



PREMIER HOME INSPECTIONS OF THE CSRA

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YOUR CUSTOM HOME INSPECTION REPORT

1234 Main St.
North Augusta, SC 29841

Buyer Name
06/01/2019 9:00AM



Inspector
Jeff Young

A handwritten signature in black ink, appearing to read "JMY".

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Agent

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SCOPE OF THE INSPECTION:

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

USE OF PHOTOS & Videos:

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

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

CATEGORIES:

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

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

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

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

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

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

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

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

SUMMARY

- ⊖ 2.2.1 Roof & Attic Structure - Roof Structure,Attic, & Ventilation: Staining Observed
- ⊖ 3.1.1 Exterior - Siding, Flashing, Fascia, Soffits, & Trim: Stucco Damaged
- ⊖ 4.2.1 Garage/Carport - Garage Door & Door Opener: Garage Door Sensors Too High
- ⊖ 5.2.1 Basement, Foundation, Crawlspace & Structure - Crawlspace: Missing Insulation
- ⊖
- 7.1.1 Electrical - Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Missing Secure Clamp (NM Connector)
- ⊖ 8.1.1 Plumbing - Main Water Shut-off, Distribution & Supply: Polybutylene Supply Pipes
- ⊖ 8.1.2 Plumbing - Main Water Shut-off, Distribution & Supply: Clean Out Missing Cap
- ⊖ 10.2.1 Interior - Bathrooms: Loose Shower Head Plumbing
- ⊖ 10.2.2 Interior - Bathrooms: Toilet Bowl Loose

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent, Inspector

Occupancy

Vacant

Roof Type/Style

Gable

Type of Building

Single Family/Multi Level

Weather Conditions



2: ROOF & ATTIC STRUCTURE

Information

Coverings, Flashings, & Penetrations: Number of Layers

1

Roof Structure,Attic, & Ventilation: Insulation Type

Fiberglass, Blown, Batt

Roof Structure,Attic, & Ventilation: Dryer Vent

Metal (Flex)

Coverings, Flashings, & Penetrations: Roofing Surface Material

Architectural

Roof Structure,Attic, & Ventilation: Roof & Attic Structure Material

Stick Built/OSB

Coverings, Flashings, & Penetrations: Roof Surface Inspection Method

Binoculars, Roof's Edge, Ground

Roof Structure,Attic, & Ventilation: Ventilation Type

Gable Vents, Soffit Vents, Box Vent, Ridge Vents

Coverings, Flashings, & Penetrations: Roof Surface Photos



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

30

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

Limitations

Coverings, Flashings, & Penetrations

ROOF SURFACE INSPECTION LIMITED

The roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, is slippery or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, the client is advised that this is a limited review and a licensed, qualified roofer should be contacted if a more detailed evaluation of the roof is desired.

Observations

2.2.1 Roof Structure,Attic, & Ventilation

STAINING OBSERVED

VENT STACKS ON BACK RIGHT SIDE OF ATTIC

Staining on the roof decking was observed at the time of the inspection. There was no active or abnormal moisture readings observed at the time of the inspection. Monitor

*Staining was observed below the vent stacks on the right side of the attic space. Given the high temps with no previous rain. The areas should be monitored to ensure no active staining is present.

Recommendation

Recommend monitoring.



3: EXTERIOR

Information

Siding, Flashing, Fascia, Soffits, & Trim: Siding Style

Lap

Exterior Doors & Windows: Main Entry Door

Steel

Driveways & Walkways: Driveway Material

Concrete



Driveways & Walkways: Stairs/Steps Material

Brick

Decks, Balconies, Porches & Patios: Appurtenance

Deck with Steps

Decks, Balconies, Porches & Patios: Deck Material

Wood

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

Brick Veneer, EIFS Stucco, Vinyl

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

Areas of concern will be noted separately.

Exterior Doors & Windows: Exterior Doors

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

Exterior Doors & Windows: Screen/Storm Doors

The screen/storm door(s) operated smoothly with only minor wear at the time of the inspection.

Driveways & Walkways: Walkways

Concrete

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

Decks, Balconies, Porches & Patios: Deck Covering



Observations

3.1.1 Siding, Flashing, Fascia, Soffits, & Trim

STUCCO DAMAGED

LOWER PORTION OF STUCCO TRIM (FRONT FAR RIGHT GARAGE WINDOW)

The stucco trim over the far right front garage window exhibited minor damages. No subsequent damages were observed however repairs should be made to prevent moisture related or insect related damages.



4: GARAGE/CARPORT

Information

General: Garage Type

Two Car, Attached

General: GFCI Presence

Present

Garage Door & Door Opener:

Automatic Sensors

Present, Functional



Garage Door & Door Opener:

Garage Door Material

Aluminum/Metal, Glass Panels

Garage Door & Door Opener:

Garage Door Type

Automatic



Observations

4.2.1 Garage Door & Door Opener

GARAGE DOOR SENSORS TOO HIGH

The garage door safety sensors were mounted too high up.

**As a general rule, garage door sensors should be mounted not more than six inches above the floor. That's because they might not trigger properly otherwise, and people or animals could get trapped under the door as it closes. The object under the door needs to break the sensor's infrared beam in order for the sensor to work. If the sensors are too high up, a person or small animal in that spot won't break the beam — so the door will continue to close.*



The sensors were mounted at a height of approximately 19 inches.

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Foundation Material

Masonry Block

Crawlspace: Crawlspace Access Location

Rear of Home

Crawlspace: Crawlspace Floor

Dirt

Crawlspace: Crawlspace Inspection Method

Crawled

Crawlspace: Flooring Insulation (In Crawlspace)

Fiberglass, Batt

Floor, Wall, & Ceiling Structure: Flooring Structure

Wood Beams

Floor, Wall, & Ceiling Structure: Sub-floor

Plywood

Floor, Wall, & Ceiling Structure: Wall Structure Materials

Drywall (finished), Wood Studs

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

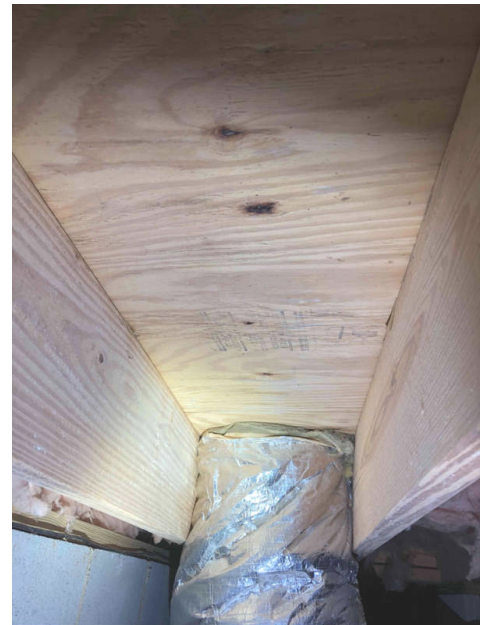
Observations

5.2.1 Crawlspace

MISSING INSULATION

MIDDLE OF CRAWLSPACE (BESIDE HVAC RETURN)

Insulation should be installed where missing in the crawlspace.



6: HEATING & COOLING

Information

Heating & Cooling Equipment:
Cooling Brand
 Carrier

Heating & Cooling Equipment:
Cooling Unit Size
 2 Ton

Both units were an estimated 2 Ton systems.

Heating & Cooling Equipment:
Furnace/Heat Pump Brand
 Carrier

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

Heating & Cooling Equipment:
Location Of Cooling Unit(s)
 Left side of home

Heating & Cooling Equipment:
Location Of Heating Unit(s) (Furnace/Heat Pump)
 Left side of home, Package Unit, Attic

Operating Controls & Distribution System: **Thermostat Brand**
 Honeywell

Operating Controls & Distribution System: **Thermostat- Condition & Location**
 Downstairs Hallway, Upstairs Hallway

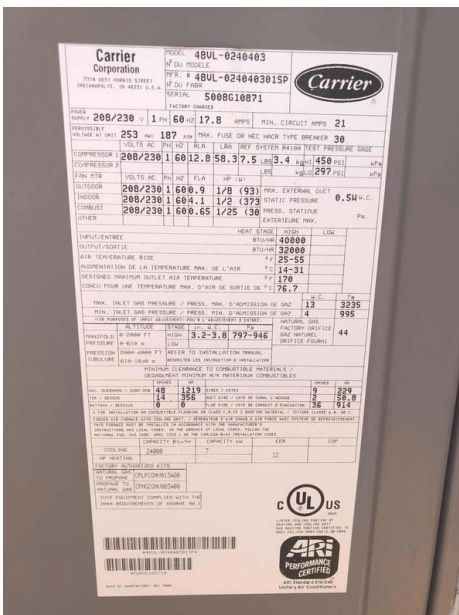
At the time of the inspection the thermostat was in good working order.

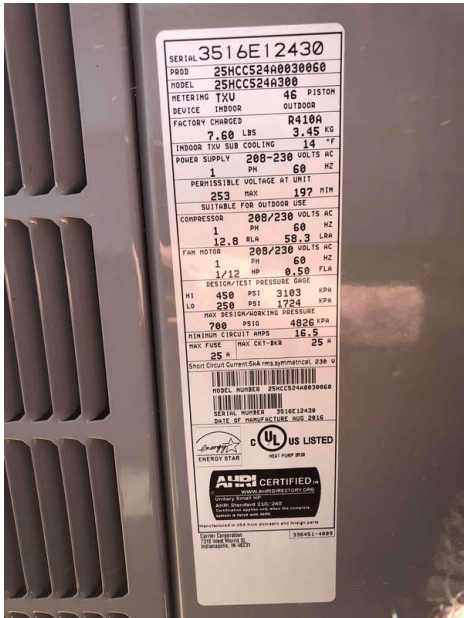
Operating Controls & Distribution System: **Thermostat Type**
 Digital, Programmable, AA Batteries



Heating & Cooling Equipment: Equipment Photos

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





Air Purifier attached to upstairs air handler.



Heating & Cooling Equipment: Cooling Approximate Manufacture Date

12/2008, 11/2016

The downstairs unit was manufactured in 2008.

The upstairs unit was manufactured in 2016.

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

12/2008, 10/2016

The downstairs unit was manufactured in 12/2008. This furnace is a packaged unit located on the exterior of the home.

The upstairs unit was manufactured in 10/2016.

***Both units were equipped with an air purifier system.**



Air purifier system located in crawlspace for downstairs unit.

Heating & Cooling Equipment: Number of HVAC Systems

2

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

Heating & Cooling Equipment: System Filter: Size

Unknown

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

*There were no filters installed at the time of the inspection. Consult with seller to ensure proper sizing.

Heating & Cooling Equipment: System Filter Type

Disposable

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

Operating Controls & Distribution System: Ductwork

Insulated

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

7: ELECTRICAL

Information

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

240 Volts, Below Ground

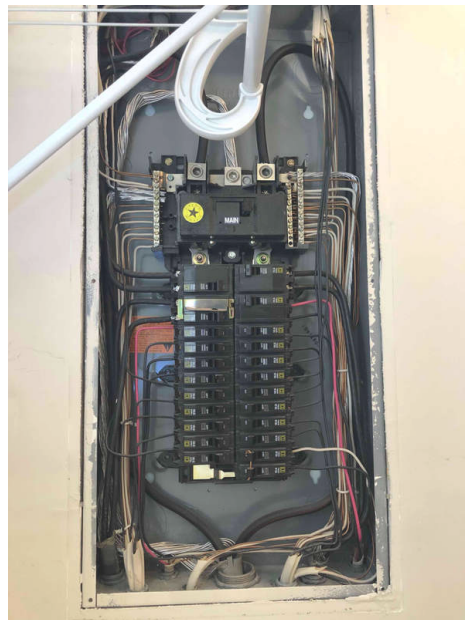
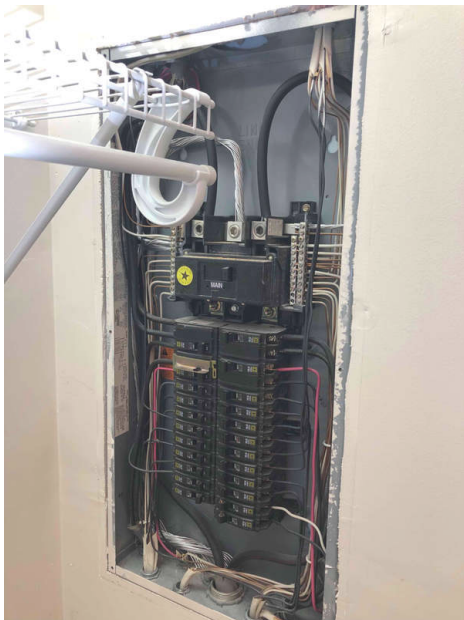
Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Panel Type

Circuit Breaker

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

Grounded

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



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

Laundry Room

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

Romex

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

150 AMP

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

Copper

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

On Panel

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

Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses: Presence of GFCI & AFCI

GFCI Present, AFCI Not Present

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

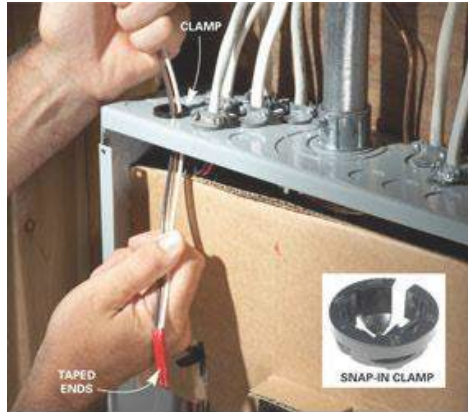
Observations

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

MISSING SECURE CLAMP (NM CONNECTOR)

TOP OF PANEL

Secure Clamps (NM Connectors) should be installed where missing. The Secure Clamps are designed to prevent damages to the wire sheathing in the event the wiring rubs against the distribution panel edges. In addition, by protecting the wire sheathing from damages, shock hazards in the electric panel are also diminished.



8: PLUMBING

Information

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

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

Hot Water Systems, Controls, Flues & Vents: Equipment Manufacture Date
02/2012

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

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

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

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

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

Main Water Shut-off, Distribution & Supply: Drain/Waste Pipe Material
PVC

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

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

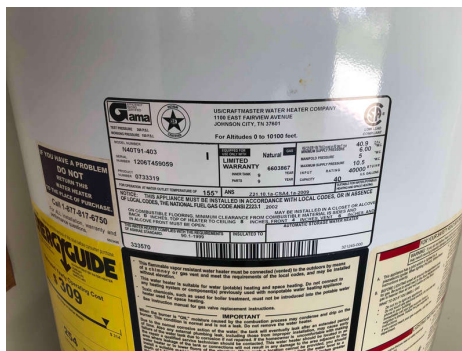
Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter, Left side of home

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

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

[Here is a nice maintenance guide from Lowe's to help.](#)

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



Observations

8.1.1 Main Water Shut-off, Distribution & Supply

POLYBUTYLENE SUPPLY PIPES

Water supply pipes were made from polybutylene material. This material can be prone to fail without warning, causing damage to the home structure. There were no signs of damage or leakage at the time of the inspection.

You can read more about polybutylene piping [here](#) and [here](#).

8.1.2 Main Water Shut-off, Distribution & Supply

CLEAN OUT MISSING CAP

FRONT LEFT SIDE OF HOME

The plumbing clean out located on the front left side of the home was missing a cap. Debris was observed in the drain line. Debris should be cleaned out and a cap installed.

Recommendation

Contact a qualified plumbing contractor.



9: KITCHEN

Information

General: Ceiling Material

Drywall, Textured

General: Wall Material

Drywall

General: Floor Covering

Tile

General: Ceiling Fan

Functional

General: Window Type

Double-hung, Thermal

Dishwasher: Dishwasher Brand

Bosch



Range/Oven/Cooktop:

Range/Oven Brand

Frigidaire

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Range/Oven/Cooktop: Exhaust

Hood Type

Vented



Garbage Disposal: Garbage Disposal Brand

GE

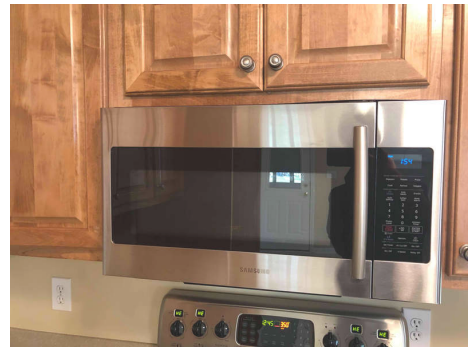


Garbage Disposal: Functional Functional

Functional

Microwave (Built In): Microwave Brand

Samsung



10: INTERIOR

Information

Living Spaces: Ceiling Material

Drywall, Textured

Living Spaces: Wall Material

Drywall

Living Spaces: Flooring Material

Hard Wood, Carpet

Living Spaces: Ceiling Fan

Functional

Living Spaces: Window Type

Thermal, Double-hung

Living Spaces: Doors

Masonite, Raised Panel

Bathrooms: Ceiling Material

Drywall, Textured

Bathrooms: Wall Material

Drywall, Wallpaper

Bathrooms: Floor Covering

Tile, Hardwood, Vinyl

Bathrooms: Bathroom Exhaust Fans

Fan Only, Fan with Light

Bathrooms: Window Type

Thermal, Double-hung

Bathrooms: Door(s)

Masonite, Raised Panel

Fan with Light in Master Bathroom.

Bed Rooms: Ceiling Material

Drywall, Textured

Bed Rooms: Wall Material

Drywall

Bed Rooms: Floor Covering

Carpet

Bed Rooms: Window Type

Thermal, Double-hung

Bed Rooms: Doors

Masonite, Raised Panel

Bed Rooms: Ceiling Fan

Functional

Observations

10.2.1 Bathrooms

LOOSE SHOWER HEAD PLUMBING

UPSTAIRS HALL BATHROOM

The plumbing to the shower head was loose at the time of the inspection. Secure the plumbing line to prevent potential damages.



10.2.2 Bathrooms

TOILET BOWL LOOSE

DOWNSTAIRS HALF BATH,

A loose toilet causes the wax ring gasket to lose its seal. This can cause leaking. Continued use of a loose toilet can also cause damage to the drain flange. Replace the wax ring and evaluate the flange for damage.

Recommendation

Contact a handyman or DIY project

