



SUMMARY
1234 Main St.CHARLESTON sc 29412
Buyer Name
07/14/2018 9:00AM

Preston Clark
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INTRODUCTION:

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

Summary Items

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

Directional Reference

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

Report Photos

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

Purpose of Inspection

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

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

2.2.1 Roof Coverings

WORN SHINGLES



Observations - Minor to Medium - address at your dislosrue

Damaged and/or missing areas of the roof covering was noted at the time of the inspection. Roof covering should be evaluated and areas repaired and/or replaced by a licensed qualified roofing contractor to avoid damage to the underlying home structure from moisture intrusion.

Recommendation

Contact a qualified roofing professional.



Roof overview. Color fade shows signs of age



Small blisters and granule loss.

2.2.2 Roof Coverings

PREVIOUS REPAIRS VISIBLE

The roof covering of this home showed signs of previous repair. This is for your information, ask sellers for more information concerning repairs.

Recommendation
Recommend monitoring.

Observations - Minor to Medium - address at your dislosure



Prior repairs



Shingles cracked from repair

2.5.1 Flashings

LOOSE/SEPARATED

One or more of the roof flashing(s) were not properly fastened or secured at the time of the inspection. The flashing should be evaluated and be properly secured with the fasteners sealed. This condition can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Observations - Minor to Medium - address at your dislosure

Recommendation
Contact a qualified roofing professional.



Loose Fascia



Exposed wood under drip edge

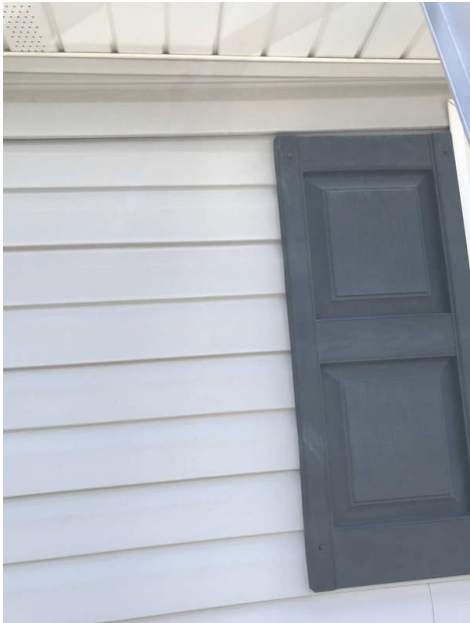
3.2.1 Wall Cladding

LOOSE OR SAGGING

 Observations - Minor to Medium - address at your dislosrue

Areas of loose or sagging siding covering exterior walls was visible at the time of inspection. These areas should be repaired to prevent damage to the siding and to help prevent moisture intrusion of the wall assembly.

Recommendation
Contact a qualified professional.



3.5.1 Screen/Storm Door(s)

SCREEN DOOR DAMAGE

 Deficient Item - Needs Addressed

Back door on screened in porch is not framed properly and there are large gaps. Recommend repair or consulting a handyman

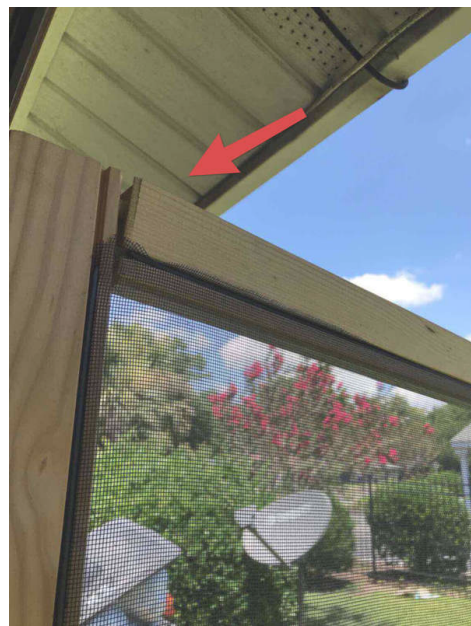
Recommendation
Contact a qualified handyman.



Wood Screen Door on Back Patio showed signs of damage



Screen Wooden Door on Back Patio



Screen Porch Door Damage



Screen Porch Door had Large Gaps and was not sized properly

3.5.2 Screen/Storm Door(s)

 Maintenance Item / Minor Recommendations

PATIO PORCH SCREENS SHOWED SIGNS OF MINOR DAMAGE

BACK PATIO

Back Patio Porch Screen Showed Minor Damage along the base.
Recommend repair at your disclosure.

Recommendation
Contact a handyman or DIY project



Damage along Bottom Edge of Screen on Porch

3.5.3 Screen/Storm Door(s)

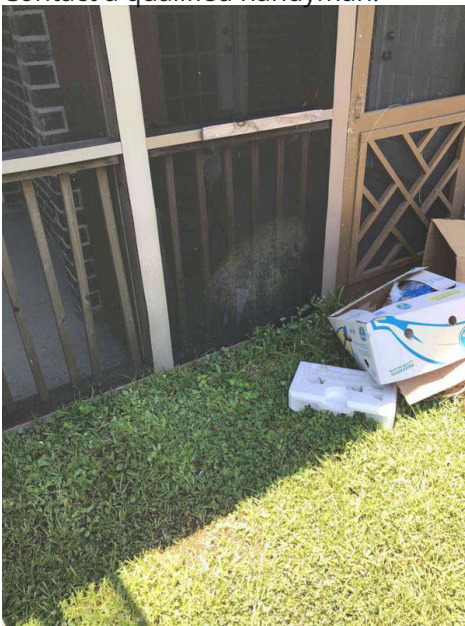
SCREENS DAMAGED/WORN

Recommendation

Contact a qualified handyman.



Observations - Minor to Medium - address at your dislosure



Window Screen showed minor holes from wear



Back Porch Screen was Loose

3.7.1 Door Bell

DID NOT WORK

FRONT DOOR

The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.

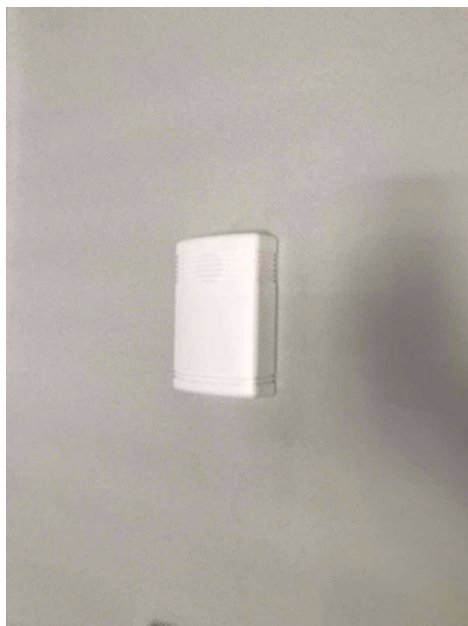


Observations - Minor to Medium - address at your dislosure

Recommendation
Contact a qualified handyman.



Door Bell did not work properly.



Door Bell Chime in Living Room

5.3.1 Main, Service & Grounding, Main Overcurrent Device

MISSING SCREWS

KITCHEN

Panel cover screws were noted at the time of inspection. Replacement recommended.

Recommendation
Contact a qualified handyman.



Maintenance Item / Minor Recommendations



Panel Screws Missing on both Sides



Missing Screws

5.6.1 Smoke Detectors

DID NOT WORK WHEN TESTED

A smoke detector did not work when tested, replace battery and the downstairs smoke detector should work. Always test all smoke detectors when moving.



Maintenance Item / Minor Recommendations

Recommendation
Contact a handyman or DIY project

7.4.1
Dryer
Vent
and Cover



Observations - Minor to Medium - address at your dislosure

TERMINATION WITHIN 3 FT. OF AN OPENING

A dryer duct terminated within 3 feet of an opening to the living space such as a door or window. This is not a standard position. It also vented to the back porch which is a screened area and not enclosed. This is not standard but it is considered to be an outside position.

Most likely the placement will not bother your living conditions but making a note of it.



Dryer vent

9.1.1 Water Heater Observations

ROTTEN EGG SMELL- QC



Deficient Item - Needs Addressed

A rotten egg smell was apparent when both hot and cold water were run and persisted when water was allowed to run for a while. This condition can have a number of causes. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

10.1.1 Ceilings

HAIRLINE CRACKS (COSMETIC)

KITCHEN AND DEN



Maintenance Item / Minor Recommendations

One or more areas of the ceiling had several hairline cracks (cosmetic) or bubbles . This damage is cosmetic but if you want to repair it I recommend hiring a handyman unless you have experience with drywall work.

I checked the areas with a moisture meter and they were dry.

You could outline the area with a pencil and see if it grows.



Kitchen ceiling

10.1.2 Ceilings

MOISTURE STAIN

BACK ELEVATION BEDROOM

Observations - Minor to Medium - address at your dislosure

In the upstairs back elevation bedroom the ceiling had a water stain that showed signs of moisture with palm reader, but with pins it did not show much moisture. The thermal camera showed an anomalie where the stain was. The stain could have come from the rains recently or before the roof was repaired. I recommend asking the seller about this area or having a handyman inspect for leaks. It may be beneficial to view a copy of the master deed to see who is responsible for the roof.

Palm readers are not reliable like a pin as it is a type of signal that varies and could be picling up outside moisture.

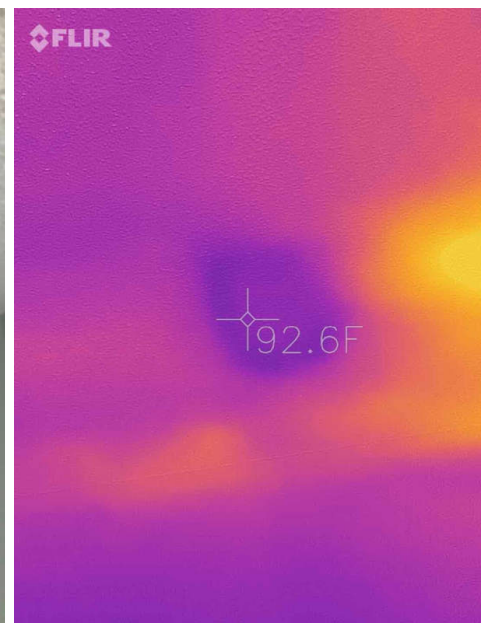
Recommendation
Contact a qualified handyman.



Palm Reader Showed Moisture



Stain



Thermal Image

PAINT CRACKING

paint chipped from control panel area because it was painted over which is not standard. Control panel should be able to be deattaches.

Here is a DIY article on [treating cracking paint](#).

Recommendation
Contact a qualified painter.



Paint chiped

POOR PATCHING

UPSTAIRS BATHROOM

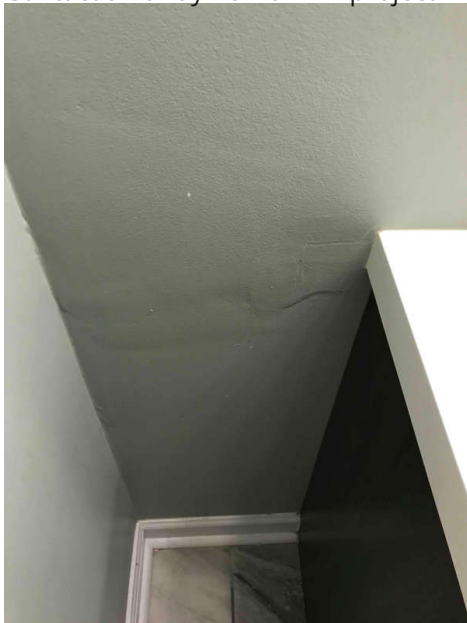


Maintenance Item / Minor Recommendations

Sub-standard drywall patching observed at time of inspection. If you know how to patch and paint I recommend DIY or you can hire a drywall install.

This is atleast 2-3 day job with and hour each trip. as you need to leave time for patch to dry.

Recommendation
Contact a handyman or DIY project



Overview of patch



Dry

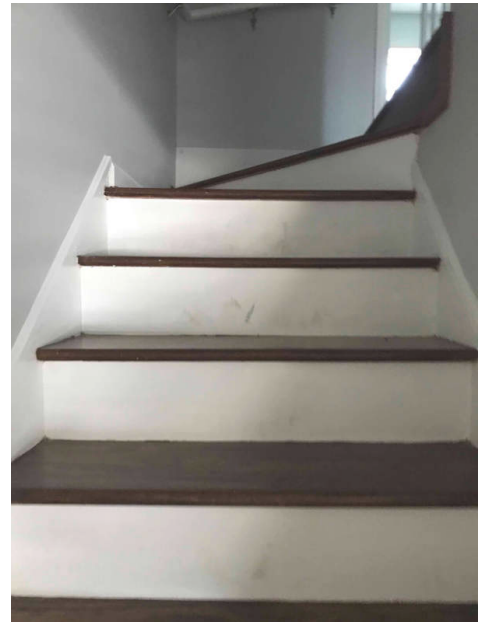
MINOR STAINS



Maintenance Item / Minor Recommendations

Stairway showed minor stains from shoes

Recommendation
Recommended DIY Project



Minor stains

10.6.1 Outlet Observations

DAMAGED OUTLET

REFRISGERATOR OUTLET

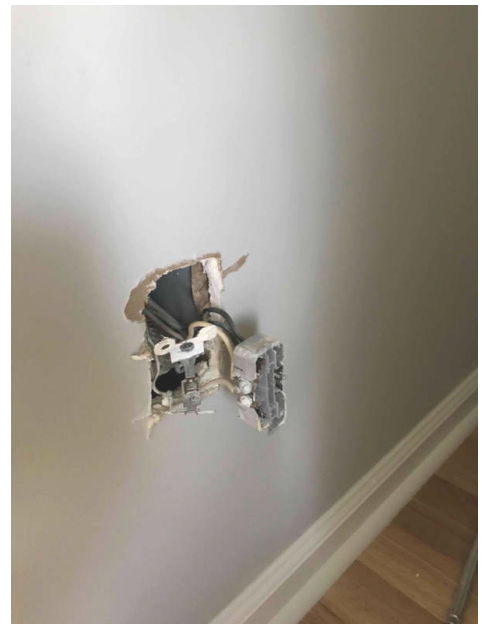
One or more electrical outlets were damaged, electrical outlets should be replaced by a qualified electrical contractor.

Recommendation

Contact a qualified professional.



Deficient Item - Needs Addressed



Behind the fridge

10.10.1 Lavatories/Sinks Observations

LEAKING TRAP

DOWNSTAIRS BATH

A trap in the crawlspace was leaking at one point but did not leak at inspection.

Ask seller if the p-trap still has a leak

Recommendation

Contact a qualified handyman.



Maintenance Item / Minor Recommendations



P-trap leaking downstairs / area was dry so may be old



Water spray from faucet not having water control device at tip



Upstairs faucet was missing a screen at the tip. Recommend replaciement.

10.11.1 Toilet Observations

FLAP NOT WORKING PROPERLY

Upstairs toilet the flap appeared to be too large

Recommendation

Contact a handyman or DIY project



Observations - Minor to Medium - address at your dislosrue

10.12.1 Bathtub Observations

UNPROFESSIONAL REPAIR

Upstairs tub had a cover plate that was not original and the cut out behind it was loose

Recommendation

Contact a qualified professional.



Observations - Minor to Medium - address at your dislosrue



13.1.1

Observations - Minor to Medium - address at your dislosure

Disconnect Observations

CORROSION TO PANEL

BACK ELEVATION

The exterior electrical disconnect/shut off box was rusted and not opened. Unable to verify fuse size.

Recommendation

Contact a qualified professional.

