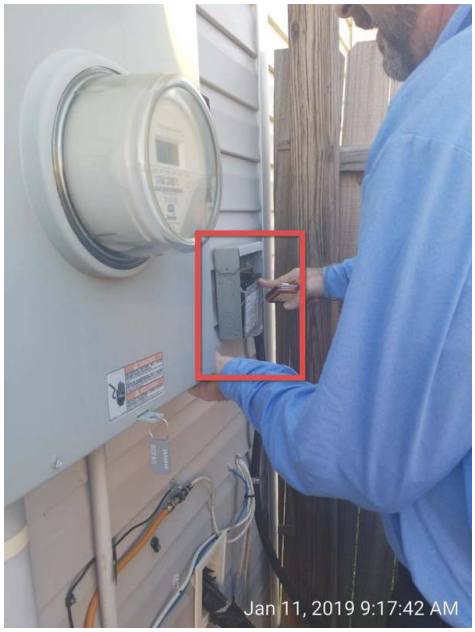
Recommendations

13.2.1 Disconnect Observations

Safety Issue

UNSECURED SHOCK SHEILD

REAR - EXTERIOR



Recommendation

Contact a qualified electrical contractor.

13.3.1 Exterior Equipment

Recommendations

DAMAGED CONDUIT

REAR - EXTERIOR HVAC

The flex conduit for the electrical wiring of the condenser unit is damaged. I recommend a qualified licensed electrical contractor repair or replace the conduit to protect exterior HVAC wiring.

Recommendation

Contact a qualified professional.

13.4.1 Refrigerant Line Set

Recommendations

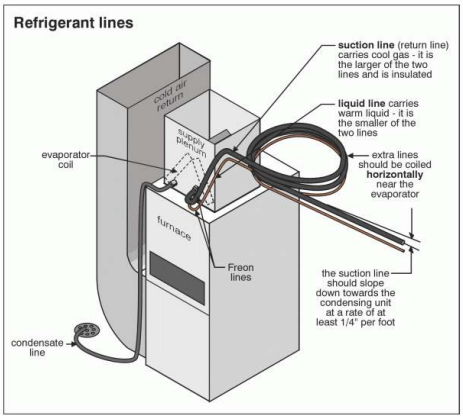
INADEQUATE INSULATION - SUCTION LINE

ATTIC

The HVAC refrigerant lines was not properly insulated at the interior equipment. Inadequate cooling line insulation at the interior HVAC equipment has caused localized rusting to the safety pan. The pan does not need replacement at this time however failure to improve insulation at the air handler will create condensation and further corrosion. Repair by a licensed HVAC tech is recommended.

Recommendation

Contact a qualified HVAC professional.



14: DISTRIBUTION, FILTERS, THERMOSTATS

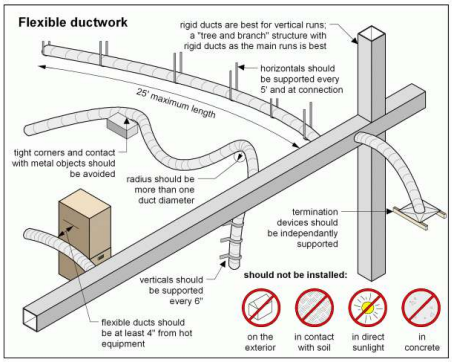
Information

Heating & Cooling Distribution: HVAC Distribution Description

Flex ducting in attic visible at the time of inspection.

Filter Observations: Description of Filter

Disposable



General: Inspector Comments - Heating System

The overall condition of the distribution ducts was good. There are some minor issues with poor connections at supply ducts and plenum in the attic.

Thermostat Observations: Thermostat Type

1st Floor, 2nd Floor

Digital

Digital - programmable type. The heating and/or cooling system was controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times. Thermostats are not checked for calibration or timed functions.

Recommendations

14.2.1 Heating & Cooling Distribution

Recommendations

POOR SEAL AT CONNECTIONS

ATTIC

The heating/cooling distribution ducts were not properly sealed. Inadequate air plenum and duct connections may allow unwanted air, vapors or debris to be pulled into the cooling equipment. Inadequate air handler plenum seals can create excessive condensation that causes water damage and microbial amplification. Loss of conditioned air also results in energy efficiency reduction. Improperly sealed cooling equipment air handler plenum and ducts should be repaired by a qualified HVAC tech.

Recommendation

Contact a qualified HVAC professional.





15: ATTIC

Information

General: Inspector Comments - Attic

The attic space was in good overall condition.

Attic Access Observations: Attic Access Location

Hallway

Attic Access Location

Attic Access Observations: Attic Access Type

Scuttle hole

Attic Access Observations: Method used to observe attic

Walked/Crawled

Limitations

General

ATTIC LIMITATIONS

Insulation, Open Joist, Limited Access

STANDARDS OF PRACTICE

Roofing
5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Electric Service
The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Interiors
10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances
10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Heating
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning
9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed

cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.