



SUMMARY
1234 Main St. Charleston SC 29414
Buyer Name
05/09/2019 9:00AM

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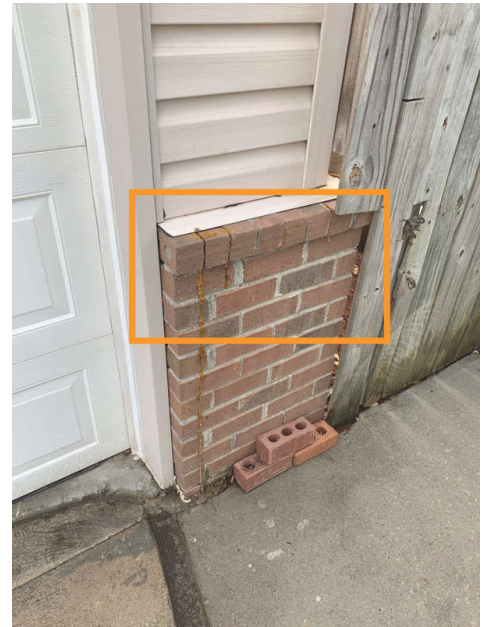
2.2.1 Exterior Components

BRICK VENEER LOOSE

 Moderate Deficiency

Brick veneer right of the garage door is loose. Recommend a qualified professional repair.

Recommendation
Contact a qualified professional.



DAMAGED STORM DOOR

Visible damage to storm door. Damage is not affecting proper operation of the door. Recommend repair or replace as needed.

Recommendation

Contact a qualified door repair/installation contractor.



2.3.2 Exterior Doors

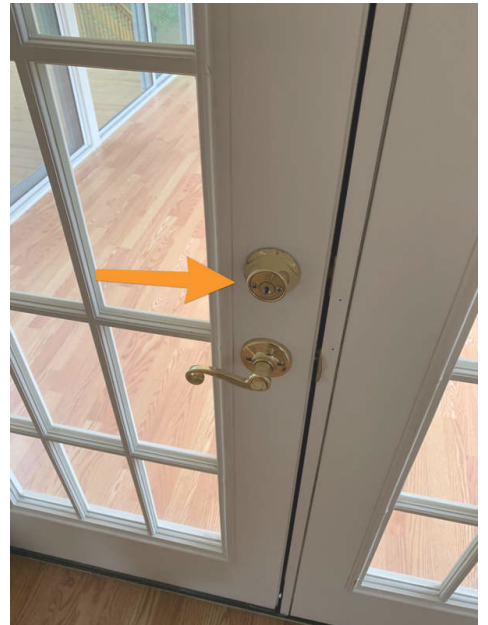
 Moderate Deficiency

REPLACE LOCK

Highly recommend replacing the key lock with a deadbolt for safety reasons. In an emergency situation the key may not be readily available putting you at risk.

Recommendation

Contact a qualified professional.



Master Bedroom

3.1.1 Roofing Material

AGED ROOFING MATERIAL - DAMAGED SHINGLES

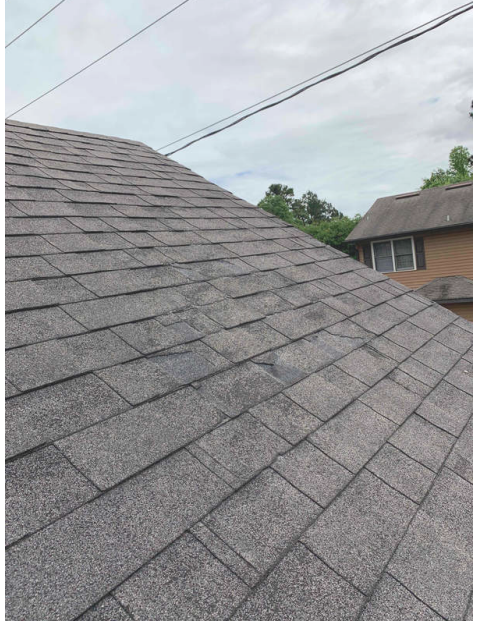
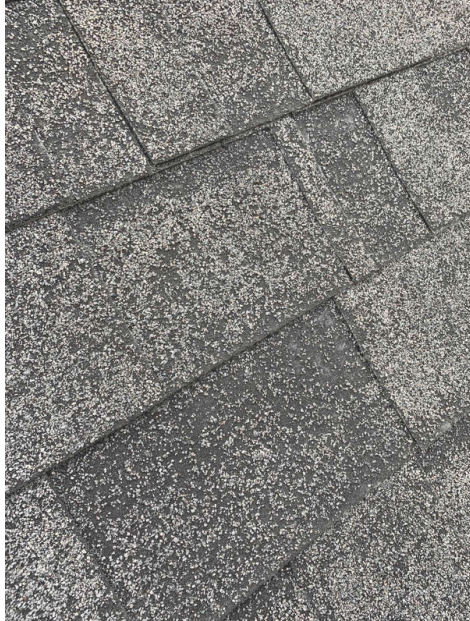
 Significant Deficiency/ Safety Hazard

The roofing material showed signs of significant aging. Significant granule loss, exposed fiberglass in the shingles, moss growth are all signs of aging. One or more areas of damaged shingles were present as well. Recommend a qualified roofing contractor provide a more thorough evaluation, repair and damaged shingles and exposed nailhead on ridges/vents and budget for replacement in the near future.

Picture are a few samples showing the granule loss and exposed fiberglass.

Recommendation

Contact a qualified roofing professional.



3.2.1 Gutters, Downspouts



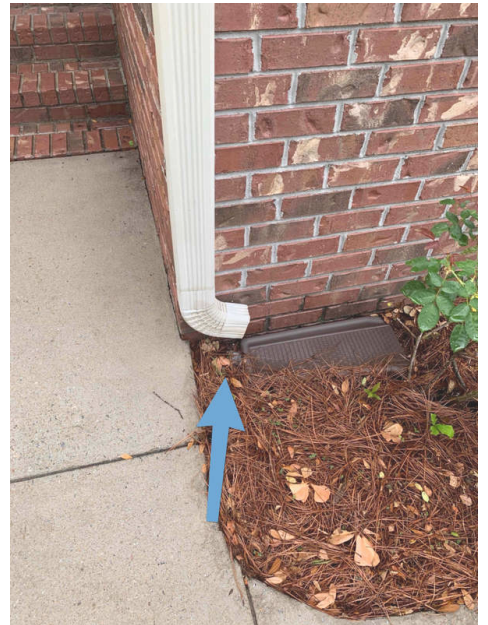
Maintenance/ Monitor/ Minor Items

**RECOMMEND
DIVERTING
DOWNSPOUT**

Downspout terminates near foundation. Recommend diverting and/or extending the downspout to to ensure the water drains away from the foundation/ exterior wall.

Recommendation

Contact a handyman or DIY project



Front of the home

EVIDENCE OF MOISTURE/ WATER INTRUSION

Evidence of water intrusion and possible current leak. No evidence of current leakage due to the dry weather conditions during time of inspection. Recommend a qualified roofing contractor further evaluate the condition, locate the point of intrusion and repair or replace as needed.

Recommendation

Contact a qualified roofing professional.



FROG RIGHT SIDE



FROG RIGHT SIDE



Front left corner of attic/ home



Middle Left side of attic/ home

4.2.1 Insulation

OUT OF PLACE INSULATION

Moderate Deficiency

Insulation was out of place resulting in reduced efficiency. Recommend a qualified professional repair the fallen insulation.

Recommendation
Contact a qualified professional.



FROG



Behind FROG bathroom

5.7.1 Doorbell

DID NOT OPERATE

Maintenance/ Monitor/ Minor Items

Doorbell did not operate during time of inspection. Recommend repairing or replacing.

Recommendation
Contact a qualified professional.

TOILET LOOSE

Toilet is loose at the base. Recommend a qualified plumbing professional evaluate and repair. It may just be loose at the anchor bolts or a possible issue with the flange.

Recommendation

Contact a qualified plumbing contractor.



Powder Room



1st Floor Guest Bathroom

MISSING SINK STOPPER

Missing sink stoppers in master bathroom. Recommend replacing.

Recommendation

Contact a handyman or DIY project



 Moderate Deficiency

IMPROPER TRAP SET UP

Bathroom trap setup is improper and closely resembles a P-trap which is not an approved trap method because it can allow for siphoning of the water in the trap. Recommend a qualified plumbing contractor evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



FROG Bathroom

 Moderate Deficiency

NO ACCESS PANEL

No access panel for the jetted tub for the motor and plumbing components. These are needed to perform maintenance on the components if needed. Unable to determine if any leaks are present and if there is GFCI protection in place. Recommend a qualified professional install an access panel and verify no issues are present and repair any issues prior to closing.

Recommendation

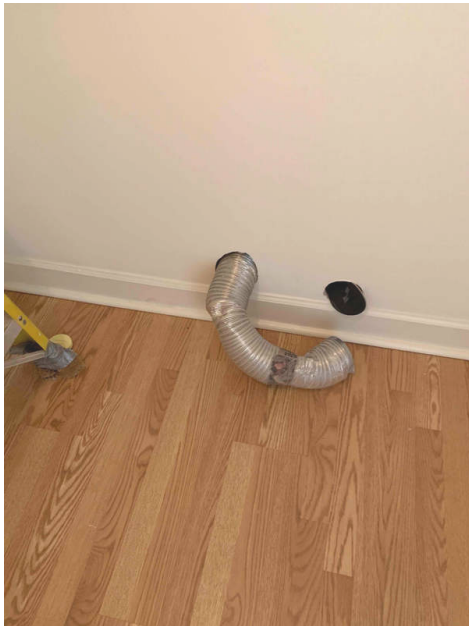
Contact a qualified professional.



TERMINATE DRYER VENT TO EXTERIOR

The dryer vent terminates into the crawlspace. No exterior termination found. Which ultimately results in releasing a significant amount of humidity and moisture into the crawl. Recommend a qualified professional terminate the dryer vent extension to the exterior.

Recommendation
Contact a qualified professional.



Dryer lint buildup

8.1.2 Laundry Room

SLOW DRIP

 Moderate Deficiency

Slow drip notice coming from the water valve. Recommend a licensed plumbing contractor evaluate and repair or replace.

Recommendation

Contact a qualified plumbing contractor.



9.1.1 Heating/Cooling Equipment

EXCEEDED LIFE EXPECTANCY

 Moderate Deficiency

The air handler unit is 22 years old exceeding the typical life expectancy which is around 12-15 years. Recommend a licensed HVAC contractor service the unit and provide further evaluation on the remaining life of the unit and recommend budgeting for replacement in the near future.

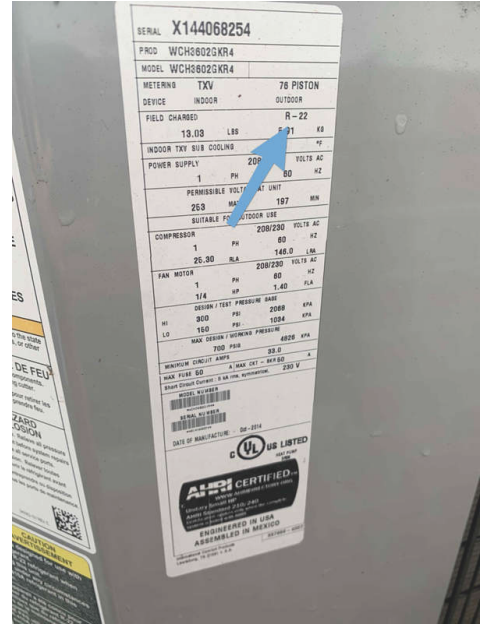
Recommendation

Contact a qualified HVAC professional.

CONTAINS R-22 REFRIGERANT (INFO ITEM)

The system contains R-22 refrigerant. This refrigerant is being phased out and will no longer be produced or imported in order to help protect the stratospheric ozone layer. Existing units can continue to use and be serviced with R-22 until inventory is depleted, but it may be expensive and/or difficult to obtain. This is just for your reference, so you are not blindsighted if additional refrigerant is required during servicing.

Recommendation
Contact a qualified HVAC professional.



VENTLESS FIREPLACE (IMPORTANT INFORMATION TO KNOW)

One thing to know about ventless fireplaces is that they may release unburned combustion byproducts directly into living spaces. Some experts caution that ventless fireplaces are not recommended for people with respiratory issues, asthma, or allergies. In addition to possible air quality concerns, water vapors released from ventless fireplaces may contribute to increased humidity levels which can increase the chance for mold and mildew growth in a home. Keeping an eye on room moisture levels is a good idea when ventless fireplaces are in use. You can purchase a hygrometer, which measures humidity levels, at most hardware or home stores. Adequate room ventilation can help minimize moisture buildup. Recommend installing a carbon monoxide detector near by to detect any abnormal carbon monoxide emissions. Also recommend having the unit properly service prior to use to ensure all the components are working properly and safely.

Recommendation
Contact a qualified fireplace contractor.

SEISMIC STRAPS MISSING

Water heater is missing seismic straps which are recommended for the area. Recommend a qualified professional install on the top and bottom third of the tank.

Recommendation
Contact a qualified professional.



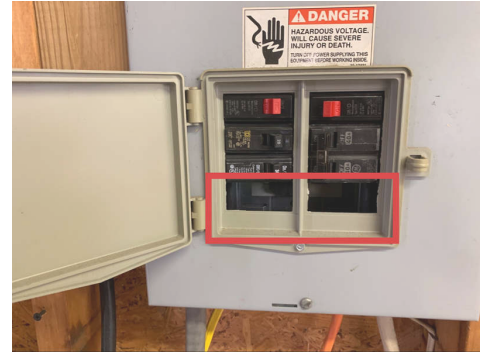
11.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Significant Deficiency/ Safety Hazard

KNOCKOUTS MISSING

"Knockouts" are missing on the sub panel. This poses a safety hazard and it is recommended that a filler plate be installed by a licensed electrician.

Recommendation
Contact a qualified electrical contractor.



Garage subpanel

11.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Maintenance/ Monitor/ Minor Items

MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend mapping out the breaker locations.

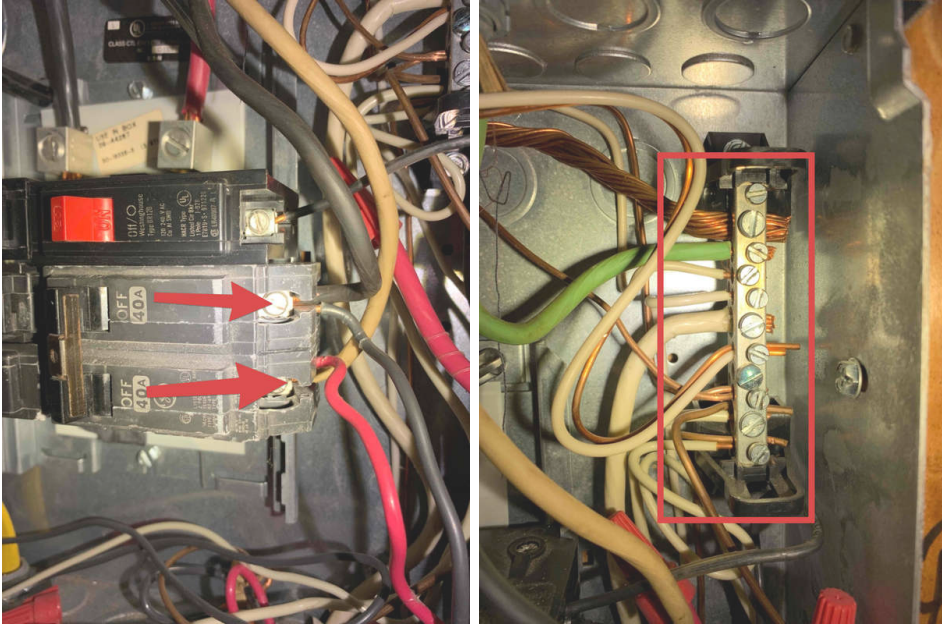
Recommendation
Recommended DIY Project



SUB PANEL: EVALUATE AND REPAIR

- Neutrals and grounds should be on separate bus bars with only the ground bus bar able to be bonded to the box.
- A double tapped breaker present. This breaker is not designed to hold two conductors per pole. Recommend a licensed electrician evaluate the panel for any other violations and repair as needed.

Recommendation
Contact a qualified electrical contractor.



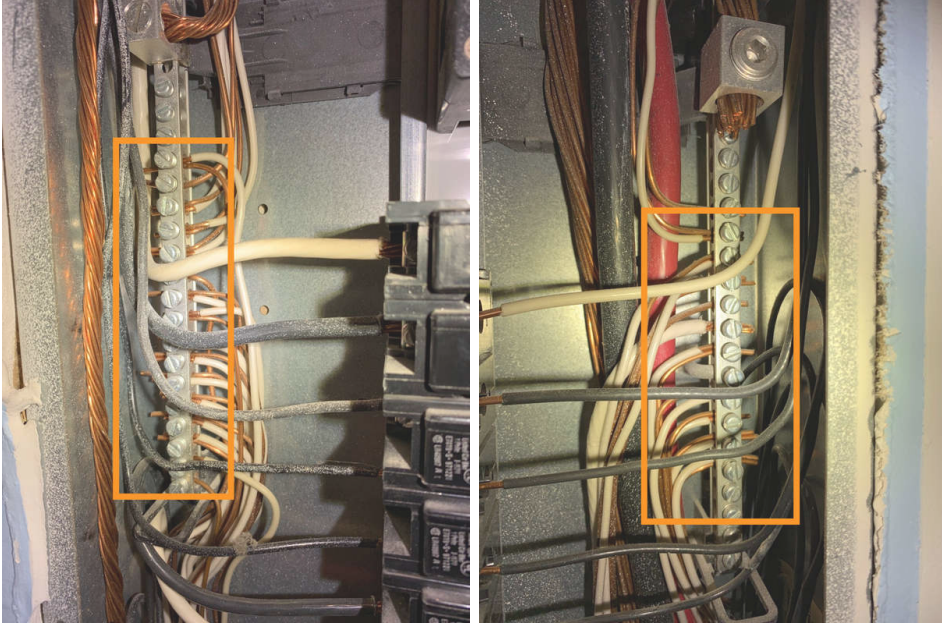
11.3.1 Branch Wiring Circuits, Breakers & Fuses

Moderate Deficiency

NEUTRALS AND GROUNDS SHARE SAME LUG ON BUS BAR

Neutrals and grounding conductors terminate under the same lug. An individual screw or lug should be provided for each neutral conductor. When the neutral is disconnected the objective is to still have the equipment ground connected. This cant be done when under the same lug. Also one conductor may be held in place better than the other and can loosen and possibly over heat. Recommend a licensed electrician repair.

Recommendation
Contact a qualified electrical contractor.



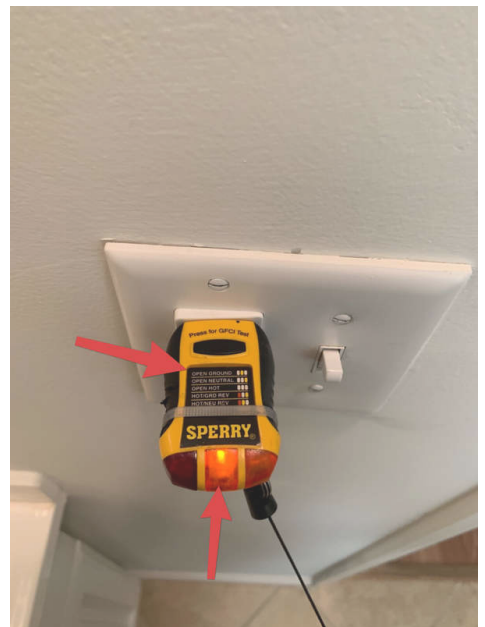
11.4.1 Receptacles & Switches

Significant Deficiency/ Safety Hazard

OPEN GROUND

One or more open grounds found on receptacles. It is possible the ground wire is loose or disconnected at the receptacle, on a receptacle upstream in the circuit or at the panel. Recommend a licensed electrician evaluate and repair as needed to prevent possible shock or injury, or damage to equipment.

Recommendation
Contact a qualified electrical contractor.

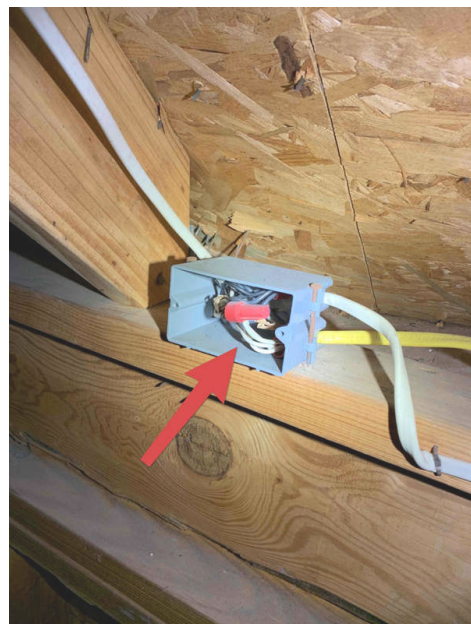


FROG bathroom

EXPOSED WIRING

Exposed wiring in attic. Possible safety hazard due to the close proximity to the attic hatch opening. Recommend securing the wiring in an approved junction box.

Recommendation
Contact a qualified electrical contractor.



FROG attic space

NO GFCI PROTECTION INSTALLED - NOT OPERATING PROPERLY

- No GFCI protection present in all locations where the receptacle could come in contact with water or other liquid. Potential safety hazard.

Recommend licensed electrician upgrade by installing ground fault receptacles or breakers for locations specified: **OUTSIDE, DETACHED GARAGE receptacles.**

- The GFCI receptacle on the front of the house was not tripping properly indicating that it has likely failed. Recommend a licensed electrician evaluate and replace the receptacle as needed.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation
Contact a qualified electrical contractor.



ALL receptacles in the detached garage



Front of the home, left of front steps



Back left corner of home



Near Hot Tub

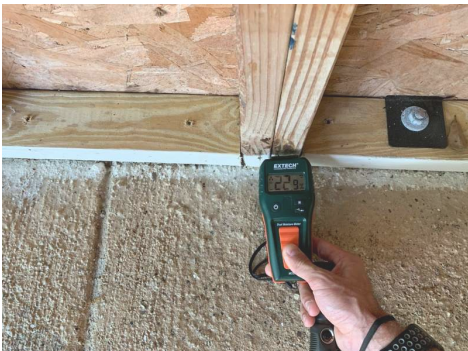


Near hot tub

MOISTURE INTRUSION/ WOOD ROT

Several areas of moisture intrusion with high moisture present were found along the walls and framing of the detached garage. One or more of these areas had wood rot present. Recommend a qualified contractor evaluate the detached garage framing and locate the moisture intrusion point, evaluate the extent of the rot damage and repair.

Recommendation
Contact a qualified professional.



PREVIOUS TERMITE MUD TUNNELS

Observed one or more mud tunnels from previous termites. There were no signs of active termite colonies and no termites were found at time of inspection. Recommend maintaining consistent treatment on the home.

Recommendation

Contact a qualified pest control specialist.



STANDING WATER

Observed signs that standing water may have been present on basement floor. Recommend a qualified professional evaluate and determine the water source and repair as needed. No signs of leaking at time of inspection.

Recommendation

Contact a qualified professional.



Left of crawlspace access panel

DAMAGED INSULATION

 Moderate Deficiency

Insulation falling down in one or more areas. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.



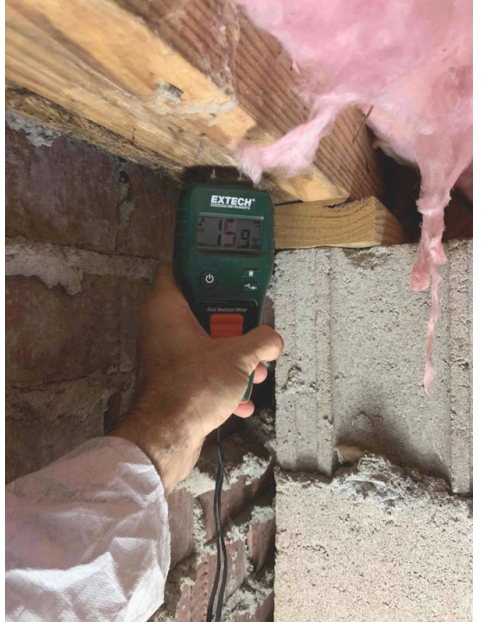
MOISTURE INTRUSION/ WOOD ROT

 Significant Deficiency/ Safety Hazard

Observed one or more areas where there were signs of moisture intrusion and rotting on the band joist. Recommend a qualified contractor evaluate the extent of the rot, repair the moisture intrusion point and repair as needed.

Recommendation

Contact a qualified general contractor.



Back of the home