SEASIDE HOME INSPECTION SERVICES, LLC
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RESIDENTIAL REPORT

1234 Main St.
HILTON HEAD ISLAND SC 29926

Buyer Name
12/01/2018 9:00AM

Inspector
Andy Fera
License #: RBI 49263
8434084878
afera@seasidehomeinspectionservices.com

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

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Seaside Home Inspection Services, LLC

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1: INSPECTION DETAILS

Information

In Attendance
Inspector

Occupancy
Vacant

Type of Building
Single Family

Utilities
All Utilities On

Construction Year (From Zillow)
1999

Weather Conditions
Cloudy, Light Rain

Temperature (approximate)
62 Fahrenheit (F)

Precipitation in the Last 48 hrs
Yes

Ground Condition
Wet

Overview:

Thank you for choosing Seaside Home Inspection Services, LLC for your Home Inspection!

Seaside Home Inspection Services, LLC strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by American Society of Home Inspectors (ASHI). As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" home inspection.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure. Refer to the State of South Carolina Standards of Practice, and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered as a**GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH.** This inspection is a tool to assist you in your buying decision, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.

Some warranties are provided to you as a courtesy and are done so 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 Seaside Home Inspection Services, LLC. A comprehensive one year warranty is highly recommended, and sometimes is provided by the seller.

Notice to Third Parties:

This report is the property of Seaside Home Inspection Services, LLC and the Client named herein. It is non-transferable to any and all third-parties or subsequent buyers, and is copyrighted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an inspection agreement that contained the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected and Other Limitations:

There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools

and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. Any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We have no knowledge as to why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances.

Also not reported on are the causes of the need for a repair; the methods and materials; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; any component or system that was not observed; calculate the strength, adequacy, design or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Recommended Contractors Information:

CONTRACTORS / FURTHER EVALUATION - It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "qualified contractor" in this report relates to an individual or company whom is either licensed or certified in the field of concern. If the inspector recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES OF DAMAGE / METHODS OF REPAIR -Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in our opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Thermal Imaging Information:

Infrared cameras are used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

Other Notes - Important Info:

INACCESSIBLE AREAS - In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting: http://www.seasidehomeinspectionservices.com/useful-info/

PHOTOGRAPHS - Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS -This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact us for clarification.

Please acknowledge to us once you have completed reading the report. At that time I will be happy to answer any questions you may have, or provide clarification.

Definitions:

I = Inspected - This indicates the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home.

NI = Not Inspected -This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

NP = Not Present - This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation - This indicates that an action is recommended. Observations are color coded to indicate the importance of the observation.

- **Minor Deficiency -**Maintenance items, DIY items, recommended upgrades, and minor repairs will fall into this category. These concerns will ultimately lead to **Moderate Deficiencies** if left neglected for extended periods of time. Items categorized in this manner are considered to represent a less significant immediate cost than those listed in the other two categories and can be addressed by a Homeowner or Handyman.
- **Moderate Deficiency -** Most items will fall into this category. These concerns will inevitably lead to, or directly cause (if not addressed in a timely manner) an adverse impact on the value of the home, or unreasonable risk to people or property. Items categorized in this manner typically require repairs and/ or replacement by a **Qualified Contractor** and are not considered routine maintenance or DIY repairs.
- **Safety Hazard -** The item, component or system poses an immediate safety concern to the occupant. Some listed concerns will be considered acceptable for the time period of construction, but pose a current risk. Items categorized in this manner require further evaluation and repairs and/ or replacement by a **Qualified Contractor**.

Conditions:

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

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

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

These categorizations are in our professional opinion and based on what we observed at the time of inspection. Items designated as "Minor defects" or "Moderate defects" should not be construed as to mean that they do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization.

Thank you for allowing us to serve you. We sincerely appreciate your business.

2: ROOFING

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Roof Penetrations	X			

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

Information

Inspection Method
Roof

Roof Type/Style
Hip

Coverings: Condition
Satisfactory

Coverings: Approx. Age
20

Coverings: Material
Fiberglass

Roof Drainage Systems: Downspout Material
Aluminum

Roof Drainage Systems: Gutter Material
Aluminum, Gutter Gaurds

Flashings: Material
Aluminum

Skylights, Chimneys & Roof Penetrations: Number of Vents
Six

General Introduction

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 evaporator coolers, 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. No deficiencies were observed unless otherwise noted in this report.

Coverings: Architectural Shingles

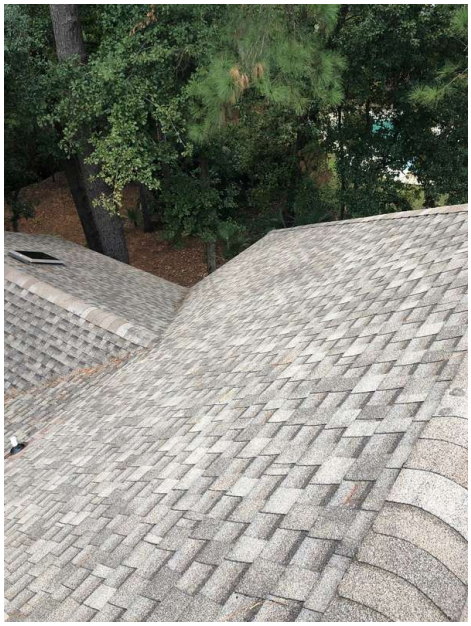
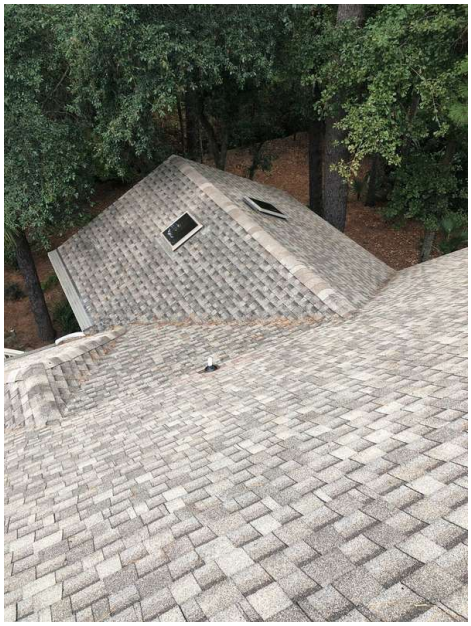
The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These 'premium' shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 30 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after the initial installation.

The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.






Roof Drainage Systems: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Roof Drainage Systems: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection. If leaks are noticed after taking ownership of the home sealing may be needed at seams or end-caps. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Gutters should be cleaned in the Fall and Spring. Screens at downspout inlets are recommended. Gutter guards are also recommended to reduce debri accumulation in the gutters. Downspout extensions are necessary to encourage positive flow away from the foundation.

Flashings: Flashing Information

Visible portions of the flashings were inspected looking for installation related deficiencies or damage (drip edge, sidewall, headwall, counter, etc - if applicable). Typically most areas of flashings are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic or ceilings where the flashing was presumed to be in place. No deficiencies were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Skylights, Chimneys & Roof Penetrations: Vents Information

The plumbing stack vents and their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Observations

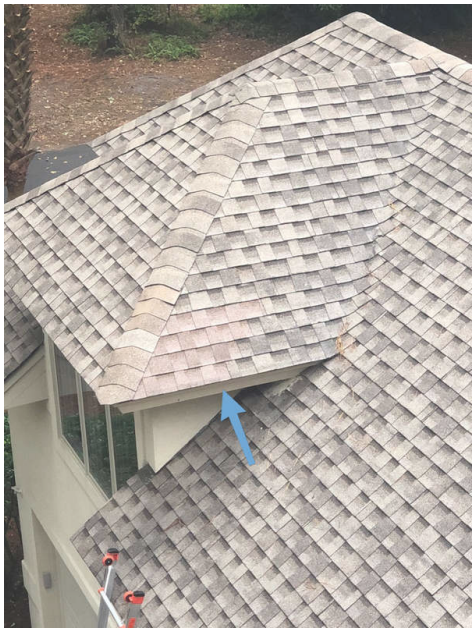
2.1.1 Coverings

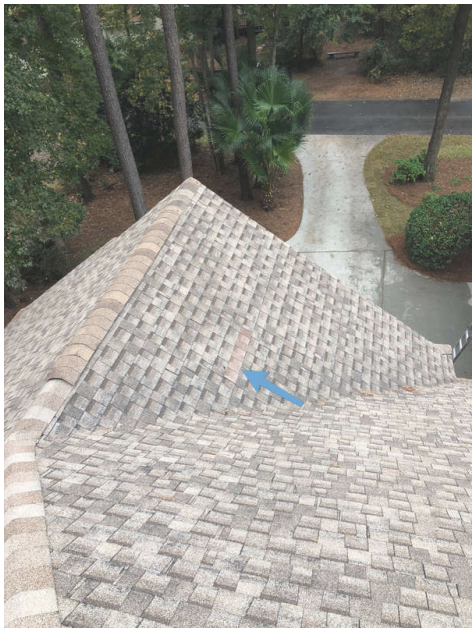
Minor / Maintenance

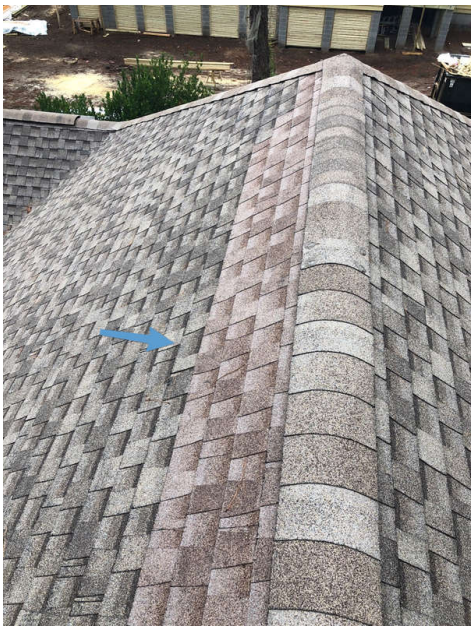
COVERINGS - PREVIOUS REPAIRS

ROOF

The roof covering showed signs of previous repairs. This is for your information, ask sellers for more information concerning repairs. No failure of the roof covering was observed at the time of inspection.







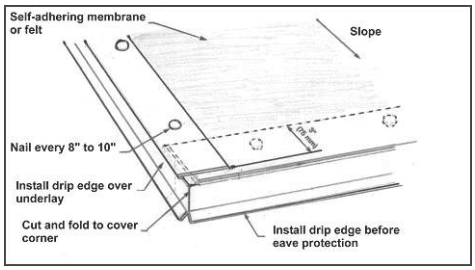
2.1.2 Coverings

SHINGLES - DRIP EDGE NOT INSTALLED

Moderate / Repair or Replace

ROOF

Drip edge flashing was not installed. Lack of roof edge flashing leaves the edges of roof sheathing and underlayment exposed to potential moisture damage from wood decay and/or delamination. Recommend a qualified contractor evaluate and repair as needed.

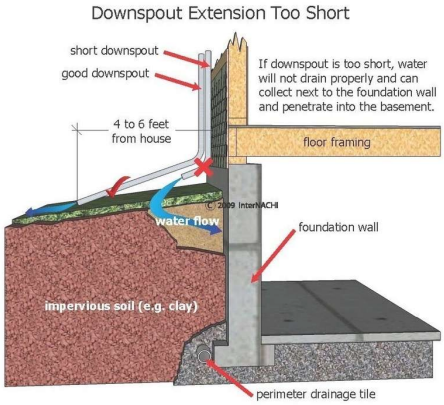
2.2.1 Roof Drainage Systems

DOWNSPOUTS - DRAIN NEAR HOUSE

Moderate / Repair or Replace

One or more downspouts drain to close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.



Rear Left Side

3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Decks, Balconies, Porches & Steps	X			X
3.4	Eaves, Soffits & Fascia	X			
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.6	Walkways, Patios & Driveways	X			X
3.7	Garage	X			
3.8	Garage Door	X			

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

Information

Inspection Method
Visual, Crawlspace Access

Siding, Flashing & Trim: Siding Material
EIFS

Siding, Flashing & Trim: Siding Style
N/A

Exterior Doors: Exterior Entry Door
Hollow Core, Wood

Decks, Balconies, Porches & Steps: Appurtenance
Covered Porch, Front Porch

Decks, Balconies, Porches & Steps: Material
Wood, Brick

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Patio Material
Concrete

Walkways, Patios & Driveways: Walkway Material
N/A

Garage Door: Material
Metal, Insulated

Garage Door: Type
Up-and-Over

General Info: Seasonal Accessories / Detached Structures Not Inspected

Detached structures and seasonal accessories are excluded from this inspection. Including but not limited to: storm windows, storm doors, shutters, awnings, and similar seasonal accessories.

Siding, Flashing & Trim: Wall Cladding Information

The wall cladding was inspected looking for damage, deterioration, improper installation, potential water entry points, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No deficiencies were observed unless otherwise noted in this report.

Decks, Balconies, Porches & Steps: Concrete Slab / Paver Porch Information

Slab porch(es) are inspected looking for damage or any other significant defects and to determine that they adequately slope away from the structure. I will also report on any visual deficiencies that may be present such as cracking, displacement, etc. No reportable deficiencies were observed unless otherwise noted in this report.

Decks, Balconies, Porches & Steps: Deck & Stairs Information

Decks are inspected looking for water related damage, construction related deficiencies, and safety hazards. The stairs were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc.

No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

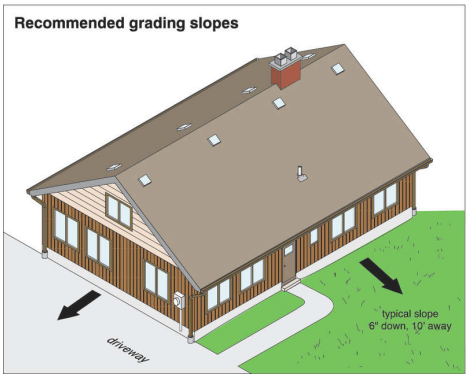
Decks, Balconies, Porches & Steps: Stairs - Non-Compliant

The staircase was older and will not comply with modern safety standards. Current safety standards require that treads are 10" in depth and 36" wide, and riser heights between the treads are no greater than 7 3/4" in height. There also shouldn't be more than a 3/8" variance between the individual riser heights. Any variances from these numbers can result in a potential trip hazard. If a concern, I recommend consulting a contractor who specializes in stairs.

Vegetation, Grading, Drainage & Retaining Walls: Grading / Drainage Information

Grading is only inspected within ten (10) feet of the foundation perimeter to determine that it allows rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

We do not determine if the inspected structure(s) is in a flood zone, has poor drainage beyond ten (10) feet of the foundation, and the presence or absence of a high water table that will affect in-slab duct systems, basements, crawl spaces and perimeter grading. Water tables are at their lowest levels at the height of summer. Seasonal changes in the rise and fall of water tables requires a geological expertise and such are not included in this Report. If you suspect a problem(s) related to any of the above conditions, we recommend you call a professional in such a field to inspect prior to Settlement of your prospective property.

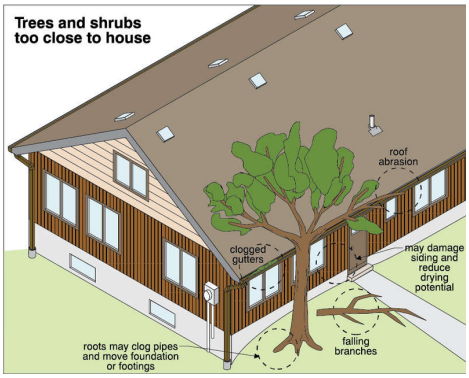


Vegetation, Grading, Drainage & Retaining Walls: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No deficiencies were observed unless otherwise noted in this report.

Vegetation, Grading, Drainage & Retaining Walls: Vegetation - Tree Near Building

Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds. Recommend that a qualified tree service contractor or certified Arborist remove trees as necessary to prevent damage to the building exterior.



Walkways, Patios & Driveways: Driveway Information

Driveways and walkways are inspected to determine their effect on the structure of the home. The Inspector will also report on any visual deficiencies that may be present such as cracking, displacement, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Garage: Garage Interior Information

Inspection of the garage includes examination of the following: General structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; overhead door condition and operation including manual and automatic safety component operation and switch placement; proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current standards require for these doors to be comprised of steel or solid wood measuring at least 1 3/8" thick for proper garage to living space separation. These doors built on homes prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded as desired for safety.

The framing in the garage is required to be covered with a 5/8" type X drywall if living areas are overhead and the home was constructed after 2006 (year dependent on local municipality). Confirmation of the proper drywall is not possible in a "visual only home inspection", but the presence of drywall will be reported on. Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended as desired for safety.

Garage Door: Garage Door Information

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. The rollers, brackets, door panels, springs, and tracks were inspected looking for damage or loose components. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

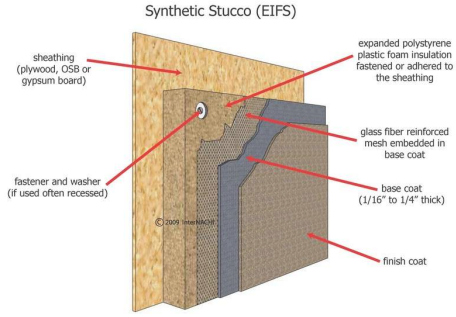
Limitations

Siding, Flashing & Trim

EIFS DISCLAIMER

Some or all of the exterior finish appeared to be exterior insulation and finishing system (EIFS). This is a synthetic stucco that is prone to failure, especially in damp climates. Typically, cracks occur in the finish and allow moisture to penetrate the foam backing. This often produces fungal rot which causes structural damage to wooden wall structures behind the EIFS. It may also result in mold growth.

The client should understand that this is a visual inspection only. No destructive testing or probing is performed, and the inspector cannot determine the condition of materials inside or behind the EIFS finish. It is common practice for EIFS to be evaluated by a certified EIFS specialist, even when no obvious signs of deterioration or substandard installation are found. If concerned, have a certified specialist evaluate further to determine if repairs are needed. Any repairs needed should be made by a qualified contractor.



Observations

3.1.1 Siding, Flashing & Trim

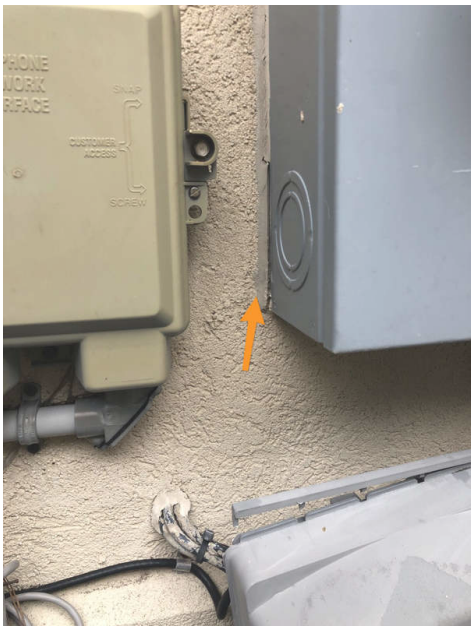
STUCCO / EIFS- SEAL PENETRATION

Moderate / Repair or Replace

A penetration was not properly sealed. There are openings/gaps where water will enter the and get behind the stucco / EIFS causing deterioration. Recommend re-sealing the stucco at all penetrations to keep out moisture.

Front Porch

Front Porch

Rear Porch

3.1.2 Siding, Flashing & Trim

Moderate / Repair or Replace

STUCCO / EIFS - DAMAGED

Stucco / EIFS covering exterior walls of the home had moderate visible damage that should be repaired to prevent possible moisture intrusion. All work should be performed by a qualified contractor.




Front Porch


Rear


Sevice Yard

3.1.3 Siding, Flashing & Trim

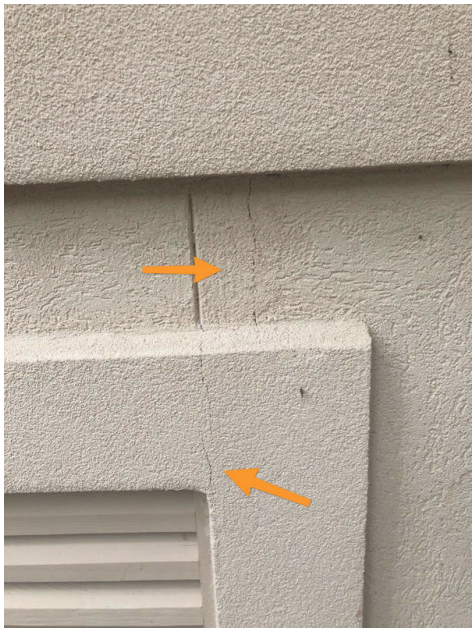
Moderate / Repair or Replace

STUCCO / EIFS - MINOR CRACKING

Moderate localized cracking was observed in stucco / EIFS covering exterior walls of the home. This type of cracking, called "thermal cracking" is typically caused by stucco expansion and contraction that occurs with changes in temperature, made worse over time by exposure to freezing moisture. Cracks exceeding 1/16-inch in width should be filled with an appropriate material to minimize future damage.


Right Side


Right Side


Right Side

Front Left Side

Sevice Yard

3.2.1 Exterior Doors

Minor / Maintenance

WEATHERSTRIPPING - NOT INSTALLED

Door was missing standard weatherstripping. This can result in significant energy loss and moisture intrusion.

Here is a DIY guide on weatherstripping.

3.3.1 Decks, Balconies, Porches & Steps

Moderate / Repair or Replace

DECK - JOIST NOT SUPPORTED

One of more areas of the deck support appears unsupported. Joists should be fully resting on their joist hanger. Recommend a qualified deck contractor repair as needed.

3.3.2 Decks, Balconies, Porches & Steps

Moderate / Repair or Replace

HANDRAIL - LOOSE

The garage handrail was loose and needed re-fastening. This condition is a potential fall hazard. All corrections should be made by a qualified contractor.

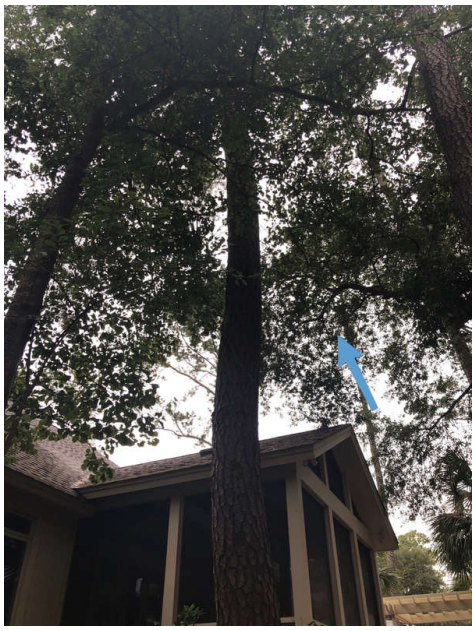
Garage

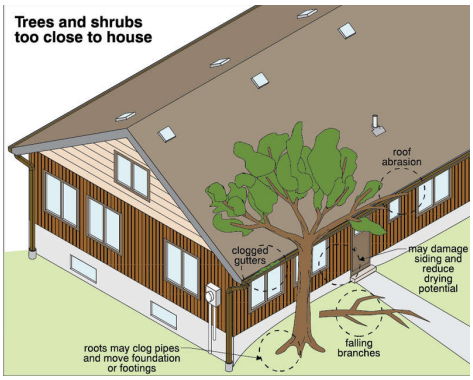
3.5.1 Vegetation, Grading, Drainage & Retaining Walls

Minor / Maintenance

VEGETATION - TREE OVERHANG

Large trees near the house have limbs that overhang the home. Falling limbs due to conditions such as wood decay, high winds or heavy snow loads may cause injury or damage. Consider having these trees evaluated by a qualified arborist.



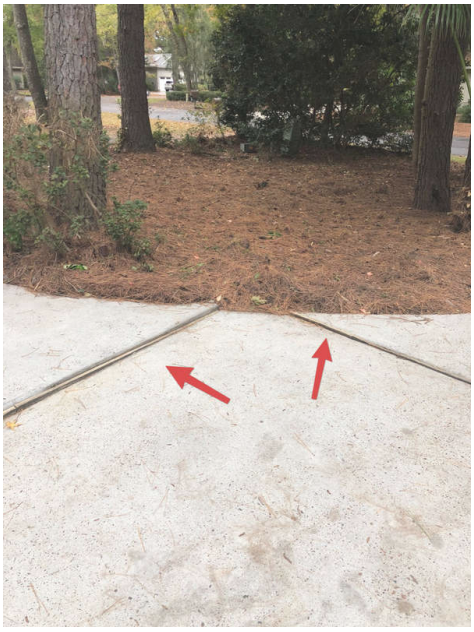


3.6.1 Walkways, Patios & Driveways

Major / Safety Hazard

DRIVEWAY - UPHEAVAL

Trip hazards in the driveway appeared to be the result of the expansion or contraction (heaving or settling) of underlying soil.



3.6.2 Walkways, Patios & Driveways

Moderate / Repair or Replace

DRIVEWAY - SIGNIFICANT CRACKING

Significant cracks were observed in the driveway and should be filled with an appropriate material to avoid continued damage to the driveway surface.

3.6.3 Walkways, Patios & Driveways

Minor / Maintenance

PATIO - CRACKING

Normal settling & cracking observed at the patio. Recommend monitor and/or patch/seal.

Here is a helpful article on repairing cracked patios.

Rear

4: AIR CONDITIONING (CONDENSING UNIT)

		IN	NI	NP	O
4.1	Cooling Equipment	X			X
4.2	Cooling Equipment 2	X			X

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

Information

Type
Heat Pump

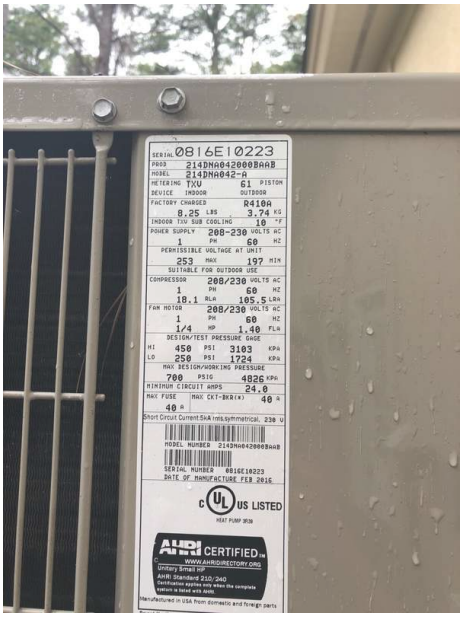
Cooling Equipment: Condition
Satisfactory

Cooling Equipment: Approx. Age
2

Cooling Equipment: Brand / Model # / Serial #
Bryant

Cooling Equipment: Energy Source/ Type
Electric

Max beaker size

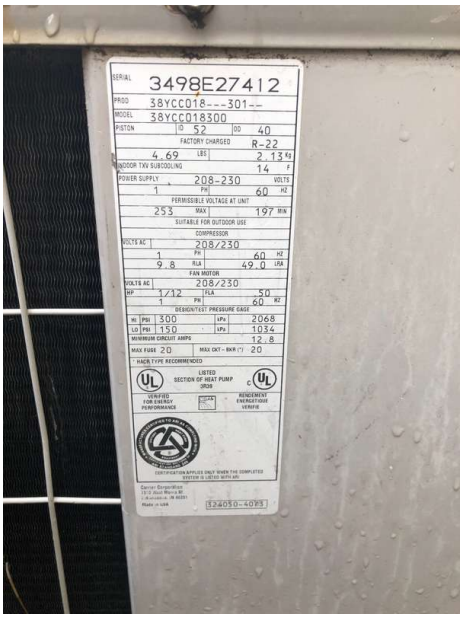


Cooling Equipment: Cooling Source Unit(s): Exterior Unit Max Circuit Breaker Size
40

Cooling Equipment 2: Condition
Poor

Cooling Equipment 2: Approx. Age
20

Cooling Equipment 2: Brand / Model # / Serial #
Carrier



Cooling Equipment 2: Energy Source/ Type
Electric

Max beaker size

Cooling Equipment 2: Location
Service Yard

Cooling Equipment 2: Cooling Source Unit(s): Exterior Unit Max Circuit Breaker Size
20

Air Conditioning Information

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. 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 HVAC contractor. The central air system should be cleaned and serviced annually.

As with all mechanical equipment, the unit may fail at any time without warning. We cannot determine future failures.

Cooling Equipment 2: Life Expectancy

The life expectancy of a condensing unit is ~10 - 15 years and is affected by the quality of the equipment and level of previous maintenance. Air conditioners / heat pumps within or beyond this age may become inefficient and have a high probability of failure in the near future. We recommend a qualified HVAC technician fully evaluate the system and discuss pros/cons of replacement. If replacement is not elected at this time, budget for replacement anytime in the near future.

Cooling Equipment 2: Temperature Differential

The temperature split differential between the return and registers was within the 14-22 degree (F) range at time of inspection, which indicated the unit is cooling as intended.

The photo(s) below are thermal image(s) of the supply air temperature at supply and return air register(s) at the time of this inspection.

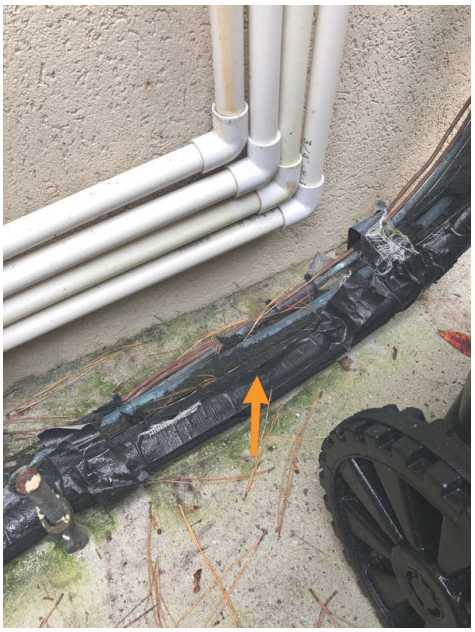
Observations

4.1.1 Cooling Equipment

SUCTION LINE - INSULATION MISSING/ DAMAGED

Moderate / Repair or Replace

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas, which can cause energy loss or condensation. Recommend both suction lines be repaired.



Front Left Side

Front Left Side

4.2.1 Cooling Equipment 2

NEEDS SERVICING / CLEANING

Minor / Maintenance

Central air systems should be cleaned and serviced annually. Recommend a qualified contractor clean, service and certify the outside unit (condensing coil, compressor, and/ or reversing valve) .

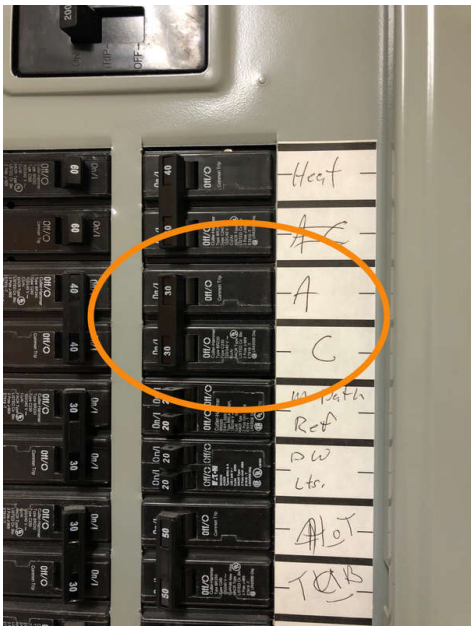
Here is a resource on the importance of central air systems maintenance.

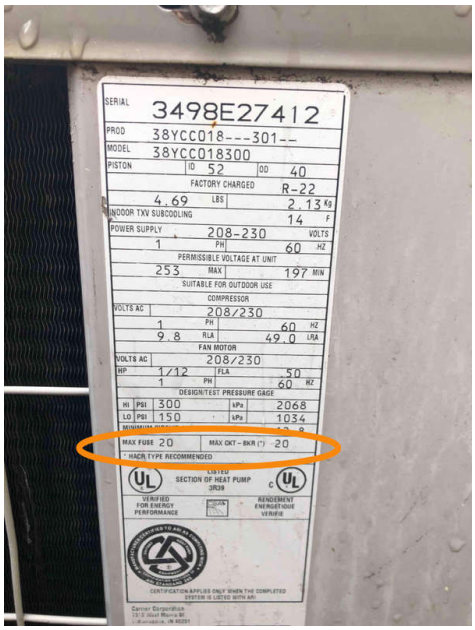
4.2.2 Cooling Equipment 2

CONDENSING UNIT - OVERSIZED BREAKER

Moderate / Repair or Replace

The breaker servicing the outdoor unit was oversized. This condition is a potential safety hazard and voids the manufactures warranty. Recommend correction by a qualified contractor.


Heat
A
C
Ref
DW
Ltg.
HOT


SERIAL 3498E27412
PROD 38YCC018---301--
MODEL 38YCC018300
PISTON ID 52 OD 40
FACTORY CHARGED R-22
4.69 LBS 2.13 kg
INDOOR TXV SUBCOOLING 14 F
POWER SUPPLY 208-230 VOLTS
1 PH 60 HZ
PERMISSIBLE VOLTAGE AT UNIT
253 MAX 197 MIN
SUITABLE FOR OUTDOOR USE
COMPRESSOR
VOLTS AC 208/230
1 PH 60 HZ
9.8 RLA 49.0 LRA
FAN MOTOR
VOLTS AC 208/230
HP 1/12 FLA 50
1 PH 60 HZ
DESIGN/TEST PRESSURE GAGE
HI PSI 300 kPa 2068
LO PSI 150 kPa 1034
MAX FUSE 20 MAX CKT - BKR (*) 20
* HACR TYPE RECOMMENDED
LISTED SECTION OF HEAT PUMP 3R39
VERIFIED FOR ENERGY PERFORMANCE
RENDEMENT ENERGETIQUE VERIFIE
CERTIFICATION APPLIES ONLY WHEN THE COMPLETED SYSTEM IS LISTED WITH ARI

5: HEATING (AIR HANDLER)

		IN	NI	NP	O
5.1	Heating Equipment	X			X
5.2	Heating Equipment 2	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			

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

Information

Heating Equipment: Condition
Satisfactory

Heating Equipment: Approx. Age
2

Heating Equipment: Brand / Model # / Serial #
Carrier

Heating Equipment: Energy Source
Electric

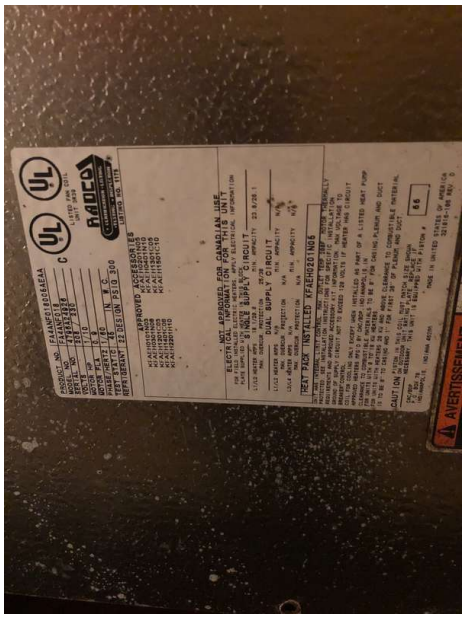
Heating Equipment: Heat Type
Forced Air, Heat Pump

Heating Equipment: Filter Type
Disposable

Heating Equipment 2: Condition
Poor

Heating Equipment 2: Approx. Age
20

Heating Equipment 2: Brand / Model # / Serial #
Carrier



Heating Equipment 2: Energy Source
Electric

Heating Equipment 2: Heat Type
Heat Pump, Forced Air

Distribution Systems: Ductwork
Insulated

AFUE Rating

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at the thermostat in both heating and cooling modes; a visual observation of the equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted. The air handler and should be cleaned and serviced annually.

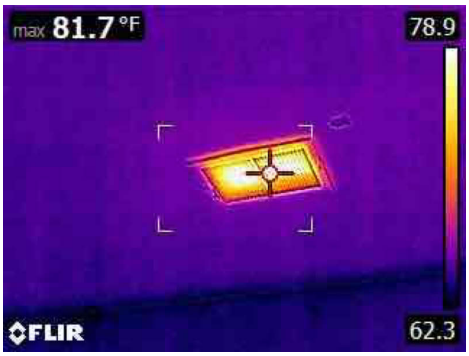
As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.

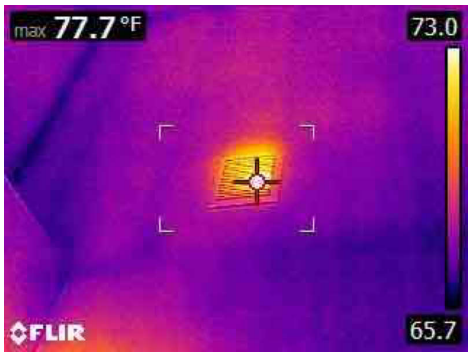
Heating Equipment: Temperature Differential

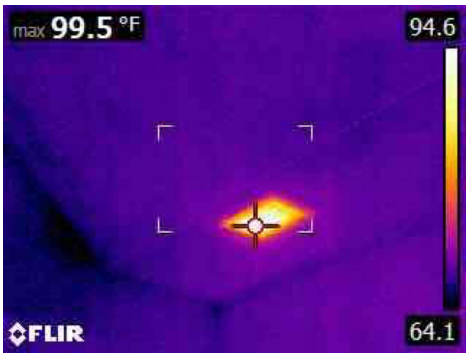
(1)The temperature split differential between the return and registers was within the 14-22 degree (F) range at time of inspection, which indicated the unit is heating as intended.

(2)Heat system appeared to be in working order. Supply air from the heating system should 100 degrees Fahrenheit or higher, which indicated the unit is heating as intended.

The photo(s) below are thermal image(s) of the supply air temperature at register(s) at the time of this inspection.





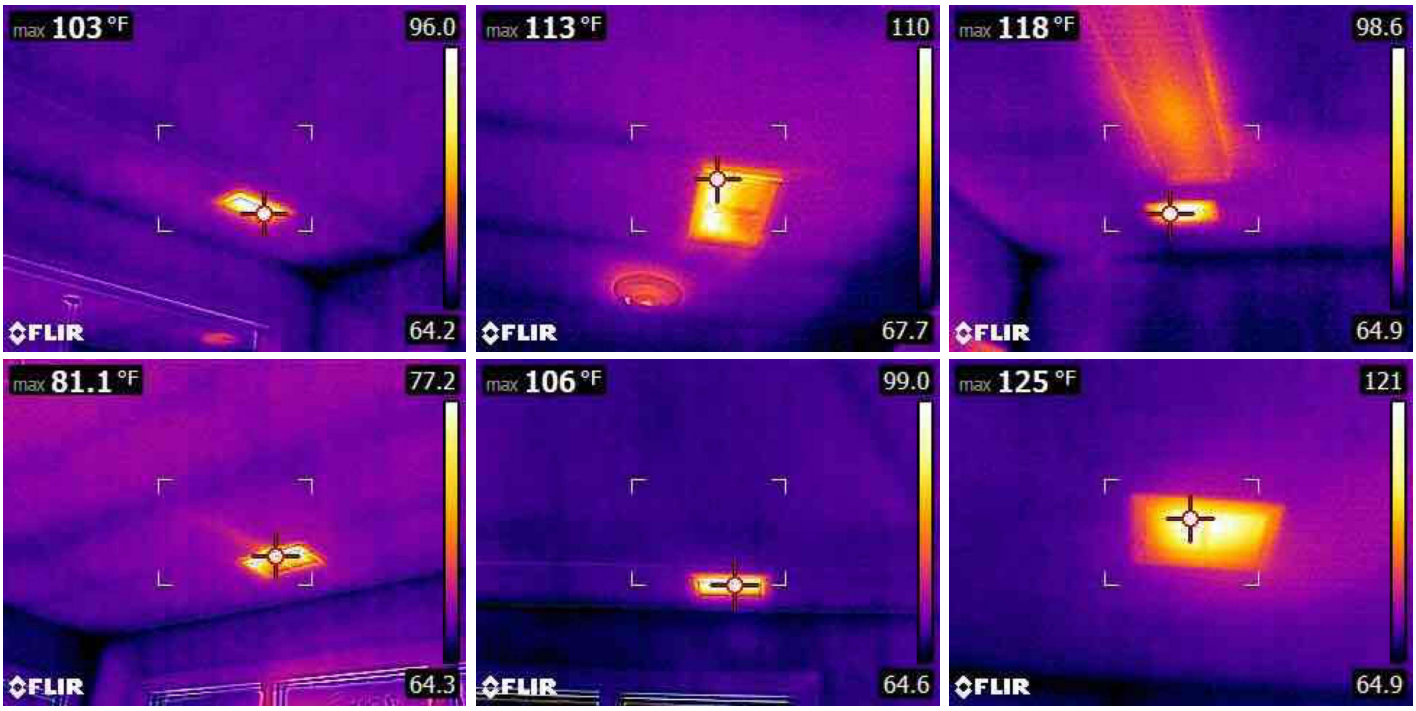


Heating Equipment 2: Life Expectancy

The life expectancy of a central air handler unit is ~15 - 20 years and is affected by the quality of the equipment and level of previous maintenance. Air handlers within or beyond this age may become inefficient and have a high probability of failure in the near future. We recommend a licensed HVAC technician fully evaluate the system and discuss pros/cons of replacement. If replacement is not elected at this time, budget for replacement anytime in the near future.

Heating Equipment 2: Filter Type

Disposable



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The photo(s) below are thermal image(s) of the supply air temperature at register(s) at the time of this inspection.

Observations

5.1.1 Heating Equipment

Minor / Maintenance

FILTER - REQUIRES REPLACEMENT

The air filter was beyond its expected lifespan. The purpose of the air filter is to remove dust and dirt from the air before it passes into the furnace where it can clog heat exchangers, air conditioner coils, ducts, and registers. Recommend replacement.

6: ELECTRICAL

		IN	NI	NP	O
6.1	Service Entrance Conductors	X			X
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			X
6.4	Connected Devices and Fixtures	X			
6.5	Polarity and Grounding of Receptacles	X			X
6.6	GFCI & AFCI	X			X
6.7	Smoke & Carbon Monoxide Detectors	X			

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

Information

Branch Wire 15 and 20 AMP
Copper

Wiring Method
Romex

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 240 Volts

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Laundry Room

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Subpanel Locations
N/A

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
Eaton

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker

General Info: Low Voltage Systems/Wiring Not Inspected

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, alarm systems, low voltage lighting and applicable wiring, etc.

Service Entrance Conductors: Service Entrance Information

Power was supplied to the home via an underground service lateral. The meter and conduit appeared to be in satisfactory condition. No deficiencies were observed unless otherwise noted in this report.

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels:
Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage:
Branch Wiring Information

The branch wiring (branch feeders) were inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the type of wiring, improper support, etc. The majority of branch feeders are not visible due to them being covered by wall and ceiling coverings, insulation, etc. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.

Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage:
Overcurrent Devices Information

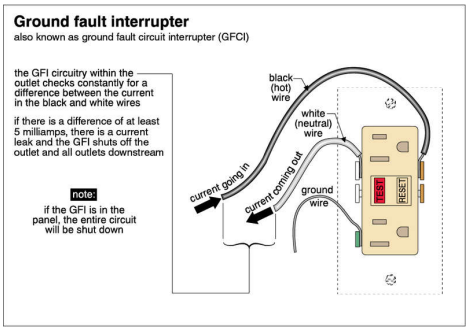
The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Polarity and Grounding of Receptacles: **Receptacles Information**

Receptacles were tested with a polarity tester to confirm proper wiring. No deficiencies were observed unless otherwise noted in this report.

GFCI & AFCI: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is noticed between the "hot" and "neutral" conductors. This protection is required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: Bathrooms, Kitchens, On the Exterior, In garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, there installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection.



Smoke & Carbon Monoxide Detectors: Smoke Detector(s) Information

Smoke detectors have a lifespan of 10 years and should be replaced after they reach that age. Smoke alarms are recommended for each sleeping room and one outside of each sleeping room(s), and one per level including habitable attics and basements. Recommend testing the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms

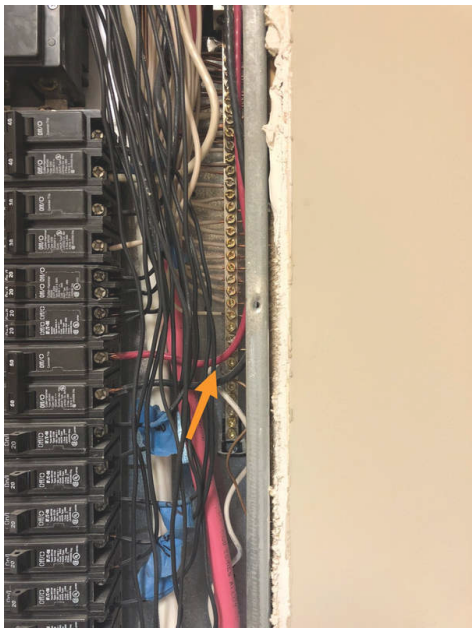
Observations

6.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Moderate / Repair or Replace

PANEL - BUSBAR NOT BONDED TO PANEL

The grounding bus was not bonded to the distribution panel enclosure. Recommend repair by a qualified contractor.

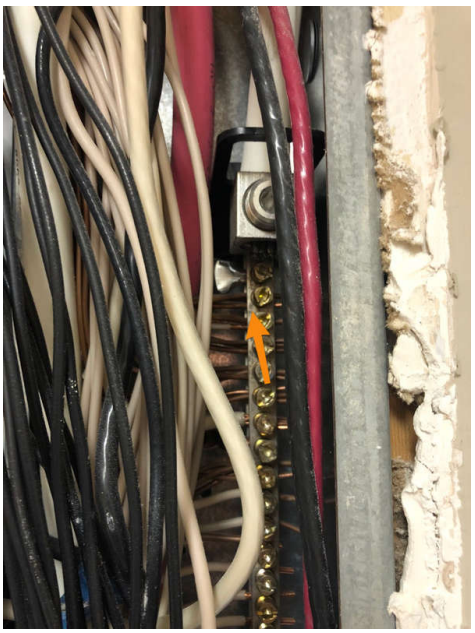
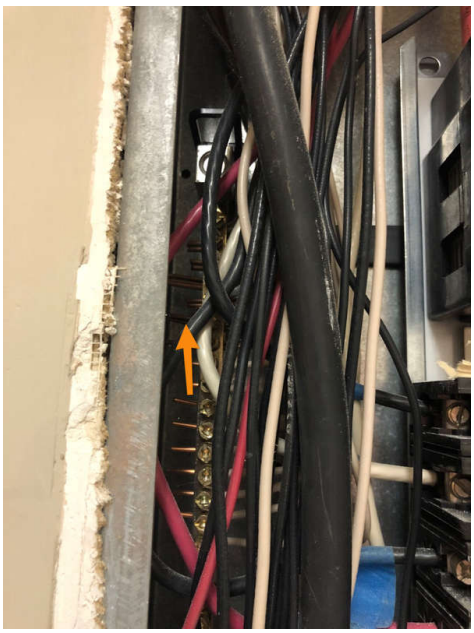


6.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

Moderate / Repair or Replace

BRANCH CIRCUITS - DOUBLE GROUNDS

Grounding wires were doubled or bundled together on the grounding bus bar. This is unsafe as one of the ground wires could come loose from the lug, allowing the circuit to become ungrounded. A qualified electrician should evaluate and repair as necessary.

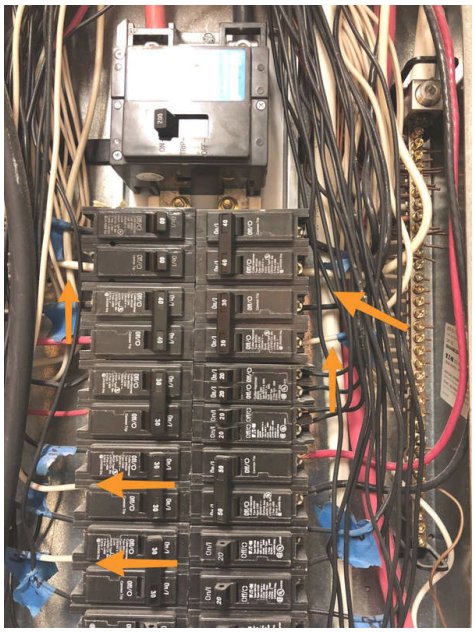



6.3.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

Moderate / Repair or Replace

BRANCH CIRCUITS - RE-IDENTIFY NEUTRAL

The neutral conductor was on a 240 volt (two-pole) circuit and was not permanently re-identified to indicate its use as an ungrounded "hot" conductor. It should be taped, typically using red or black tape (anything but white, green, or blue). Recommend correction by a qualified contractor.



6.3.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

Moderate / Repair or Replace

EXTERIOR WIRE(S) - EXPOSED

One or more sections of outdoor wiring were exposed and not rated for exterior use. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices (i.e. installing conduit, re-routing wires or replacing wiring).

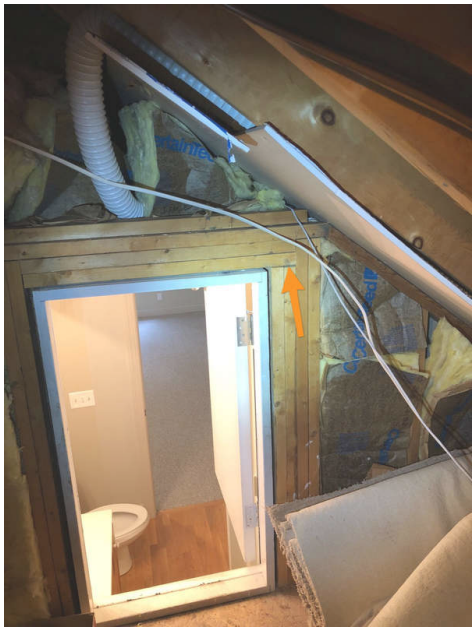
Rear Deck

6.3.4 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

Moderate / Repair or Replace

WIRE(S) - UNSECURED

Attic wiring was not secured to joists. Recommend a qualified electrician properly secure all loose wiring to floor joists per standard building practices.



Attic

6.5.1 Polarity and Grounding of Receptacles

Moderate / Repair or Replace

RECEPTACLE(S) - INOPERABLE

An electrical receptacle was inoperable at the time of the inspection. Recommend that an evaluation and any necessary corrections or repairs be performed by a qualified electrical contractor.

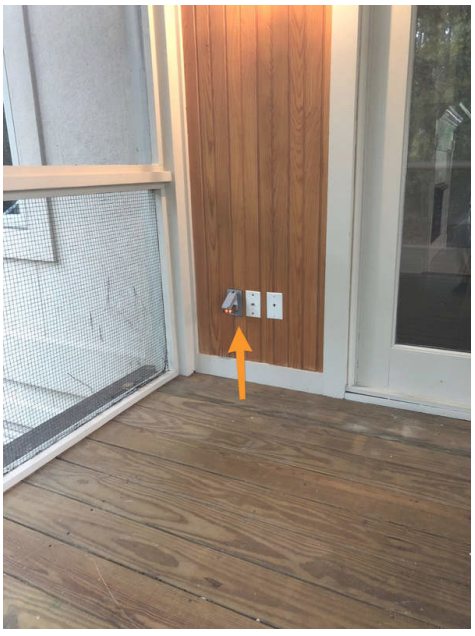
6.6.1 GFCI & AFCI

Moderate / Repair or Replace

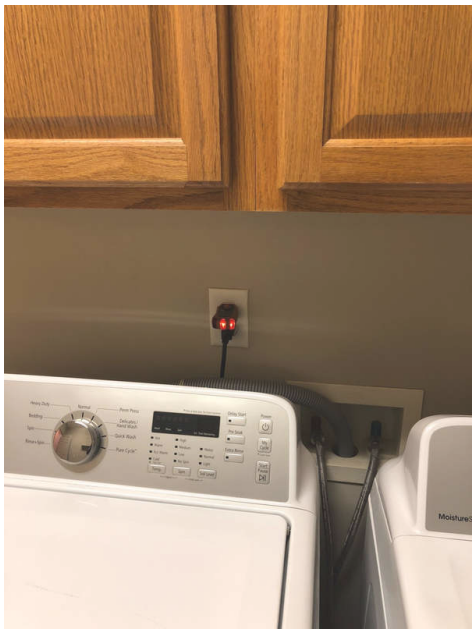
GFCI PROTECTION - NOT INSTALLED

No ground fault circuit interrupter (GFCI) was present in one or more areas inside and outside of the home. Recommend a licensed electrician upgrade outlets by installing GFCI receptacles located within 6 feet of a water source or in damp locations.

Here is a link to read about how GFCI receptacles keep you safe.



Rear Deck



Laundry Room

Laundry Room

7: PLUMBING

		IN	NI	NP	O
7.1	Fuel Storage & Distribution Systems	X			X
7.2	Drain & Waste Systems	X			
7.3	Vents & Flues	X			
7.4	Fixtures / Faucets	X			X
7.5	Water Heater	X			
7.6	Sump Pumps / Sewage Ejectors			X	

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

Information

Source
Public

Material - Water Supply
Pex, CPVC

The main water supply is recommend to be 40-80 psi.

Main Water Shut-Off Device Location
Garage, Meter

Main Fuel Shut-Off Location
N/A

Material - Distribution
CPVC, Pex

Filters
None

Drain & Waste Systems: Material
PVC

Water Heater: Location
Attic

Water Heater: Condition
Satisfactory

Water Heater: Approx. Age
4

Water Heater: Brand / Model # / Serial #
State

Water Heater: Capacity
80 Gallons

Water Heater: Power Source
Electric

Fuel Storage & Distribution Systems: Functional Flow: Flow Information

Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

Fuel Storage & Distribution Systems: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Drain & Waste Systems: Drain, Waste, and Vent Pipes Information

Visible portions of the drain, waste, and vent (DWV) pipes were inspected looking for leaks or indications of other deficiencies. No reportable conditions (significant defects) were visibly observed unless otherwise noted in this report.

Drain & Waste Systems: Functional Drainage Information

Water was run through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during the inspection.

Vents & Flues: Vent, Flues, and Chimneys Information

The plumbing vents, flues, and Chimney penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Fixtures / Faucets: Fixtures / Faucets Information

Visible portions of the plumbing fixtures and faucets were inspected looking for leaks or indications of other deficiencies. No reportable conditions (significant defects) were visibly observed unless otherwise noted in this report.

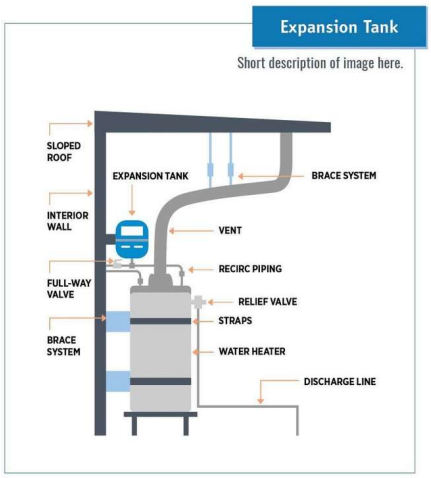
Water Heater: Functional

The water heater produced hot water at the time of inspection. No reportable deficiencies were observed with the unit unless otherwise noted in this report.

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 140 degrees F to prevent scalding.

Water Heater: **Expansion Tank - Upgrade**

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These have been required in certain areas for new installs or replacement since 2012. Recommend a qualified plumber upgrade the system and install.



Observations

7.1.1 Fuel Storage & Distribution Systems

Moderate / Repair or Replace

SUPPLY LINE(S) - SUPPORT NEEDED (CPVC)

Chlorinated Poly Vinyl Chloride (CPVC) water distribution pipes were poorly supported. This condition puts excessive strain on fittings and may result in premature failure. Horizontally-oriented CPVC supply pipes should be supported at least every 3 feet. Recommend installation of additional supports by a qualified contractor.

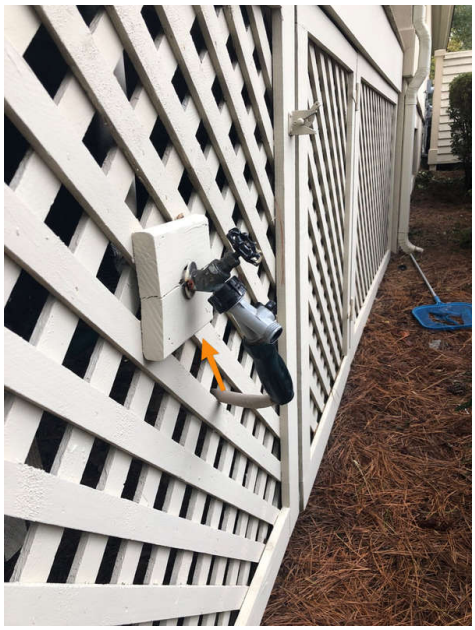
Rear Deck

7.4.1 Fixtures / Faucets

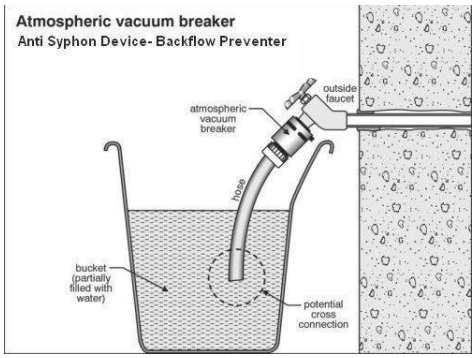
Moderate / Repair or Replace

HOSE BIBB - ANTI-SIPHON PROTECTION NOT INSTALLED

Install anti-siphon devices on exterior hose bibbs to prevent cross contamination into the house's drinking water. Recommendinstallation by a qualified contractor.



Rear Left Side

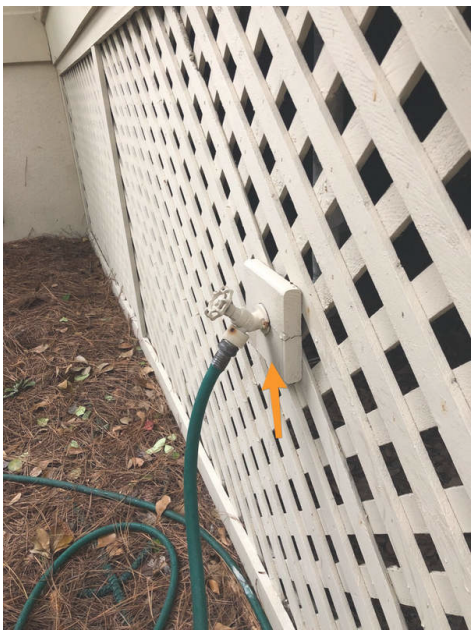


7.4.2 Fixtures / Faucets

Moderate / Repair or Replace

HOSE BIBB - NOT SECURE

Hose bibb was not secured with mounting screws.



Rear

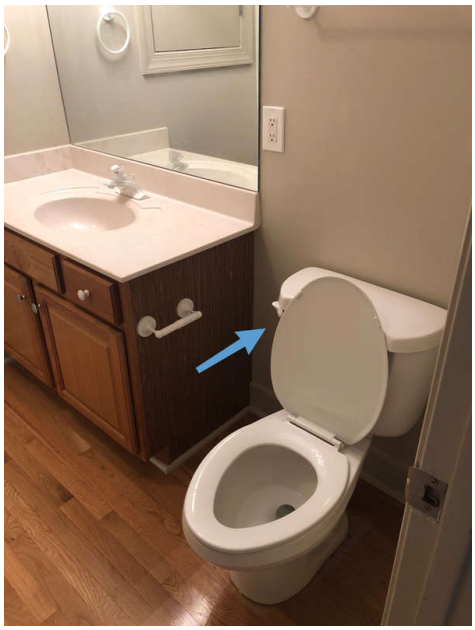
Rear Left Side

7.4.3 Fixtures / Faucets

Minor / Maintenance

TOILET - ADJUST HANDLE

Handle was not operating correctly and should be adjusted by a qualified contractor.



2nd Floor Bathroom

8: INTERIORS

		IN	NI	NP	O
8.1	Walls and Ceilings	X			X
8.2	Floors	X			
8.3	Steps, Stairways & Railings	X			
8.4	Countertops & Cabinets	X			
8.5	Doors	X			X
8.6	Windows	X			

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

Information

Walls and Ceilings: Wall Material
Drywall

Walls and Ceilings: Ceiling Material
Drywall

Floors: Floor Coverings
Carpet, Laminate, Tile

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Granite, Marble

Windows: Window Type
Thermal

General Interior Information

Most properties have at least some cosmetic issues. These items, while noticed by Inspector, are not listed as they
are considered to be known to Buyer during their preview of the home and are cosmetic in nature. Issues such as this
are outside the scope of this report and the inspector is not required to observe: paint, interior caulk, wallpaper, minor drywall cracks, wrinkled or stained carpeting, faded areas of flooring underneath rugs, and other finish treatments on the interior walls, ceilings, and floors; or draperies, blinds, or other window treatments.

Walls and Ceilings: Wall Information

Visible portions of the interior walls were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Walls and Ceilings: Ceiling Information

The ceilings throughout the home were inspected looking for moisture intrusion due to roof leaks or leaking plumbing pipes, settlement cracks, or significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Steps, Stairways & Railings: Stairway Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Steps, Stairways & Railings: Handrail - Non-Compliant

This staircase had a handrail that was lower than recommended by generally-accepted current safety standards. Current safety standards require handrails to be installed from 34 inches to 38 inches above the sloped plane represented by the noses of the stair treads. Although this condition is now considered a potential fall hazard, it is not uncommon in older homes such as this one, built during a time period in which generally-accepted standards were different from current standards. The Inspector recommends changing the current handrail to comply with modern safety standards. All work should be performed by a qualified contractor.

Handrails at one or more flights of stairs were not continuous or did not extend the full length of the stairs.

Windows: Window Information

The windows were inspected by operating a representative number windows in the home. They are inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Observations

8.1.1 Walls and Ceilings

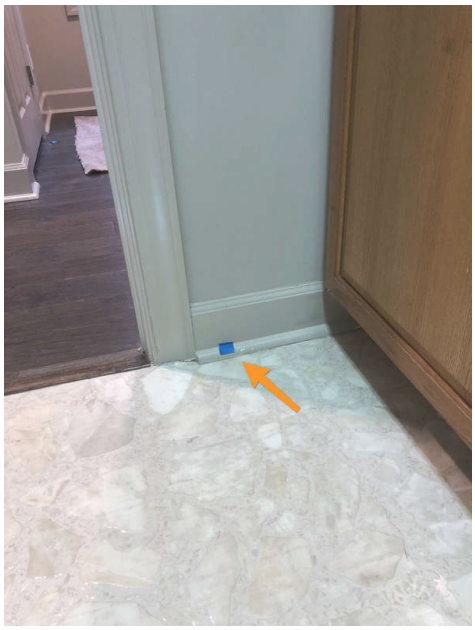
Moderate / Repair or Replace

PAINT TOUCH-UP

A few areas of the home was in need of paint touch-ups- not all areas shown and are marked with blue tape.


Front


Garage


Laundry Room

8.1.2 Walls and Ceilings

Moderate / Repair or Replace

CLOSET SHELF - MISSING

Recommend reinstalling closet shelves.

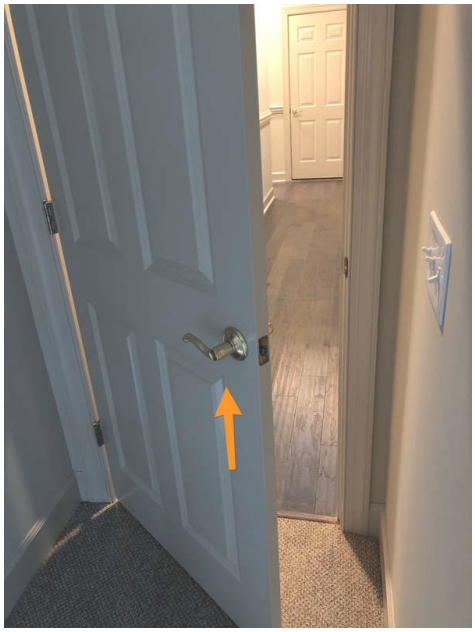

2nd Floor Bathroom

8.5.1 Doors

LOCKSETS - ADJUST

Moderate / Repair or Replace

Lockset was not operating properly and should be adjusted or replaced as need.



9: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
9.1	Fireplaces, Stoves & Inserts	X			X
9.2	Fuel-buring Accessories			X	
9.3	Chimney & Vent Systems			X	

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Information

Type

Gas, Non-vented

Fireplaces, Stoves & Inserts: Fireplace: Cleaning

Flue cleanliness status is not a part of a standard home inspection, however, it is recommended the flue be swept by a professional chimney contractor to ensure the flue is clean and is in good working order, before first use.

Observations

9.1.1 Fireplaces, Stoves & Inserts

Moderate / Repair or Replace

FIREPLACE - INOPERABLE

The gas fireplace was not functioning at the time of the inspection and should be serviced by a qualified contractor.

10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			
10.2	Garbage Disposal	X			
10.3	Microwave	X			
10.4	Refrigerator	X			
10.5	Range/Oven/Cooktop	X			
10.6	Washer / Dryer	X			

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

Information

Dishwasher: Brand
LG

Microwave: Brand
LG

Refrigerator: Brand
LG

Range/Oven/Cooktop: Exhaust Hood Type
None

Range/Oven/Cooktop: Range/Oven Brand
LG

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

Dishwasher: Dishwasher Information

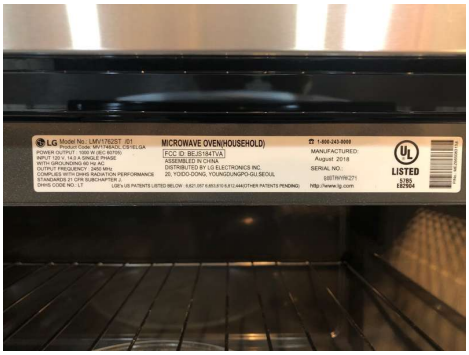
The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at time of inspection unless otherwise noted in the report below.

Garbage Disposal: Disposal Information

The disposal was operated and appeared to be in serviceable condition at time of inspection unless otherwise noted in the report below.

Microwave: Microwave Information

The microwave was operated through a normal cycle and appeared to be in serviceable condition at time of inspection unless otherwise noted in the report below.



Refrigerator: Refrigerator Information

The fridge appeared to be in serviceable condition at time of inspection unless otherwise noted in the report below.

Range/Oven/Cooktop: Range/ Oven Information

The range/ oven/ cooktop was operated and appeared to be in serviceable condition at time of inspection unless otherwise noted in the report below.

Washer / Dryer: Washer / Dryer

Washer and dryer were tested. Washer was tested by running a basic cycle ensuring unit functioned and drained. Dryer was tested by ensuring dryer functioned and produced heat. Cleaning or drying capability is not gauged nor guaranteed by the test.

Observations

10.1.1 Dishwasher

Moderate / Repair or Replace

DISHWASHER - DOOR ADJUSTMENT

KITCHEN

The dishwasher door was difficult to open and close, and is need of adjustment.

Kitchen

11: STRUCTURAL COMPONENTS

		IN	NI	NP	O
11.1	Foundation, Basement & Crawlspaces	X			
11.2	Floor Structure	X			
11.3	Wall Structure	X			
11.4	Ceiling Structure	X			
11.5	Roof Structure & Attic	X			

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

Information

Inspection Method
Visual, Attic Access, Crawlspace Access

Foundation, Basement & Crawlspaces: Material
Masonry Block

Floor Structure: Material
Wood

Floor Structure: Sub-floor
OSB

Wall Structure: Material
Wood

Ceiling Structure: Material
Wood

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type
Hip

Foundation, Basement & Crawlspaces: Foundation Walls Infromation

Visible portions of the foundation walls were inspected looking for cracking, moisture intrusion, or any other indications of damage or deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Foundation, Basement & Crawlspaces: Column(s) Information

Columns were present that supported the overhead floor structure. The column(s) appeared to be in satisfactory condition at visible portions, at the time of inspection. No deficiencies were observed unless otherwise noted in this report.

Foundation, Basement & Crawlspaces: Crawlspace: Moisture Infiltration Information

The crawlspace area was inspected looking for signs of past or present water intrusion by inspecting visible portions of the walls and floors, looking for moisture stains and/or other signs of prior water intrusion. No signs of excessive moisture intrusion was present in the crawlspace area unless otherwise noted in this report. The inspector can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions. Recommend consulting with the sellers as to prior moisture infiltration into this area, and reading the sellers disclosure which would list such a condition. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Floor Structure: Floor Structure Information

Visible portions of the framing and floor structure was inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Roof Structure & Attic: Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, improper building practices, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

Limitations

Floor Structure

CRAWLSPACE - CONCEALED FLOOR STRUCTURE

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection.

Roof Structure & Attic

ATTIC - CONCEALED CEILING STUCTURE

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by insulation are excluded from this inspection.

12: INSULATION AND VENTILATION

		IN	NI	NP	O
12.1	Attic Insulation	X			X
12.2	Attic Ventilation	X			X
12.3	Crawlspace Insulation	X			X
12.4	Crawlspace Ventilation	X			X
12.5	Exhaust Systems	X			X

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

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Attic Insulation: Insulation Type
Fiberglass

Attic Ventilation: Ventilation Type
Gable Vents, Ridge Vents, Soffit Vents

Crawlspace Insulation: Insulation Type
Fiberglass

Crawlspace Insulation: Insulation Information

Exhaust Systems: Exhaust Fans
None

Attic Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend approximately 14 inches of blown insulation or 6 1/2 inches of open cell foam insulation to achieve an R-38 rating. Depending on when the home was constructed anywhere from 8-14 inches of blown insulation may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

Attic Ventilation: Ventilation Information

The attic ventilation system is reported on by a visual inspection of each ventilation source, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

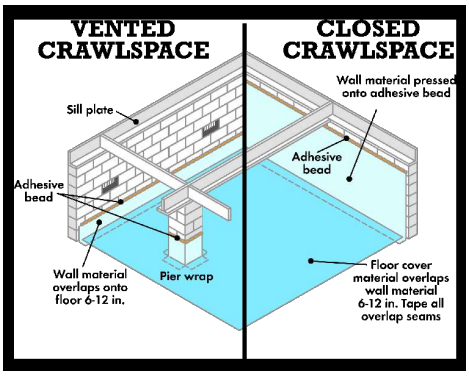
Crawlspace Ventilation: Ventilation Information

The crawlspace ventilation system is reported on by a visual inspection of each ventilation source, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

Many homes in the low country are located in flood zones. Newer requirements for venting crawlspaces have been implemented by FEMA throughout the years. It is recommend the buyer consult with their Realtor and/ or a qualified insurance consultant to determine if any modifications are needed to adhere to the current FEMA standards.

Crawlspace Ventilation: Vapor Diffusion Retarder Not Installed

While not required with proper venting, no soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help reduce the chances for mold growth and wood framing decay.



Limitations

General

R- VALUES

Any estimates of insulation R values or depths are rough average values. Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Observations

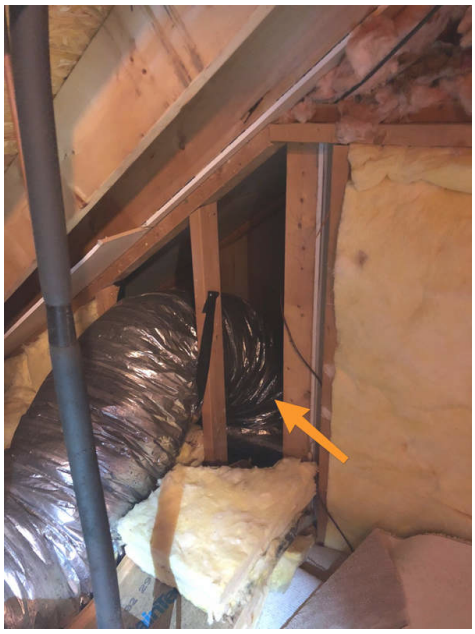
12.1.1 Attic Insulation

Moderate / Repair or Replace

INSULATION - MISSING

ATTIC

Insulation was not installed in several places. This condition will result in higher heating and cooling costs and lower comfort levels than would be the case if the walls were insulated. Recommend a qualified contractor install insulation were missing.



Attic

12.3.1 Crawlspace Insulation

Moderate / Repair or Replace

CRAWLSPACE INSULATION - MISSING / LOOSE

Insulation was loose or missing in the crawlspace. Insulation should be secured properly to help reduce heating costs. Recommend repair by a qualified contractor.





12.4.1 Crawlspace Ventilation

Moderate / Repair or Replace

TPR VALVE - IMPROPER DISCHARGE

The temperature-pressure relief valve was routed to empty into the crawl space. Water may accumulate in the crawlspace if the valve develops a leak. A qualified plumber should re-route the drain to the outside.

12.5.1 Exhaust Systems

Moderate / Repair or Replace

DRYER VENT - NEEDS CLEANED

The clothes dryer exhaust duct appears to need cleaning. Significant amounts of lint build up was found. This is a safety hazard due to the risk of fire from decreased air flow. This duct should be cleaned now and at least annually in the future.

Front Left Side

12.5.2 Exhaust Systems

Moderate / Repair or Replace

PLUMBING VENT - EXHAUST INTO ATTIC

A bathroom plumbing vent terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mildew develop. Recommend correction by a qualified contractor.

Attic

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.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Air Conditioning (Condensing Unit)
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.

Heating (Air Handler)
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.

Electrical
7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Plumbing
6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

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.

Fireplaces and Fuel-Burning Appliances
12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

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.

Structural Components
3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Insulation and Ventilation
11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.