



SUMMARY

1234 Main St. North Augusta SC 29841

Buyer Name
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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.



3.1.1 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.



4.2.1 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.*



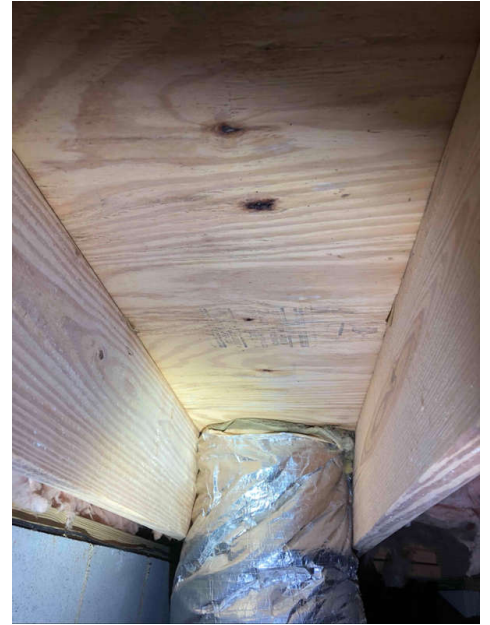
The sensors were mounted at a height of approximately 19 inches.

5.2.1 Crawlspace

MISSING INSULATION

MIDDLE OF CRAWLSPACE (BESIDE HVAC RETURN)

Insulation should be installed where missing in the crawlspace.

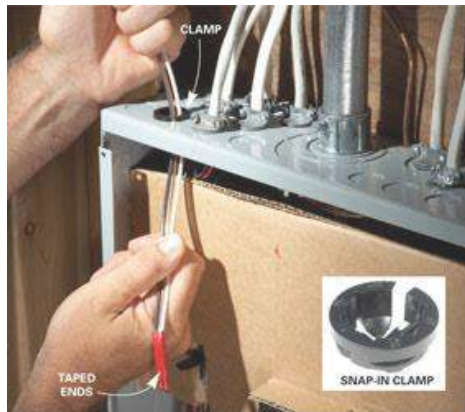


7.1.1 Main Service & Grounding, Distribution Panel, Branch Circuit Wiring, Breakers, & Fuses

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.



8.1.1 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.



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

