



SUMMARY
1234 Main St. Moncks Corner SC 29461
Buyer Name
01/10/2019 9:00AM

Robert Wiggins
ASHI & InterNACHI Certified Home...
Carolina Premier Inspections LLC
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INTRODUCTION:

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

Summary Items

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

Directional Reference

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

Report Photos

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

Purpose of Inspection

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

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

Scope of the Inspection

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

Beginning of Report Findings

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

MOLD DISCLAIMER

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home.

Mold Inspection and Testing - Specific indicators to note during a visual assessment include, but are not limited to the following: 1. Suspect mold growth; 2. Musty odor; 3. Moisture damage; and 4. Damp building materials and/or conditions. No testing is done or required in the visual home inspection to validate the comment or concern of actual mold being present. Robert Wiggins with Carolina Premier Inspections LLC can perform mold testing for a fee if client elects to have the home tested. The base mold inspection fee with and during the initial scheduled home inspection starts at \$250.00 for three samples additional samples are \$50.00 each.

FURNISHED HOME DISCLAIMER

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

NOTICE TO THIRD PARTIES: This Report is the exclusive property of Carolina Premier Inspections LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

3.4.1 Doors(Exterior)

BINDING DOOR - EXTERIOR

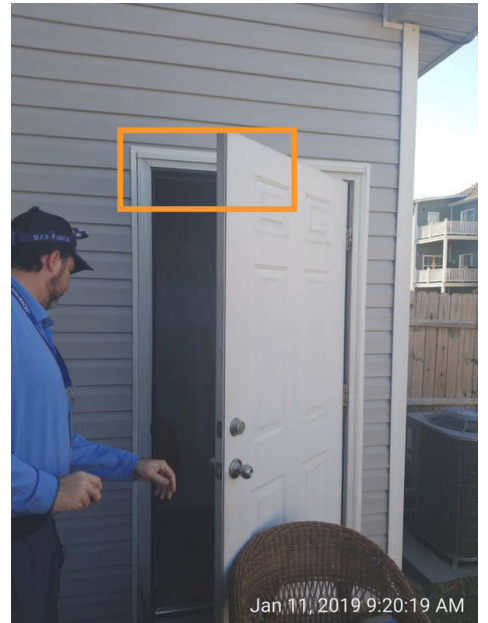


REAR - EXTERIOR

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

Recommendation

Contact a qualified door repair/installation contractor.



3.4.2 Doors(Exterior)

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

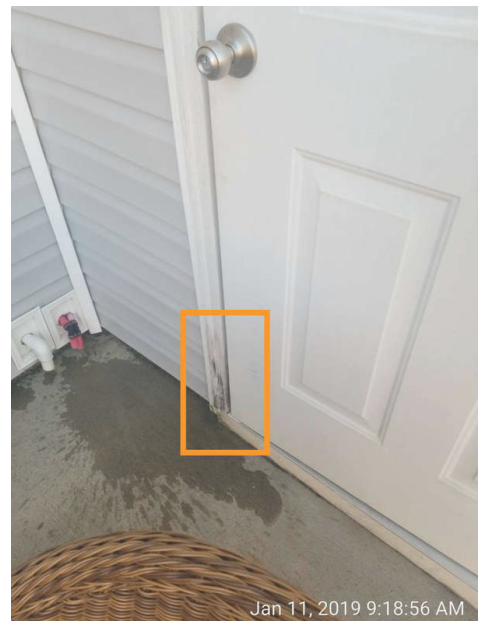


REAR - EXTERIOR

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

Recommendation

Contact a qualified professional.



3.5.1 Screen/Storm Door(s)

DAMAGE - SCREEN DOOR

REAR ENTRY

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

Recommendation

Contact a qualified professional.



3.5.2 Screen/Storm Door(s)

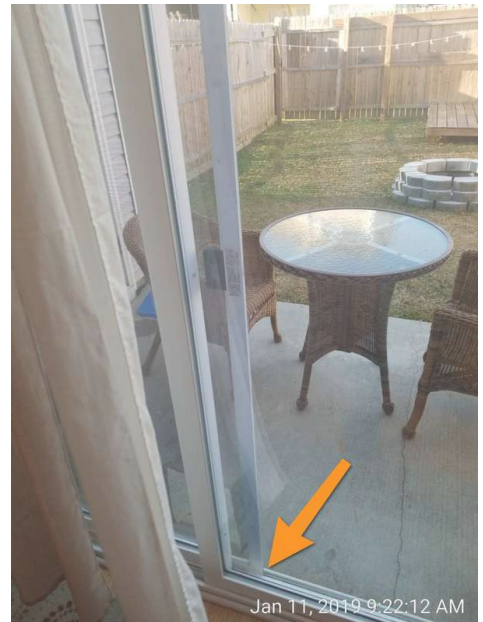
SLIDING SCREEN CONCERNS

REAR ENTRY

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

Recommendation

Contact a qualified professional.



5.4.1 Electric Panel

MISSING BONDING SCREW

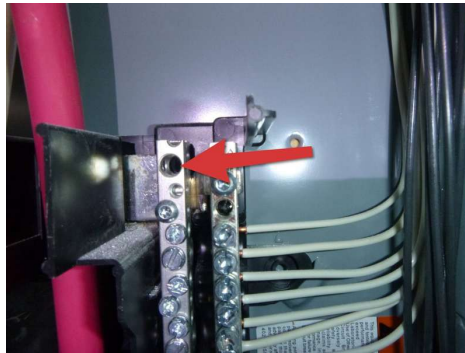
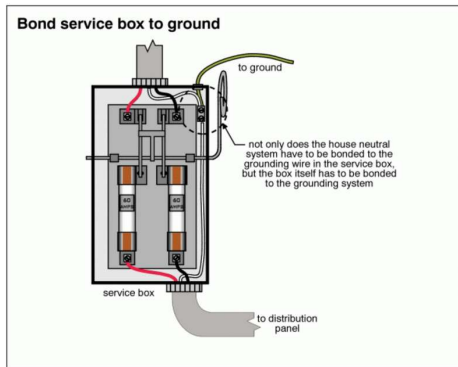
MAIN PANEL

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

Recommendation

Contact a qualified electrical contractor.





5.4.2 Electric Panel

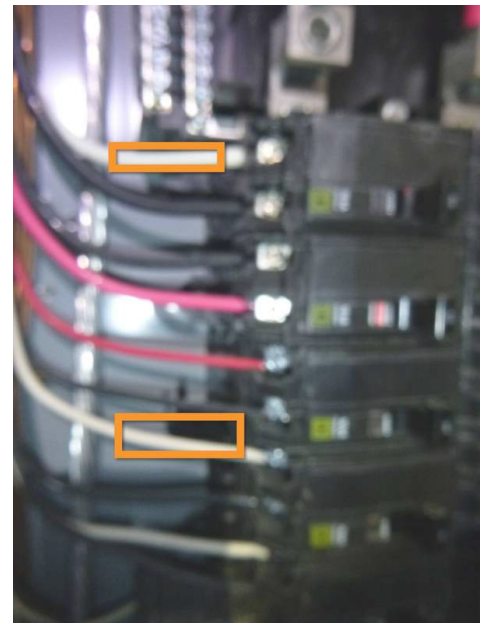
RE-IDENTIFY WIRES

MAIN PANEL

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

Recommendation

Contact a qualified electrical contractor.



5.7.1 Outlet Observations

LOOSE RECEPTACLE (POOR CONDITION)

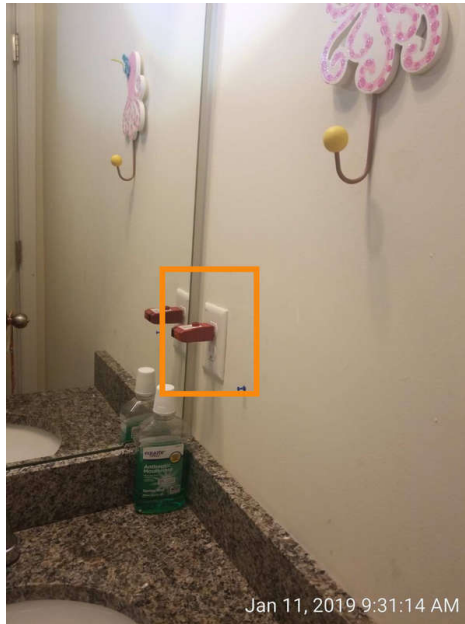
LIVING ROOM, 2ND FLOOR HALLWAY BATHROOM

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

Recommendation

Contact a qualified electrical contractor.





8.7.1 Lavatories/Sinks Observations

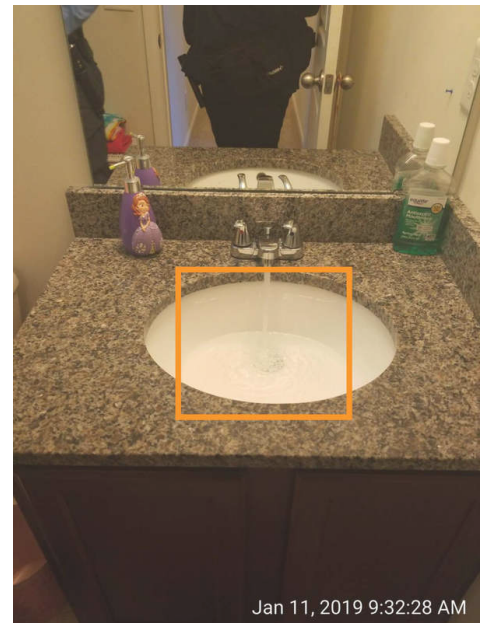
SLOW DRAINAGE

2ND FLOOR HALLWAY BATHROOM

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

Recommendation

Contact a qualified plumbing contractor.



10.5.1 Windows

LOCKING HARDWARE CONCERNS - INTERIOR WINDOW

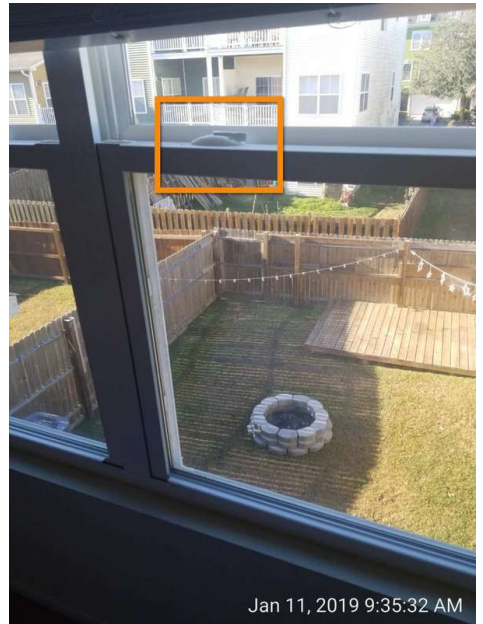
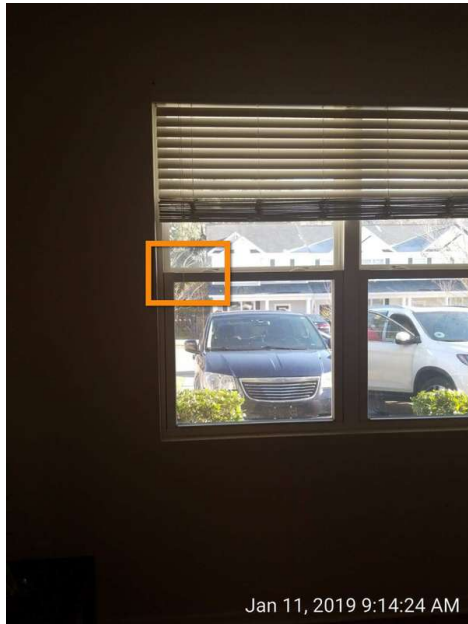
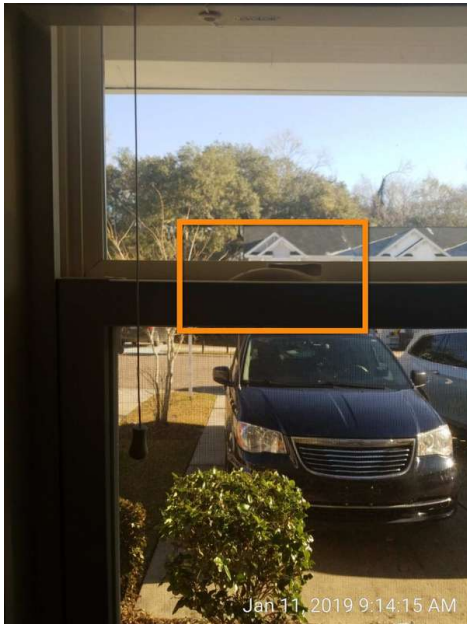
LIVING ROOM, BEDROOM #3

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

Recommendation

Contact a qualified window repair/installation contractor.





11.2.1 Dishwasher
HIGH LOOP NEEDED

 Recommendations

KITCHEN

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

Recommendation
Contact a qualified professional.



11.3.1 Range/Oven/Cooktop
ANTI TIP

 Recommendations

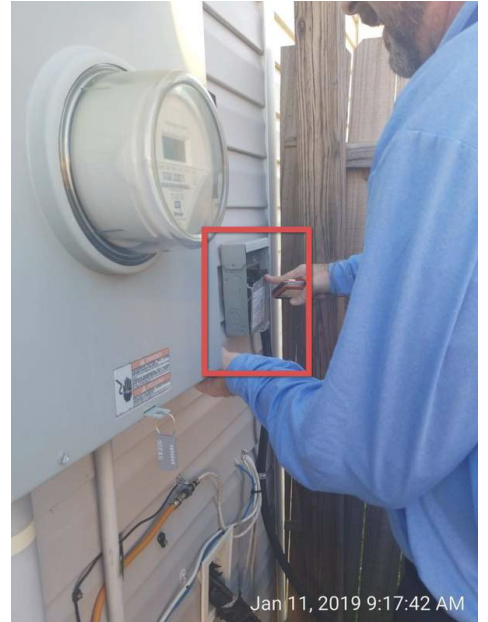
Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

Recommendation
Contact a handyman or DIY project

13.2.1 Disconnect Observations
UNSECURED SHOCK SHEILD
REAR - EXTERIOR

 Safety Issue

Recommendation
Contact a qualified electrical contractor.



13.3.1 Exterior Equipment **DAMAGED CONDUIT**

 Recommendations

REAR - EXTERIOR HVAC

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

Recommendation
Contact a qualified professional.



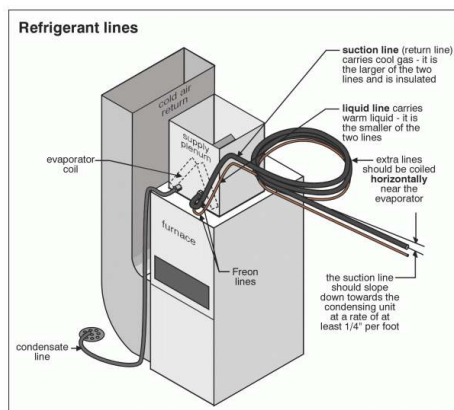
13.4.1 Refrigerant Line Set **INADEQUATE INSULATION - SUCTION LINE**

 Recommendations

ATTIC

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

Recommendation
Contact a qualified HVAC professional.



POOR SEAL AT CONNECTIONS

ATTIC

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

Recommendation
Contact a qualified HVAC professional.

