



**People's Choice**  
**Home Inspections, LLC**

MARC LISCHNER

**843.300.2733**

WWW.PEOPLESCHOICEINSPECTIONS.COM

PEOPLE'S CHOICE HOME INSPECTIONS, LLC

843-300-2733

Marc@PeoplesChoiceInspections.com

<http://www.peopleschoiceinspections.com/>



## RESIDENTIAL INSPECTION

1234 Main St.  
Charleston SC 29412

Buyer Name

02/07/2019 9:00AM



Inspector  
Marc Lischner

*Marc Lischner*

InterNACHI Certified Inspector , CPI

843-300-2733

[marc@peopleschoiceinspections.com](mailto:marc@peopleschoiceinspections.com)



Agent

Agent Name

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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Thank you for choosing **People's Choice Home Inspections, LLC ( PCHI )** to inspect your home! **Please carefully read your entire Inspection Report.** It is ultimately up to your discretion to interpret its findings and to act accordingly. If you have any questions throughout the closing process don't hesitate to ask. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.** As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. 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. Any and all evaluations or recommendations made by ( PCHI ) should be carried out prior to closing.

This Inspection Report is based on a *visual, non-intrusive* inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, etc. An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Observations and Recommendations are organized into three categories by level of severity:

**1) Minor/Maintenance/Monitor** - Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.

**2) Moderate Recommendations** - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

**3) Significant and/or Safety Concerns** - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace.

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. Maintenance items or latent defects left unrepaired can 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.

#### USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at 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.

The following areas and descriptions are not included in the scope of this inspection: • Structural integrity, • Geological stability or ground condition of site, • System design problems or functional adequacy, operational capacity, quality or suitability for particular use of items inspected, • Fireplace and flue draft, • Capacity for the garbage disposal to grind food or the dishwasher to clean properly, • Cosmetic items including, but not limited to minor scratches, scrapes, dents, cracks, stains, soiled or faded surfaces, • Wells or well pumps, • Septic systems, • Cisterns • Sewer lines beyond the foundation wall and not visible, • Fountains, • Electronic air cleaners or filters, • Water quality or volume, • Water conditioning systems, • Environmental hazards, • Active or passive solar systems, • Security systems, • Detached buildings or equipment unless specifically included and paid for in the agreement, • Central vacuum systems, • Wall or window mounted air conditioning systems, • Home warranty and component warranties.

#### **This report is not a warranty.**

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report by such party(ies). We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report. The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either expressed or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property. This report is not binding unless the pre-inspection agreement has been signed by the client and returned to People's Choice Home Inspections, LLC along with payment of the inspection fee.

**This home inspection is not an inspection for mold .** Mold can be present in any home. Mold cannot grow unless there is excess moisture. The key to mold control is moisture control. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in hidden areas which are beyond the scope of this inspection. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency. Recommended reading - [A brief guide to mold and moisture](#)

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of airborne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may

have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

**Orientation-** For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

*This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.*

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# SUMMARY

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- 🔧 1.1.1 Inspection details - General Recommendations : Obtain Information
- 🔧 2.2.1 Roof - Shingles: Exposed Nail Heads
- 🚫 3.2.1 Attic - Attic Hatch: No access cover
- 🔧 4.2.1 Exterior - Exterior issues: Holes in siding
- 🔧 4.2.2 Exterior - Exterior issues: Cracks-minor
- 🔧 4.3.1 Exterior - Driveway, Walkway, Patio: Cracked -Sidewalk
- 🔧 4.3.2 Exterior - Driveway, Walkway, Patio: Screen enclosure-screens torn
- 🔧 4.6.1 Exterior - Siding And Trim: Siding Issues
- 🚫 4.7.1 Exterior - Gutters and Flashing: Damaged downspout
- 🔧 4.7.2 Exterior - Gutters and Flashing: Downspout extensions
- 🔧 4.9.1 Exterior - Electrical: Light inoperable
- 🔧 4.9.2 Exterior - Electrical: Receptacle Cover Broken
- 🔧 5.1.1 Water Heater - Water Heater: TPR Leaking
- 🔧 5.1.2 Water Heater - Water Heater: TPR drain into pan
- 🚫 6.2.1 Plumbing - Supply Lines: >80 PSI
- 🔧 8.4.1 HVAC - Duct Work: Seal Duct
- 🔧 9.2.1 Appliances - Range-Cooktop-Oven: No anti-tip
- 🔧 11.3.1 Interiors - Floors, Walls, Ceilings: Missing transition strip
- 🔧 11.6.1 Interiors - Windows and Door: Blinds
- 🔧 12.7.1 Bathrooms - Sink/countertop: Stopper issue
- 🔧 13.1.1 Laundry - General: Foil-Plastic Duct
- 🔧 14.2.1 Fireplace - Flue and damper: Creosote visible

# 1: INSPECTION DETAILS

## Information

<b>Start Time</b> 9:00am	<b>Finish Time</b> 12:15pm	<b>Present at time of the inspection</b> Client
<b>Property Occupancy</b> Yes, Furnished	<b>Rain in the last few days</b> No	<b>Ground Condition</b> Damp
<b>Temperature</b> 55 Fahrenheit	<b>Weather Condition</b> Clear	<b>Structure Details: Age of the Structure</b> 2000
<b>Structure Details: Foundation Type</b> Slab on grade	<b>Structure Details: Structure Faces</b> NE	<b>Structure Details: Structures Inspected</b> Attached Garage, House
<b>Structure Details: Type of Structure</b> Single Family	<b>Structure Details: Utilities</b> All Utilities on	<b>The following items have been excluded from the inspection.</b> Security system

### Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

**Minor / Maintenance / Monitor** = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Deficiencies** = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

**Safety & Immediate Attention** = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

### Viewing your Report works best with Google Chrome or Firefox

Viewing your Report works best with Google Chrome or Firefox. If you experience Issues with Pictures or text, it may be the browser you are using.

## Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

## General Recommendations : Recommend obtaining from the Home owner

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

## Limitations

Information

### ATTIC

Not all areas of the attic were traversed. These areas were unsafe to traverse or blocked by stored items, insulation, low rafters, or mechanical equipment. The Inspector makes every point to try and see as much as possible, however some areas could not be safely inspected.

## Observations

1.1.1 General Recommendations

### OBTAIN INFORMATION



Minor/Maintenance/Monitor

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

Recommendation

Recommended DIY Project



## 2: ROOF

		IN	NI	NP	O
2.1	General	X			
2.2	Shingles	X			X
2.3	Gutters/drains	X			
2.4	Flashing / Vents	X			
2.5	Skylights			X	
2.6	Spark Arrestor	X			
2.7	Chimney	X			
2.8	Electrical			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**General: Roof covering**

Asphalt/Fiberglass Shingles

**General: Estimated (main) roof age, years old**

3

**General: Roof Drainage**

Partial gutter system

**General: Roof Type**

Gable and valley

**General: Slope**



**Shingles: Layers Visible**

One Layer

**Shingles: Representative Shingle condition**

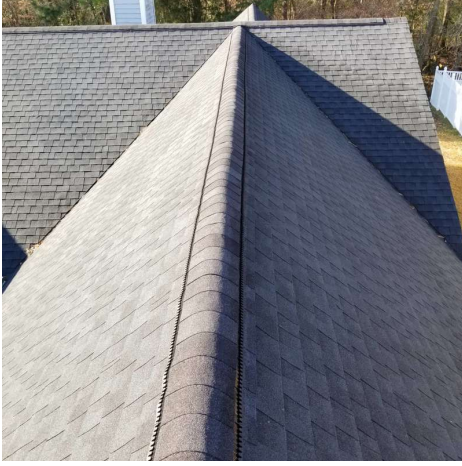
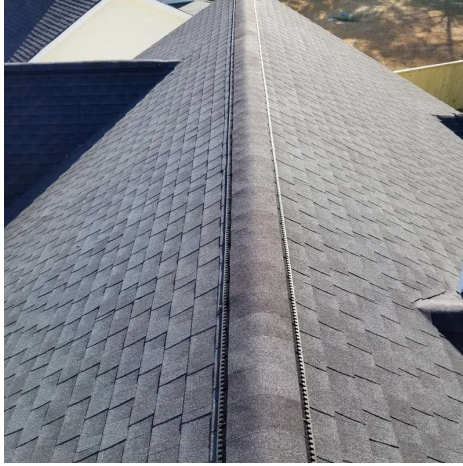
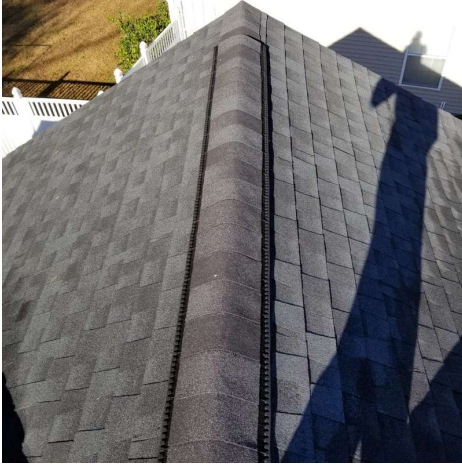
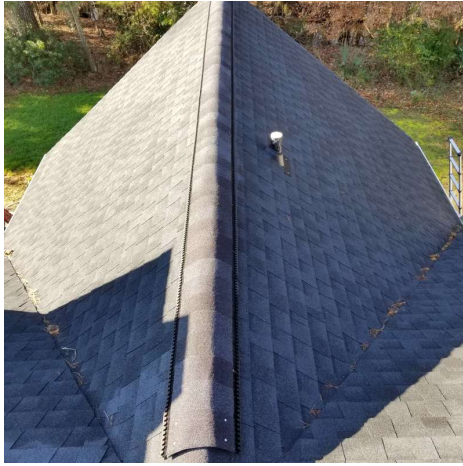
**General: Roof Inspection method**

Traversed

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

**General: Roof Pictures**





**General: Roof repairs**

It is recommended that a certified roofing contractor make any needed repairs to the roof system.

**Limitations**

General

**UNDERLAYMENT DISCLAIMER**

Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

**Observations**

2.2.1 Shingles

**EXPOSED NAIL HEADS**

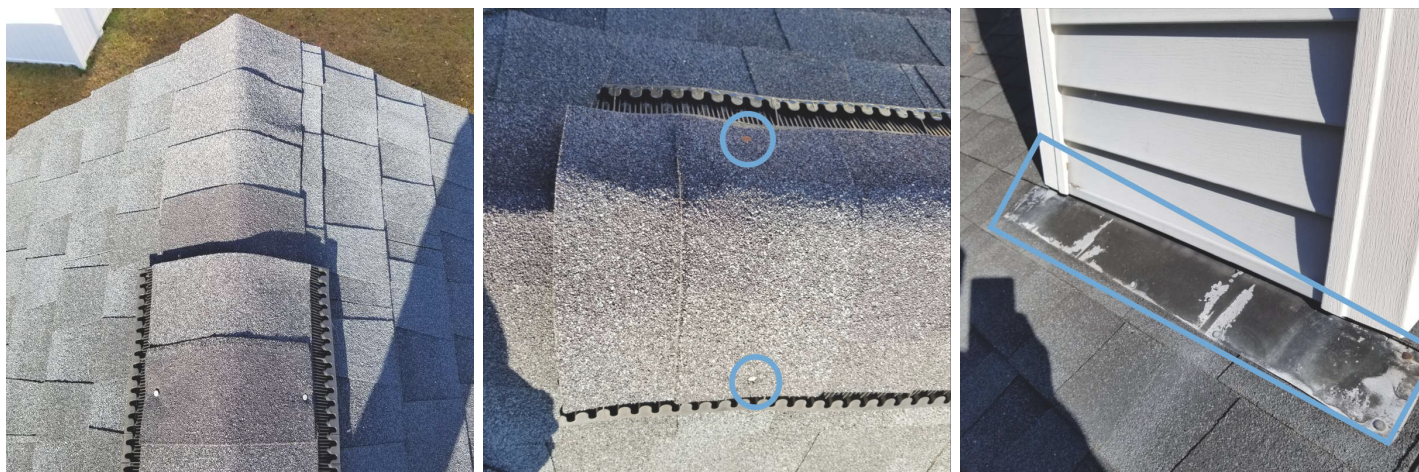
ROOF

Nail heads were exposed at one or more shingles. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

Recommendation

Contact a qualified roofing professional.

 Minor/Maintenance/Monitor



Chimney flashing



# 3: ATTIC

		IN	NI	NP	O
3.1	General	X			
3.2	Attic Hatch	X			X
3.3	Electrical	X			
3.4	Insulation	X			
3.5	Ventilation	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**General: Ceiling Structure**

Trusses

**General: Inspection Method**

Partially Traversed

**General: Estimated R-Value**

>R-38

**General: Insulation Material**

Fiberglass loose, Fiberglass Batt/roll

**General: Roof Structure**

Trusses and Rafters

**General: General pictures**



Garage



Garage



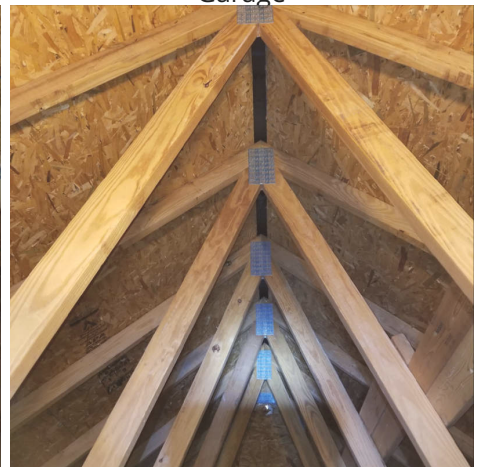
Garage



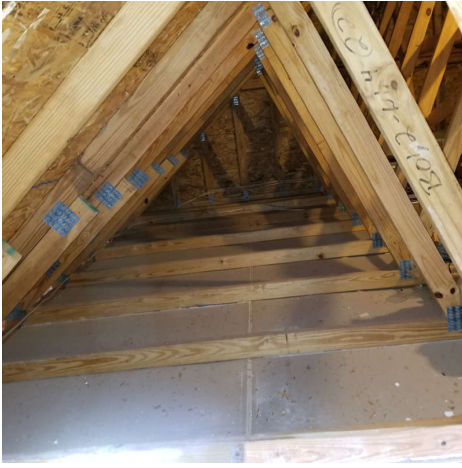
Garage



Garage



Garage



Garage



Chimney flue

Chimney flue

## Observations

### 3.2.1 Attic Hatch

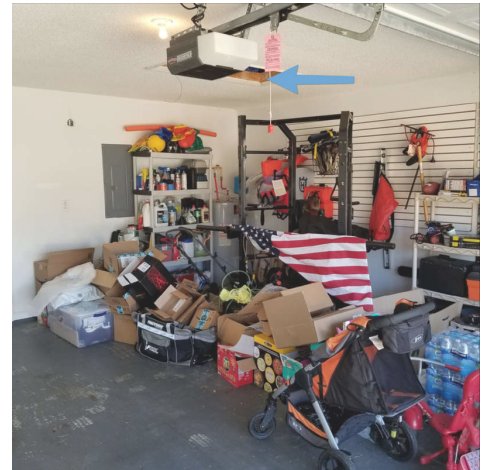
#### **NO ACCESS COVER**

##### GARAGE

There is no attic access cover installed at the attic access opening. The proper cover should be installed at the attic access opening.

##### Recommendation

Contact a qualified professional.



## 4: EXTERIOR

		IN	NI	NP	O
4.1	General	X			
4.2	Exterior issues	X			X
4.3	Driveway, Walkway, Patio	X			X
4.4	Windows and Door	X			
4.5	Shutters(decorative and storm)	X			
4.6	Siding And Trim	X			X
4.7	Gutters and Flashing	X			X
4.8	Eaves, Soffit and Fascia	X			
4.9	Electrical	X			X
4.10	Stairs/Handrails/Guardrails			X	
4.11	Vegetation and Grading	X			
4.12	Fences and Gates			X	
4.13	Deck			X	
4.14	Doorbell	X			
4.15	Irrigation/Sprinker			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**General: Exterior doors**

Metal, Sliding Glass

**General: Exterior wall structure**

wood Frame

**General: Fencing**

N/A

**General: Foundation Material**

Concrete

**General: Garage Door Material**

Metal

**General: Sidewalk/Patio Material**

Concrete, Brick Pavers

**General: Vehicle Parking**

Attached Garage, Driveway

**General: Wall Covering**

Vinyl

**Driveway, Walkway, Patio:**

**Driveway Material**

Concrete

**Driveway, Walkway, Patio: Patio**

**Material**

Pavers, Concrete

**Eaves, Soffit and Fascia: Eaves, Soffit and Fascia**

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.

### Limitations

### Observations



4.2.1 Exterior issues

 Minor/Maintenance/Monitor

**HOLES IN SIDING**

Holes in different areas should be repaired or sealed by a qualified professional to minimize water intrusion. Recommend a qualified professional to repair or seal as necessary.

Recommendation

Contact a qualified professional.



Northeast

4.2.2 Exterior issues

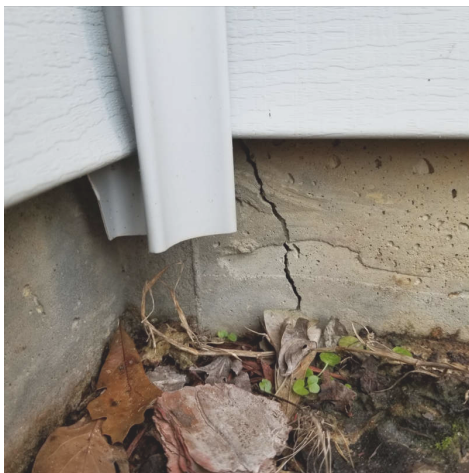
 Minor/Maintenance/Monitor

**CRACKS-MINOR**

One or more minor cracks were found in the foundation. These didn't appear to be a structural concern but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non shrinking grout, resilient caulks and epoxy sealants.

Recommendation

Recommend monitoring.



Northeast



East

4.3.1 Driveway, Walkway, Patio

 Minor/Maintenance/Monitor

**CRACKED -SIDEWALK**

One or more of the sidewalk slabs is cracked. Any sidewalk with a deficiency should be monitored or replaced by a certified contractor to help prevent future deterioration.

Recommendation

Contact a qualified professional.



4.3.2 Driveway, Walkway, Patio

**SCREEN ENCLOSURE-SCREENS TORN**

 Minor/Maintenance/Monitor

One or more screens are torn or missing in the frame(s) of the screen patio. A certified contractor should make the necessary repairs.

Recommendation

Contact a qualified handyman.



4.6.1 Siding And Trim

**SIDING ISSUES**

WEST

 Minor/Maintenance/Monitor

Sections of siding were *loose or damaged*. Recommend that a qualified person repair, replace or install siding as necessary.

Recommendation

Contact a qualified professional.



West

4.7.1 Gutters and Flashing

Deficiencies

DAMAGED DOWNSPOUT

Sections of downspouts are damaged. This can result in water accumulating around the structure's foundation, or crawlspace if they exist. Accumulated water is conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle over time. A licensed contractor should replace or repair downspouts where necessary. A damaged downspout may not allow water to flow freely.

Recommendation

Contact a qualified professional.



4.7.2 Gutters and Flashing

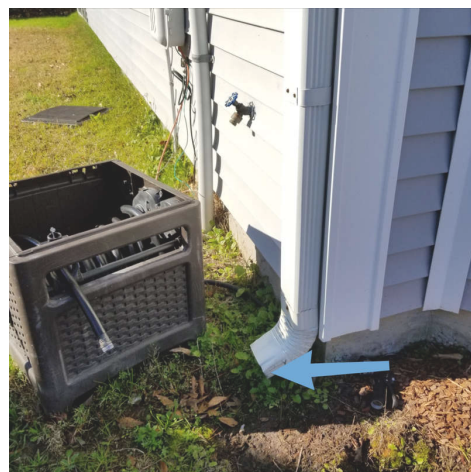
Minor/Maintenance/Monitor

DOWNSPOUT EXTENSIONS

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

Recommendation

Contact a handyman or DIY project



4.9.1 Electrical

 Minor/Maintenance/Monitor

**LIGHT INOPERABLE**

One or more light fixtures appear to be inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.

Recommendation

Recommended DIY Project



4.9.2 Electrical

 Minor/Maintenance/Monitor

**RECEPTACLE COVER BROKEN**

One or more exterior receptacle covers were broken. This is a potential shock hazard. Recommend that a qualified person replace covers where necessary.

Recommendation

Contact a qualified handyman.



# 5: WATER HEATER

		IN	NI	NP	O
5.1	Water Heater	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Water Heater: Capacity**

50

**Water Heater: Energy Source**

Electric

**Water Heater: Estimated Age**

7 Years

**Water Heater: Location**

Garage

**Water Heater: Serial #**

1229A017313

**Water Heater: Model #**

ES650D0RS 210

**Water Heater: Manufacturer**

State

**Water Heater: Water Temperature**

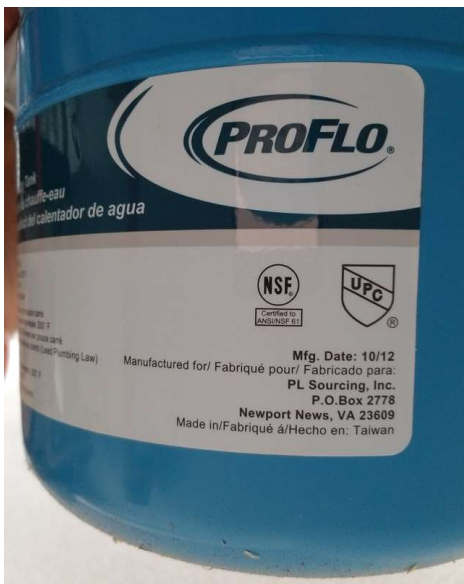
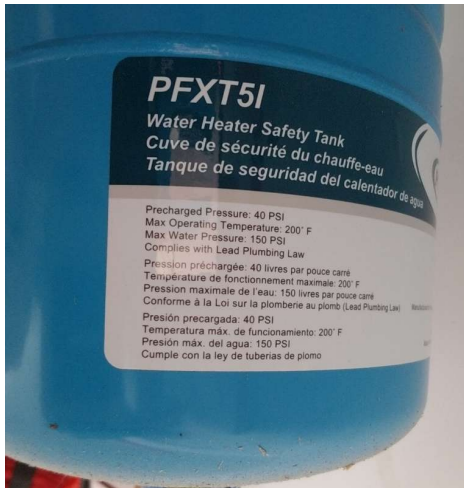
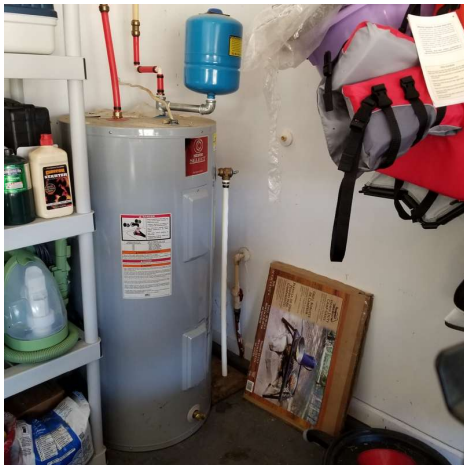
109.7 Degrees

**Water Heater: Type**

Tank



**Water Heater: Pictures of Unit**



**Observations**

5.1.1 Water Heater

 Minor/Maintenance/Monitor

**TPR LEAKING**

The TPR (temperature-pressure relief) valve showed signs of leaking. Recommend that a qualified plumber repair as necessary. For example, by replacing the valve or seeing if a thermal expansion tank is needed.

Recommendation  
Recommend monitoring.



5.1.2 Water Heater

 Minor/Maintenance/Monitor

**TPR DRAIN INTO PAN**

GARAGE

So as to not ruin any of your stored items in the garage, it's recommend to have the TPR drain either draining to the outside of the home or a Pan underneath the TPR valve.

Recommendation

Contact a qualified professional.



# 6: PLUMBING

		IN	NI	NP	O
6.1	General	X			
6.2	Supply Lines	X			X
6.3	Drain and Waste	X			
6.4	Fuel system			X	
6.5	Main Water		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**General: Drain Pipe**  
PVC

**General: Interior Supply piping**  
CPVC, Plastic(PEX)

**General: Location of main fuel shut off**  
N/A

**General: Location of Water meter**  
Near street

**General: Service Pipe to house**  
Not Visible

**General: Vent Pipe**  
PVC



**General: Waste Pipe**  
PVC

**General: Water Source**  
Public Water



**General: Location of Main Shut off**

Garage



At water meter



Garage

**General: Water Pressure**

100 PSI



**General: Most not visible**

Most drain, waste and vent pipes were not visible due to wall, insulation, ceiling and floor coverings.

**Limitations**

Supply Lines

**MOST NOT VISIBLE**

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Main Water

**MAIN WATER LINE NOT VISIBLE**

**Observations**

## 6.2.1 Supply Lines

**>80 PSI**

The water supply pressure is greater than 80 psi. Pressures above 80 psi may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to burst with higher pressures. Typically the pressure cannot be regulated at the water meter. Recommend having a qualified plumber evaluate and make modifications to reduce the pressure below 80 psi. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted for lower pressures.

## Recommendation

Contact a qualified plumbing contractor.

# 7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Panel	X			
7.2	Sub-Panel			X	
7.3	Branch Wiring	X			
7.4	Circuit Breakers	X			
7.5	Meter	X			
7.6	Service Wires	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Service Panel: Amperage**

200

**Service Panel: Branch Wiring**

Copper

**Service Panel: Location of Main Disconnect**

Top of Panel

**Service Panel: Location of Main Panel**

Garage

**Service Panel: Panel Manufacturer**

Square D

**Service Panel: Protection**

Breakers

**Service Panel: Service Conductor**

Copper

**Service Panel: Service Type**

Underground

**Service Panel: Service Voltage**

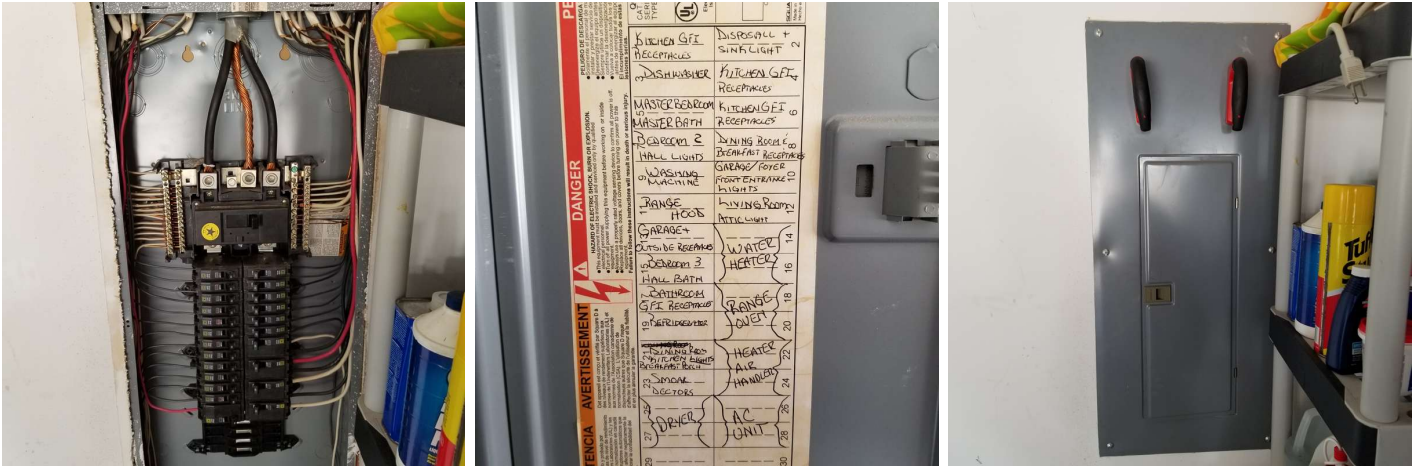
120/240

**Service Panel: System Grounding**

Grounding Rod



## Service Panel: Panel pictures



## Service Panel: Positive Attributes

The size of the electrical service is sufficient for the typical single family needs. The electrical panel is well arranged. All outlets and light fixtures that were tested, operated satisfactorily. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

## Limitations

### Branch Wiring

#### BRANCH CIRCUIT LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

# 8: HVAC

		IN	NI	NP	O
8.1	General	X			
8.2	Condensing Unit	X			
8.3	Air Handler	X			
8.4	Duct Work	X			X
8.5	Heat Pump			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**General: A/C Type**

Split System (indoor and outdoor components)

**General: Cooling source**

Electric

**General: Distribution**

Fiberglass Duct

**General: Heat Source**

Electric

**General: Heat Type**

Forced Air, Wood burning fireplace

**General: Last Service Date**

Unknown

**Condensing Unit: Condenser Serial #**

W161602152

**Condensing Unit: Condenser Model #**

RP1530BJ1NA

**Condensing Unit: Estimated Age Condensing Unit**

2 Year(s)

**Condensing Unit: Good condition**

The condensing unit was in good condition.

**Condensing Unit: Manufacturer**

Rheem

**Air Handler: Air Handler Serial #**

W181623306

**Air Handler: Air Handler Model #**

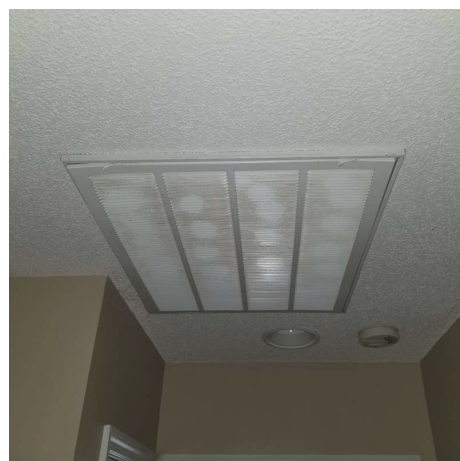
Unknown. Covered in mastic

**Air Handler: Estimate Age Air Handler**

2 Year(s)

**Air Handler: Filter Location**

Ceiling



**Air Handler: Manufacturer**

Rheem



### Air Handler: Unit in Good Condition

The air handler appeared in good condition. The unit ran and cold as expected.

## Limitations

General

### TEMPERATURE <60 DEGREES

The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

## Observations

8.4.1 Duct Work

 Minor/Maintenance/Monitor

### SEAL DUCT

ATTIC

One or more sections of duct are leaking and need to be re-sealed or repaired. When the cooler air escapes from the duct in the attic and creates condensation which will cause mold and or dirt from the attic to collect at the area of the air leak. It is recommended to have a qualified professional make the necessary repairs.

Recommendation

Contact a qualified professional.



Right side of air Handler



Attic

## 9: APPLIANCES

		IN	NI	NP	O
9.1	General	X			
9.2	Range-Cooktop-Oven	X			X
9.3	Microwave	X			
9.4	Hood/Vent	X			
9.5	Garbage Disposal	X			
9.6	Dishwasher	X			
9.7	Refrigerator	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**General: Cooktop**

General Electric

**General: Microwave**

Samsung

**General: Stove**

Samsung

**General: Dishwasher**

General Electric

**General: Oven**

General Electric

**Range-Cooktop-Oven: Normal operation**

The heating elements for the oven and stove top functioned as expected.

**General: Disposer**

Badger

**General: Refrigerator**

Samsung

**Refrigerator: Fridge is operable**





## General: Appliance Pictures



### Refrigerator: Water and Ice maker

There is an automatic ice maker installed,

The ice maker tray was full.

The automatic ice maker was found in the ON position.

We urge you to verify the units proper operation after it has been running for sometime.

## Observations

### 9.2.1 Range-Cooktop-Oven

#### NO ANTI-TIP

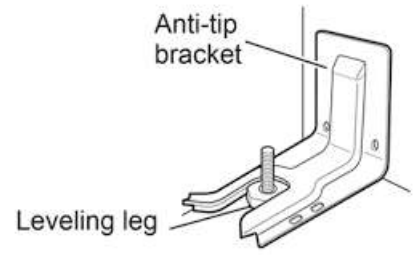
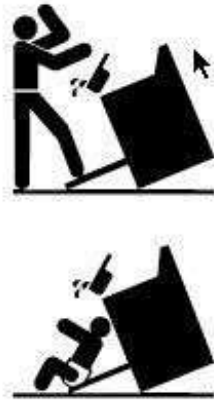
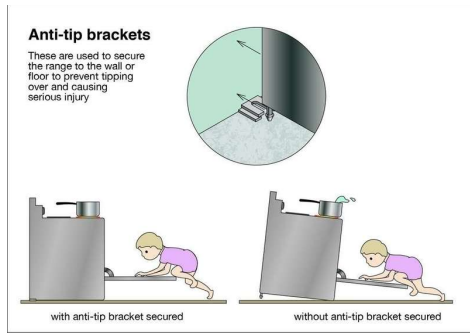
The range can tip forward, and no anti-tip bracket appears to be installed. This is a safety hazard since the range may tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free standing ranges since 1985. An anti-tip bracket should be installed to eliminate this safety hazard. For more information, visit <https://www.nachi.org/anti-tip.htm>

Recommendation

Contact a qualified appliance repair professional.



Minor/Maintenance/Monitor



# 10: KITCHEN

		IN	NI	NP	O
10.1	Cabinets	X			
10.2	Countertops-Backsplash	X			
10.3	Electrical	X			
10.4	Flooring	X			
10.5	Sink	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

# 11: INTERIORS

		IN	NI	NP	O
11.1	Electrical	X			X
11.2	Ceiling Fans	X			
11.3	Floors, Walls, Ceilings	X			X
11.4	Smoke and CO alarms	X			
11.5	Stairs/Handrails/Guardrails			X	
11.6	Windows and Door	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Floors, Walls, Ceilings: Wall material/covering**  
Drywall

**Smoke and CO alarms: Smoke / CO detectors**  
Yes

## Limitations

## Observations

11.3.1 Floors, Walls, Ceilings

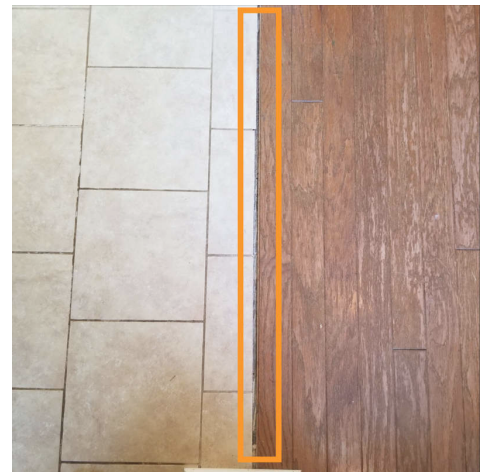
 Minor/Maintenance/Monitor

### MISSING TRANSITION STRIP

There is no transition strip between the hardwood and tile in the foyer. A transition strip or grout should be installed to help prevent deterioration to the hardwood or tile.

Recommendation

Contact a qualified flooring contractor



Foyer

11.6.1 Windows and Door

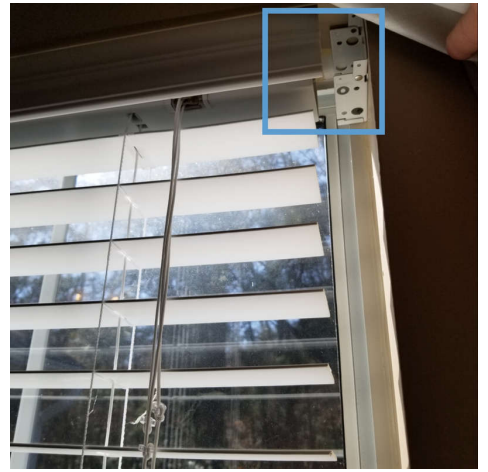
 Minor/Maintenance/Monitor

### BLINDS

Blinds were damaged or not working properly. The blind shows incomplete workmanship. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



Southwest

# 12: BATHROOMS

		IN	NI	NP	O
12.1	Bathub	X			
12.2	Cabinets	X			
12.3	Electrical	X			
12.4	Exhaust Fan	X			
12.5	Flooring	X			
12.6	Shower	X			
12.7	Sink/countertop	X			X
12.8	Toilets	X			
12.9	Wall	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Observations

12.7.1 Sink/countertop

 Minor/Maintenance/Monitor

### STOPPER ISSUE

One or more sink stopper(s) 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.



Master Bathroom

# 13: LAUNDRY

		IN	NI	NP	O
13.1	General	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### General: Information

Washer and Dryer not inspected

### General: The washer and dryer not tested

The washer and dryer were not tested. It was made known to the inspector they are not included in sale of home. The inspector disclaims the wash machine and dryer.

## Observations

13.1.1 General

 Minor/Maintenance/Monitor

### FOIL-PLASTIC DUCT

The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct.

#### Recommendation

Contact a qualified appliance repair professional.



Laundry

# 14: FIREPLACE

		IN	NI	NP	O
14.1	General	X			
14.2	Flue and damper	X			X
14.3	Hearth	X			
14.4	Liner, Firebricks, Panels	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### General: Chimney type

Metal

### General: Fireplace type

Metal insert

### General: Woodstove type

Metal insert

### General: Disclaimer

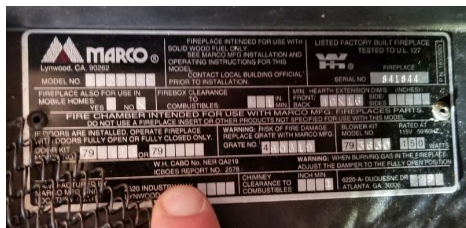
Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.



### General: Fireplace pictures



### Flue and damper: Clean Annually

All solid fuel burning appliances (woodstoves and fireplaces, etc.) should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.

## Observations

### 14.2.1 Flue and damper

 Minor/Maintenance/Monitor

### CREOSOTE VISIBLE

A significant amount of creosote (1/8 inch or more) is visible in the flue. A qualified chimney service contractor should inspect, clean, and repair if necessary now and annually in the future.

Recommendation

Contact a qualified fireplace contractor.



# 15: GARAGE

		IN	NI	NP	O
15.1	Interior-Exterior doors-Windows	X			
15.2	Electrical	X			
15.3	Floors, walls, Ceiling	X			
15.4	Vehicle door	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Limitations

Floors, walls, Ceiling

### ITEMS PERIMETER

There were items around the perimeter walls of the garage. Because of this areas of the walls(especially the base) can not be evaluated. The garage walls should be checked on the walk through or upon taking ownership.

