

Blue Palmetto Home Inspection

Home Inspection Report



123 American Dream Street, Summerville, SC 29483
Inspection prepared for: Charles Sample
Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 2-27-2018 Time: 10:00 am
Age of Home: built in 2004 (not verified) Size: 1418 sf heated (not verified)
Weather: sunny and mild
Buyers Inspection
Sample Report

Inspector: Ray Thornburg
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We here at Blue Palmetto Home Inspection would like to thank you for the opportunity to serve you! If you have any questions or just need more clarification please don't hesitate to call us. We are happy to help and we want you to be successful in your endeavors.

This report has two parts - a **summary** and an **inspection details** list. The **summary** consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. This inspection will not reveal every concern that exist or ever could exist but only those material defects observed on the day of inspection. Please review all of the pages of the report as the summary alone does not explain all the issues. The client is encouraged to address any known condition/s of concern that exists to his satisfaction even if not listed in the report. All repairs should be done by a qualified licensed tradesmen or professionals. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Blue Palmetto Home Inspection reports conform to the standards of the International Association of Certified Home inspectors (internachi) and the South Carolina Standards of Practice. These documents can be found on our website at www.summerville-home-inspector.com. It is important to note that a home inspector is not a code enforcement officer or municipal building inspector. Any reference to codes or ordinances are for informational purposes only and to help you understand the report.

The **inspection details** lists items that were inspected and any comments that are relevant. Whenever possible I try to include pictures to better illustrate any areas of concern. **Links to external websites are clickable** in the body of the report and will discuss relevant issues in more detail.

In this report you will find in **Red** a brief summary of **Critical** concerns of the inspection as they relate to safety and function. Examples would be bare electrical wires or active drain leaks. They could also be problems that if not repaired would cause further damage. The complete list of items noted is found throughout the body of the report including normal maintenance items. Not all deficiencies are type faced in **Red** so read the entire report. Other colors if used are present only to make the report more readable. This report is prepared in conjunction with a signed inspection agreement.

About our Rating System

We have a five tiered rating system for reporting the general condition of many items in our report. These ratings are the opinion of the inspector and may generally be defined as below.

GOOD- Items marked as *good* generally means - adequate, appears sufficient, it is in good condition for its age, it was performing its intended function at the time of the inspection. Items marked thusly can still have a deficiency... for example - vinyl siding marked as good can have a hole that needs repair but because the siding encompasses the whole house a minor repair wouldn't lower its overall rating in the eyes of the inspector. It can also mean adequate except where noted in the report.

FAIR - Items marked as *fair* generally means - that some wear and deterioration was observed.

POOR - Items marked *poor* generally means - that some repairs or replacement may be recommended.

N/A - Items marked *N/A* means that the item did not apply for example - an electric water heater would not need an exhaust vent so it would be marked N/A. It could also mean not present.

N/I- Items marked *N/I* generally means not inspected.

When two check boxes are marked the inspector considered the rating to lie somewhat between the two ratings which are checked.

Always read the whole report and any comments that are noted.

A home inspection is not technically exhaustive and many different systems are evaluated in a short period of time. Because of this any time a deficiency is noted in the report further evaluation and repair is recommended by qualified individuals. This is especially important if the deficiencies involve any kind of potential leak, electrical issues, structural issues or fuel burning appliances for instance.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed and bonded tradesman or a professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grading, Roofing & Other Components

Page 8 Item: 1	Roof Covering Observations	<ul style="list-style-type: none"> • Broken or dislodged shingle at pictured location. Repair as needed. • Broken or dislodged shingle at pictured location. Repair as needed. • Nail pop pictured. Repair as needed to prevent moisture intrusion. • *Area pictured needs attention to prevent moisture intrusion. Also there is a hole there where vermin could enter. Recommend repair.
Page 10 Item: 3	Flashings and Roof Penetrations	<ul style="list-style-type: none"> • Vent Stack Boot (cracks)- The vent stack boot pictured is cracked and has a hole/s in it thus presenting a moisture intrusion issue. Have a roofer properly repair or replace. • Ridge Vents (loose)- Ridge vents are coming loose in some areas enough to allow moisture or vermin into the attic area. Recommend repair as needed.
Page 12 Item: 5	gutters and downspouts observations	<ul style="list-style-type: none"> • Slope (improper)- Gutter is improperly tilted away from the downspout at the location pictured. This is causing the gutter to hold water and and can cause an accumulation of debris and cause stress on guttering which is not designed to hold water only to drain it. Recommend adjust as needed.

Home Exterior

Page 16 Item: 2	Siding Condition	<ul style="list-style-type: none"> • Vinyl (unlocked)- Piece of vinyl as pictured has come unlocked, is loose and needs to be properly reinstalled. • Vents (covers)- Several vent terminal/s have covers or anti-backflow dampers or covers which are in deteriorated or missing. This could allow moisture penetration or access by insects. These should be replaced.
Page 17 Item: 4	Window Condition	<ul style="list-style-type: none"> • *Window in front corner bedroom as pictured is cracked. Recommend replacement.
Page 19 Item: 6	Other Exterior Doors	<ul style="list-style-type: none"> • The back door indicated the following condition - rotted or moisture damaged jambs at bottom. We recommend repair as needed.
Page 21 Item: 10	deck/stairs condition	<ul style="list-style-type: none"> • *Some bricks are dislodged at the steps. Recommend repair. • Handrails (strength)- The handrails are in disrepair and is not capable of withstanding a 200 pound force as required. This is a safety concern because the handrail could give way if someone was to lean against it. Recommend repair as needed.

Plumbing

Page 25 Item: 7	W H Condition	<ul style="list-style-type: none"> • Severe Corrosion at pictured area on the water heater. Areas felt wet briefly when I rubbed it. Probable leak area. Corrosion even if minor has the potential for leakage. Recommend evaluate/repair by a qualified plumber.
AC/Heat		
Page 29 Item: 5	AC Compressor Condition	<ul style="list-style-type: none"> • *Evaluate- The call for AC was marginal at best. It barely put out cool air on the third try. It may need service. Have a qualified HVAC technician evaluate and repair.
Page 32 Item: 6	Air Handler Pan or Base	<ul style="list-style-type: none"> • **CLEAN TRAP** Gunk or other buildup noted in the condensate trap. When traps clog a backup will happen. Recommend cleaning.
Electric		
Page 36 Item: 5	Fixtures & Outlets	<ul style="list-style-type: none"> • Outlets- All electrical outlet/s in the front bedroom showed an - hot, neutral reversed (reversed polarity) condition. Have a qualified electrician repair.
Page 39 Item: 7	Ground Fault Outlet/Breakers	<ul style="list-style-type: none"> • *Not Protected (location pictured)- The garage receptacles pictured did not test positive for GF protection. Consider improving for safety.
Laundry Room		
Page 40 Item: 2	Dryer Vent	<ul style="list-style-type: none"> • The dryer vent is present but it has seen better days. It does not appear to be well fitted. Consider replacing it in the near future. Recommend occasional inspection and cleaning of dryer vent and termination exit point to ensure optimum performance.
Bathroom Area # 2		
Page 53 Item: 5	Floor Condition	<ul style="list-style-type: none"> • *Transition piece is missing at bathroom door threshold. Recommend replace as needed.
Page 54 Item: 9	Shower Walls	<ul style="list-style-type: none"> • *I believe that the way the tile is laid it can allow water to drain behind the tub. Some evidence of this was observed. Loose tiles observed. Recommend contact an experienced tub, shower installer and tile expert to solve this issue.
Page 55 Item: 10	Bath Tubs	<ul style="list-style-type: none"> • *Jetted motor could not be tested for lack of a power source. Jetted tub motors are required to be on their own circuit and GF protected. The motor is required to be accessible. A qualified electrician can do this for you. • *The installation of the access panel for the tub motor was not complete. Broken tile observed. Recommend have the jetted tub and its components installed before closing.
Bedroom Areas		
Page 58 Item: 2	Floor Condition	<ul style="list-style-type: none"> • *Noted moisture damaged flooring in front of master bathroom door. Recommend repair.
General Interior		
Page 62 Item: 2	Wall Condition	<ul style="list-style-type: none"> • *Noted several holes in the wall and some incomplete patch jobs. Some are pictured. Recommend review all with seller before closing and have them repaired. Note*(It is beyond the scope of a home inspection to document every ding and picture hanging hole.)
Attic		

Page 68 Item: 8	Electrical	<ul style="list-style-type: none">• <u>J Box</u> Covers- Noted A junction boxes without a suitable cover, which is a safety concern. As pictured. Recommend installing proper covers, as needed, for safety. In addition boxes need to be properly attached to framing as required. Wires properly stapled to framing within 8" of box. If metal boxes are used then they are required to be bonded (grounded) with strain relief clamps in place. Recommend repair all as needed.
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Inspection Details

1. Attendance

In Attendance:

- *Agent present (buyers agent)
- Buyers Mother was present.

2. Home Type

Home Type:

- Detached
- Single Family Home
- typical contemporary style

3. Occupancy

Occupancy:

- *Occupied - Furnished: Heavy volume of personal and household items observed.
- *Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted or hidden from view by furniture or personal belongings. Any such items are excluded from this inspection report.

4. General Description

Description:

- Home is located in a established subdivision.
- One Story home constructed on a concrete slab on grade. It has 3 bedrooms and 2 baths with an attached two car garage.
- It has a concrete patio in the rear of the home.

Construction Type:

- Typical wood framed home with vinyl siding, sheetrock type covering on interior walls.
- This home is constructed on a raised concrete slab on grade.

5. General Comments

Good	Fair	Poor	N/A	N/I
			X	

General Comments, Notifications, Exclusions:

- *Modern Standards- Occasionally in this report a reference is made concerning modern standards. Generally older homes are not required to conform to modern standards unless major renovations or replacements are performed. However it is wise to consider improvements which affect safety or function.
- House faces south.
- - The low voltage, cable TV and alarm systems is/are not part of a basic home inspection so it is excluded from this report.



About the Roof Inspection Report

Every effort is made to carefully evaluate the roof covering and find all areas of concern. While it may be possible to ascertain the general condition of a roof covering it is sometimes virtually impossible to detect a leak except as it is occurring or by specific tests which is beyond the scope of a home inspection. Even water stains may not confirm an active leak without other evidence. In addition sometimes evidence of a leak has been concealed. For this reason we do not guarantee that a roof will not leak. Most roof coverings are not designed to be waterproof only water resistant. They rely on gravity to channel water off the roof. With this in mind the flatter the roof the more problematic.

About Cracks in Concrete

You may have noticed minor cracks in the concrete on grade. Minor hairline cracks on a slab on grade are a common occurrence and can be expected. Scientists know that concrete will expand and contract at a certain rate. That is why expansion joints are installed to allow for this thermal expansion. Builders are starting to learn to put these expansion joints in at about 100 sq.ft. intervals. They may also use other measures to control cracks. Cracks can also be caused by insufficient soil bearing capacity. This is often the case in the marshy soil in the Charleston Lowcountry. Heavy loads and displacement by tree roots can also take their toll on concrete driveways. If the cracks have a large gap they may be filled with a suitable compound and should be monitored for further expansion. Keep this in mind if any cracks are noted on your report. This report does not include evaluation of any soils or geological conditions or concerns. Construction on certain soils particularly expansive clays, fill soils, hillsides and waterfront areas necessitate special design consideration. Evaluation of these factors or the need for them is beyond the scope of a home inspection. For a

more thorough discussion on this complex subject visit www.nachi.org/visual-inspection-concrete.htm .

Grading, Roofing & Other Components

1. Roof Covering Observations

Good	Fair	Poor	N/A	N/I
	X			

How Inspected:

- Walked on Roof

Materials:

- The roof covering material was 3 tab shingles.
- 3-tab shingles generally have a life typical expectancy of about 20 years.

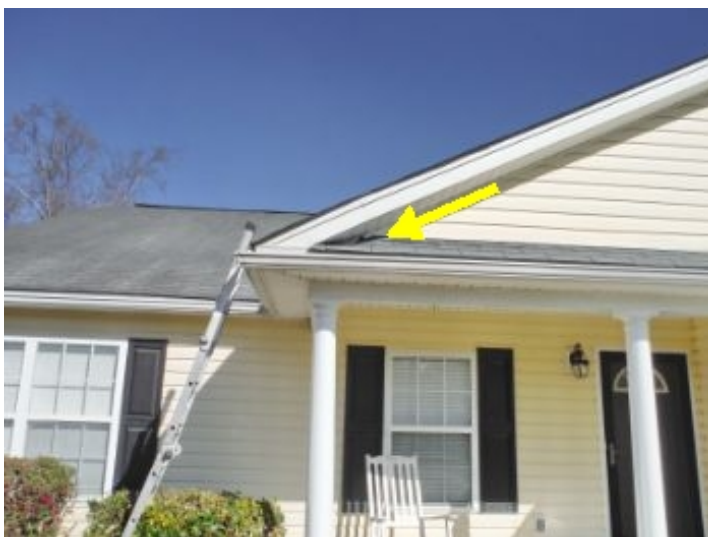
FY

Condition:

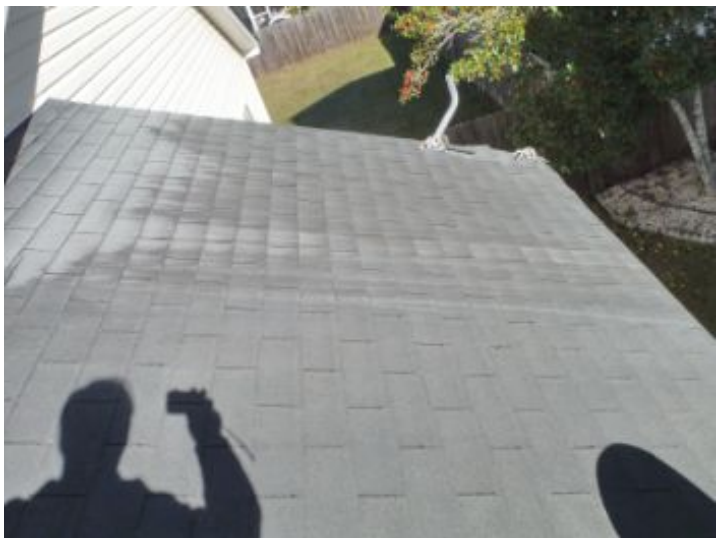
- Remaining Life- The estimated remaining life expectancy of the roof covering material is 5-7 years provided the repairs are made.
- Broken or dislodged shingle at pictured location. Repair as needed.
- Broken or dislodged shingle at pictured location. Repair as needed.
- **Nail pop** pictured. Repair as needed to prevent moisture intrusion.
- *Area pictured needs attention to prevent moisture intrusion. Also there is a hole there where vermin could enter. Recommend repair.



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Broken or dislodged shingle at pictured location.
Repair as needed.



Nail pop pictured. Repair as needed to prevent
moisture intrusion.



2. Style of Roof

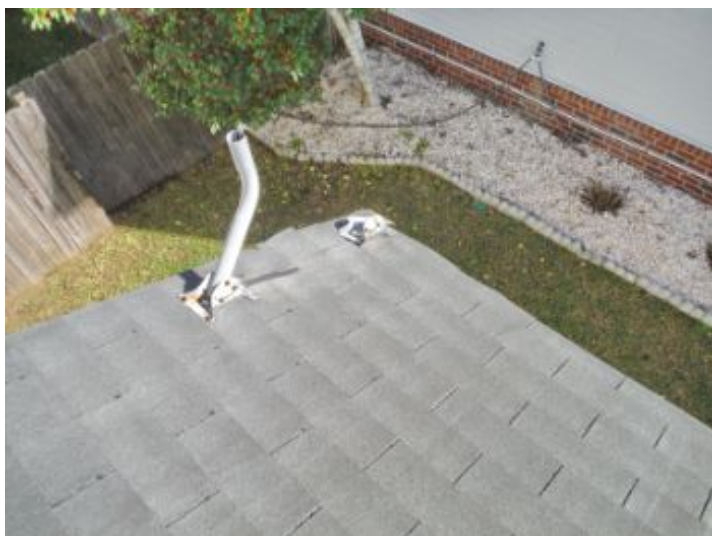
Roof Style: Gable and Valley

3. Flashings and Roof Penetrations

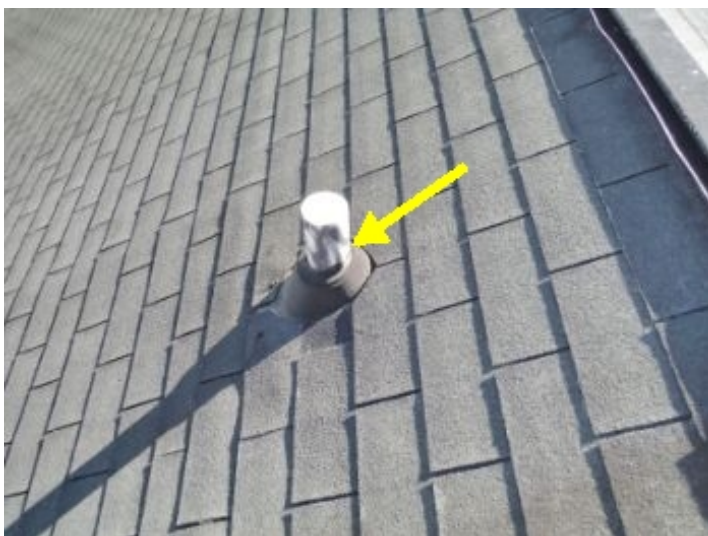
Good	Fair	Poor	N/A	N/I
	X	X		

Roof Penetrations and Flashing and Observations:

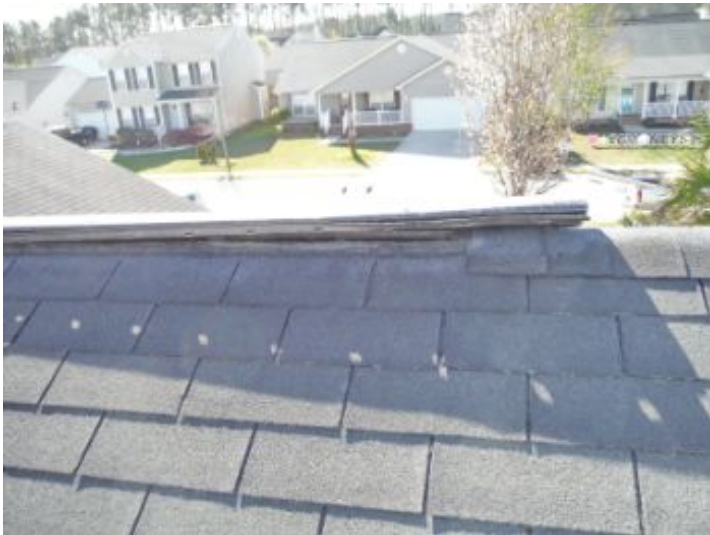
- Roof flashings are only partially visible. Some were hidden by siding and roofing materials. For this reason it is not always possible to verify correct flashing technique. In these cases the inspector looks for evidence of leakage as evidence of improper flashing technique where access permits.
- **Vent Stack Boot (cracks)-** The **vent stack** boot pictured is cracked and has a hole/s in it thus presenting a moisture intrusion issue. Have a roofer properly repair or replace.
- **Ridge Vents (loose)-** Ridge vents are coming loose in some areas enough to allow moisture or vermin into the attic area. Recommend repair as needed.



fasteners backing up- seal it up



Vent Stack Boot (cracks)- The vent stack boot pictured is cracked and has a hole/s in it thus presenting a moisture intrusion issue. Have a roofer properly repair or replace.



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4. Sky light condition

Good	Fair	Poor	N/A	N/I
			X	

Is a skylight present? No skylight present.

5. gutters and downspouts observations

Good	Fair	Poor	N/A	N/I
	X			

Presence? present • Proper maintenance of guttering on your home is very important. We recommend that the gutters be evaluated and cleaned at a minimum once a year. Failure to properly maintain gutters as well as improper design and installation can be a source of many problems such as wood decay and drainage issues.

Observations:

• Slope (improper)- Gutter is improperly tilted away from the downspout at the location pictured. This is causing the gutter to hold water and can cause an accumulation of debris and cause stress on guttering which is not designed to hold water only to drain it. Recommend adjust as needed.



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6. Fireplace Condition

Good	Fair	Poor	N/A	N/I
X				

Type of fireplace:

- There is/are one fireplace/s in this home.
- This home has a prefabricated gas burning type of fireplace.
- *We always recommend installing a carbon monoxide detector if not already present when there are fuel burning appliances in the home. Carbon monoxide is a product of combustion, an odorless gas which can be lethal.
- *The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- Fireplace is fueled by propane "bottled gas".

Observations:

- Testing Fuel- Fireplace could not be tested due to lack of fuel source.
- Appears ok otherwise.



Gas valve location shown.

7. Chimney Observations

Good	Fair	Poor	N/A	N/I
X				

Materials:

- Direct Vent type of fireplace- Exhaust exits through the rear of the fireplace.



8. Spark Arrestor

Good	Fair	Poor	N/A	N/I
X				

9. Driveway and Walkway Condition

Good	Fair	Poor	N/A	N/I
X	X			

- Type of Driveway: Driveway- This home had a concrete type driveway.
- Walkways- This home had concrete type walkways.

Observations:

- minor to moderate cracking noted in driveway. Monitor for future expansion.



10. Grading

Good	Fair	Poor	N/A	N/I
	X			

General Grading Observations:

- *Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of six inches for a distance of ten feet around the perimeter of the building. In addition it is important that flower beds are constructed so that they do not trap water or prevent the flow of water from the lot.
- Lot appears to slope to the street in front and to the back property line in rear. It is unknown if there is any storm drainage system beyond the fence line.
- No puddles or standing water was noted on the lot at time of inspection.
- * Be aware that Blue Palmetto does not evaluate, verify, or advise as to the probability of a flood event nor are we qualified to advise on any storm water system that may exist on or near the property. A civil engineer can be consulted if the buyer desires more information for any reason.

11. Vegetation Observations

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Maintenance Tip: When landscaping keep plants at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Be aware that plants in contact or close proximity to home can provide pathways to wood destroying insects and abrade, damage siding, screens and roofs. In addition the roots of overgrown plants or flower beds may impede water drainage away from the home; or cause foundation damage if left unchecked.
- Be aware that the roots of trees within 10 feet of foundations, concrete patios and sidewalks can damage the building components. Generally trees closer than 10' should be removed to eliminate the possibility of foundation damage by root growth or simple abrasion of home surfaces by tree limbs. Remember that damage from tree root growth is not always gradual. Suggest monitor at the very least or take corrective action if warranted.

12. Gate Condition

Good	Fair	Poor	N/A	N/I
				X

Type and Material: Wood

Observations:

- Fences and gates are not included as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition before closing.



Home Exterior

1. Trim Condition

Good	Fair	Poor	N/A	N/I
X	X			

Materials:

- This home had metal type fascia trim, vinyl on the soffit and metal and vinyl type trim elsewhere.

Trim Observations:

- *Metal trim at corner needs to be tightened up as it has a gap.



*Metal trim at corner needs to be tightened up as it has a gap.

2. Siding Condition

Good	Fair	Poor	N/A	N/I
X	X			

Siding materials:

- The main siding material on this home is vinyl type siding.

Observations:

- Vinyl (unlocked)- Piece of vinyl as pictured has come unlocked, is loose and needs to be properly reinstalled.
- Vents (covers)- Several vent terminal/s have covers or anti-backflow dampers or covers which are in deteriorated or missing. This could allow moisture penetration or access by insects. These should be replaced.



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Vinyl (unlocked)- Piece of vinyl as pictured has come unlocked, is loose and needs to be properly reinstalled.

3. Exterior Paint & Caulking

Good	Fair	Poor	N/A	N/I
X				

4. Window Condition

Good	Fair	Poor	N/A	N/I
X	X			

observed type of window:

- *Inspection Restriction- Many occupied homes (and some unoccupied) have heavy blinds, drapes, furniture or desktop possessions blocking access to windows. Inspectors have to be careful to be respectful of the current owners home and possessions and are prohibited from moving furniture etc. to gain access. So sometimes every window will not be operated. For these reasons the inspector will base his analysis on the windows he can see and gain access to. Full evaluation of any windows which are obstructed are excluded from this report.

- This home has double pane vinyl windows which are single hung.

- On a single hung window only the bottom sash moves.

Screens: Some screens were missing.

observations:

- *Window in front corner bedroom as pictured is cracked. Recommend replacement.



*Window in front corner bedroom as pictured is cracked. Recommend replacement.

5. Front Door

Good	Fair	Poor	N/A	N/I
X	X			

Front Door Observations:

- The front door indicated the following condition - minor dings noted. We recommend repair as needed.



6. Other Exterior Doors

Good	Fair	Poor	N/A	N/I
	X	X		

Other exterior door observations:

- The back door indicated the following condition - rotted or moisture damaged jambs at bottom. We recommend repair as needed.



The back door indicated the following condition - rotted or moisture damaged jambs at bottom. We recommend repair as needed.

7. Storm/Screen doors/windows

Good	Fair	Poor	N/A	N/I
X				

storm/screen doors and windows:

- Storm door noted on the front door.

8. Front Porch Condition

Good	Fair	Poor	N/A	N/I
X				

Description:

- concrete porch with roof over as pictured.



9. Back Porch condition

Good	Fair	Poor	N/A	N/I
	X			

Back porch descriptions:
• Description- The back porch is a concrete patio on grade.



10. deck/stairs condition

Good	Fair	Poor	N/A	N/I
		X		

General Description and Comments:

- Brick steps noted where present.
- A discussion of modern safety requirements for stairways can be found at <http://www.summerville-home-inspector.com/content/charleston-area-home-inspector-discusses-stairway-requirements> for your convenience.

Observations:

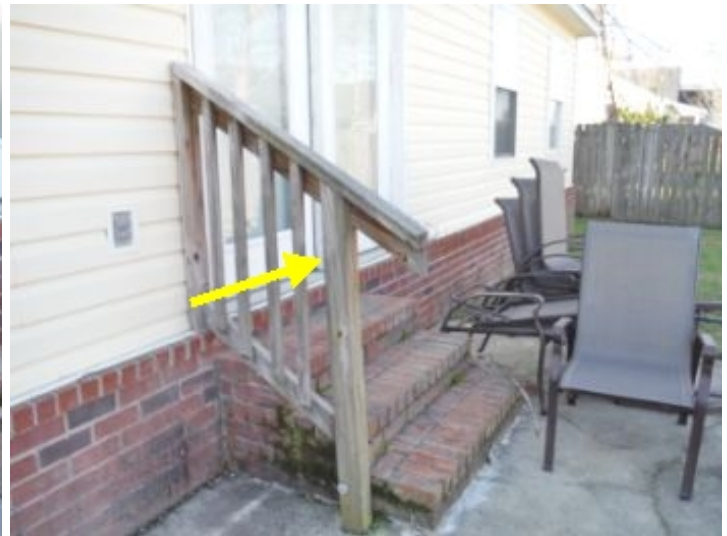
- * Recommend improve back stairway to modern standards. Modern safety rules require a graspable handrail for safety on all stairs of 4 or more risers or over 30" in height. A graspable handrail is about 2" in diameter. In addition raised floor (and open stairway) surfaces over 30" in height require guards 36" in height. These guards must not permit passage of a 4" sphere (4 3/8" for stair guards) and be strong enough to resist a 200 lb load. Recommend improvement for safety.

For more information on stairway requirements go to <http://www.summerville-home-inspector.com/content/charleston-area-home-inspector-discusses-stairway-requirements>.

- *Some bricks are dislodged at the steps. Recommend repair.
- Handrails (strength)- The handrails are in disrepair and is not capable of withstanding a 200 pound force as required. This is a safety concern because the handrail could give way if someone was to lean against it. Recommend repair as needed.



*Some bricks are dislodged at the steps. Recommend repair.



Handrails (strength)- The handrails are in disrepair and is not capable of withstanding a 200 pound force as required. This is a safety concern because the handrail could give way if someone was to lean against it. Recommend repair as needed.

11. Exterior Electrical observations

Good	Fair	Poor	N/A	N/I
X				

Concerns:

- No concerns noted at this time.

12. Main Gas Valve Condition

Good	Fair	Poor	N/A	N/I
	X			

gas valve location:

- Serviced by bottled or propane gas.

Bonding and Observations:

- There is no propane tank present. Line stub out is capped.



There is no propane tank present. Line stub out is capped.

Basement/Crawlspace/Slab

1. Basement/Crawlspace/Slab

Good	Fair	Poor	N/A	N/I
X				

Specifics and Recommendations:

- Crawlspace noted.
- This house has appears to have a concrete slab floor.
- *Always keep termite bond current. The Charleston area termite infestation probability zone is listed as "very heavy".

2. Crawl Space

Good	Fair	Poor	N/A	N/I
			X	

Access Location, Info and Restrictions:

- No Crawl Space Present.

3. Foundation Walls & Piers

Good	Fair	Poor	N/A	N/I
X				

Materials or Construction Type:

- House uses concrete blocks or brick to support a concrete slab.

4. Floor Framing O/Crawlspace

Good	Fair	Poor	N/A	N/I
			X	

5. Exposed Ductwork

Good	Fair	Poor	N/A	N/I
			X	

6. Foundation Plumbing

Good	Fair	Poor	N/A	N/I
			X	

Observations:

- Not Visible (slab)- Houses with concrete slabs on grade have a few plumbing lines entering or embedded into the concrete and routed under the slab. These lines are not visible for inspection and so cannot be evaluated.

FYI

7. crawlspace electrical observations

Good	Fair	Poor	N/A	N/I
			X	

8. Anchor Bolts

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Present (through bolts) Through anchor bolts were visible over the garage area.

9. Sump Pump

Good	Fair	Poor	N/A	N/I
			X	

Sump Pumps and Dehumidifiers: No sump pump present.

garage

1. garage deficiencies and observations

Good	Fair	Poor	N/A	N/I
X				



2. Garage Door Condition

Good	Fair	Poor	N/A	N/I
X	X			

size: one door

Description: Metal door/s



3. Opener Deficiencies

Good	Fair	Poor	N/A	N/I
X	X			

Observations:

- One opener installed.

About the Plumbing System Report

The plumbing system includes the water distribution pipes, drainage system, water heater and associated fixtures like toilets and sinks. Every home owner should take note of the location of the various water cut off valves. In the event of a leak be aware that there is usually a water disconnect valve located close to most fixtures (behind the toilet and under the sinks for example). Fuel shut off valves for gas appliances are usually located within six feet of an appliance. Note that there is a fuel shut off valve located on all gas meters. Also note the location of the main water disconnect. Home inspectors are not required to inspect or evaluate any underground or concealed piping systems. A home inspector will usually look for any evidence of a leak and check for the proper operation of plumbing fixtures and components according to the standards of practice. If any deficiencies are noted be sure to have a qualified plumber review and repair the items or systems involved.

Plumbing

1. Water Supply

Good	Fair	Poor	N/A	N/I
X				

supply source:

- Water is supplied to this house by a municipality.(not verified)
- The Main water cut off is located at the water meter.

Observations:

- The inspector did not find or did not note the location of a main water shut off valve (other than the water meter). Recommend that the client consult with the property owners, a plumber or find it themselves.(Sometimes they are buried in a flower bed, hidden behind storage items or not installed). If no shut off is found we recommend having one installed for emergencies because sometimes the meter box is locked by the municipality.

2. Visible Water Piping

Good	Fair	Poor	N/A	N/I
X				

Material supply pipe:

- *The main type of water supply type in the house appears to be peX (polyethylene)-(red-blue) type piping where it is visible.

Observations:

- No deficiencies observed at the visible portions of the supply piping.

3. Waste Disposal System

Good	Fair	Poor	N/A	N/I
				X

Service type: This house is serviced by a municipal waste treatment system. (not verified)

4. Visible Waste Piping

Good	Fair	Poor	N/A	N/I
X				

Material - drain lines (visible only): PVC

Observations:

- Appears Functional

5. Gas Line Observations

Good	Fair	Poor	N/A	N/I
X				

Water heater gas line or valve observations:

- CSSI noted (corrugated stainless steel tubing)
- More Information (CSSI)- There is more information on CSSI type gas lines available at <http://www.summerville-home-inspector.com/content/what-are-CSSI-gas-line-requirements> for your information.

6. Brand Names

Good	Fair	Poor	N/A	N/I
			X	

Descriptions:

- The water heater(s) is located in the garage.
- The capacity of the water heater is 50 gallons.
- Electric water heater noted.

Brand Name:

- * Brand Name and apparent manufacture date - Water heater brand name is A.O. Smith manufactured in August 2003.

7. W H Condition

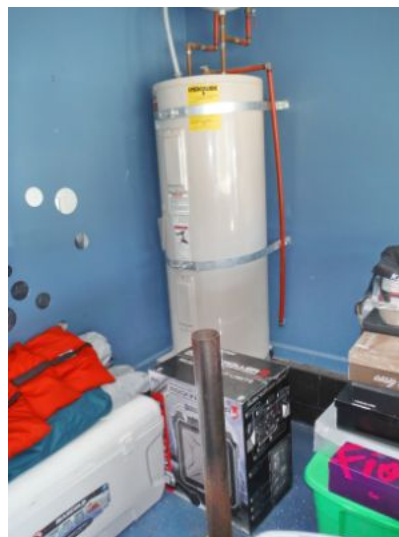
Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Water Temp (reading)- The water temperature at faucet is reading 120-125 degrees which is considered hot.
- Severe Corrosion at pictured area on the water heater. Areas felt wet briefly when I rubbed it. Probable leak area. Corrosion even if minor has the potential for leakage. Recommend evaluate/repair by a qualified plumber.



Water Temp (reading)- The water temperature at faucet is reading 120-125 degrees which is considered hot.



Severe Corrosion at pictured area on the water heater. Areas felt wet briefly when I rubbed it. Probable leak area. Corrosion even if minor has the potential for leakage. Recommend evaluate/repair by a qualified plumber.



Severe Corrosion at pictured area on the water heater. Areas felt wet briefly when I rubbed it. Probable leak area. Corrosion even if minor has the potential for leakage. Recommend evaluate/repair by a qualified plumber.

8. Venting

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. TPR valve and Drain Lines

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TPR valves, drain lines, pans and expansion tanks:

- A pressure & temperature relief valve is present and appears satisfactory.
- A TPRV valve (temperature Pressure relief valve) is a safety device installed on a water heater which will relieve the pressure in the tank when it exceeds a set limit. Under normal circumstances this valve and discharge tubing does not leak. A leaking tprv is an indication that service is needed immediately and that is why the end of the tprv piping should be visible. Sometimes they exit on the exterior of the home for this purpose. **FYI**



10. Strapping

Good	Fair	Poor	N/A	N/I
X				

Observations:

- (ok) Modern codes requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom to brace water heater. **FYI**

11. anti-backflow deficiencies

Good	Fair	Poor	N/A	N/I
		X		

Locations: hose bibs

hose bibs and antibackflow devices on bibs:

- *Absent (all)- Noted not present on hose bibs.(anti backflow devices) Recommend improve. Explanation- An anti- backflow device on a hose bib is a device that only allows water to flow one way in order to protect the water supply from possible contamination. They usually screw onto the hose bib and are inexpensive to replace if needed. More modern regulations require them.



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About the HVAC System Report

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person. This is especially important if any deficiencies are noted in order to properly evaluate the whole system. Regular maintenance is essential to its proper operation. We recommend having annual checkups and cleaning by qualified personnel. Take a note of the size and type of filters your unit needs and understand how to change them regularly. Proper maintenance will improve efficiency and prolong the equipment lifespan. Be aware that mechanical failure can occur at any time even the day after the inspection and that the home inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future. Also be aware that the home inspector does not determine adequacy of any system. If your system has been shut down for a season it may take more than several hours to achieve a comfortable level especially during extremely hot summer days for instance. Because the inspector is there for only a short period he will usually take a temperature reading at the registers to determine if the system is performing within accepted parameters.

If your system has one of the more modern programmable thermostats then special knowledge *that varies by brand name* is needed to properly operate it. We suggest that you obtain the thermostat manual (many can be obtained online) read and take the time to understand how it works. Many of these devices have batteries that need to be replaced occasionally. In addition many of these thermostats will return to a programmed schedule after the temperature is manually changed. You will want to know how to override this feature or change its settings if needed.

AC/Heat

About Split HVAC Systems

If you have a **split system** it means that typically there is a unit outside called a condenser (this is where the compressor is located) and a unit inside called an evaporator (sometimes referred to as the air handler). In contrast a **package or non split system** will have both units contained in a single package on the outside and the conditioned air is transferred by attached ductwork. The AC on these types of systems work by transferring heat energy from the inside to the outside. If you have a heat pump then this process is reversed to provide your house with heat in the winter. A heat pump may also have auxiliary heat which will kick in on very cold days. This is usually in the form of electric resistance heat strips or gas burners. We always recommend periodic maintenance by professionals with any HVAC system. We do not generally recommend pleated or restrictive air filters as this could also restrict performance. Always change the filters regularly. Geothermal systems are a type of heat pump with the exterior unit coils buried in the ground or in wells.

1. General HVAC Information

Good	Fair	Poor	N/A	N/I
			X	

Description:

• **Split System (heat pump)-** This house has a forced air heat pump/s. A heat pump typically has a compressor outside and an air handler inside or in an attic

locations:

• The air handler/s is/are located in the attic.

Brand Names:

• ***AF** Brand Name and apparent manufacturing date - Carrier brand-manufactured in April 2003.

2. HVAC System Observations

Good	Fair	Poor	N/A	N/I
	X			

locations/descriptions:

- Located in the Hallways.
- digital thermostats noted

Observations or Deficiencies:

- * Unit/s responded to thermostatic controls.
- See- Cooling/AC section of report.

3. Heater Condition

Good	Fair	Poor	N/A	N/I
X				

Location of air handler:

- The heaters are part of the air handlers.- see general hvac info for locations
- Air handler(s) is located in the attic
- *Photos of temperature readings at registers located at the end of the report.

Type of Heat, HVAC: Heat pump/s noted.

Heater or Air Handler Observations:

- OK- The (HVAC) system responded to a call for heat within accepted parameters.
- - Ok- Heat on- temperature reading over 120°



- Ok- Heat on- temperature reading over 120°

4. Location/ Brand Name

Good	Fair	Poor	N/A	N/I
X				

Compressor:

- Location- The compressor(s) is located on the right side of the house.
- *Brand Name and apparent manufacturing date- The Compressor or exterior heat pump brand name is Bryant manufactured in February 2004.
- *Photos of temperature reading at the registers located at the end of the report.

5. AC Compressor Condition

Good	Fair	Poor	N/A	N/I
	X	X		

Compressor and AC Cooling Observations:

- *Evaluate- The call for AC was marginal at best. It barely put out cool air on the third try. It may need service. Have a qualified HVAC technician evaluate and repair.



*Evaluate- The call for AC was marginal at best. It barely put out cool air on the third try. It may need service. Have a qualified HVAC technician evaluate and repair.

6. Air Handler Pan or Base

Good	Fair	Poor	N/A	N/I
	X			

Condensate control:

• ***About Condensate Drain Lines***

Condensate lines collect condensation (moisture) that the air conditioner removes from the air. These lines are located under the air handler which is usually located in an attic or closet. Typically there is a built in pan (which collects the condensation) and an overflow pan under the unit which is there in case of a back up condition. The overflow pan should be dry unless there is an overflow condition. The drain lines will divert the water to the outside of the home typically. These lines will require a certain amount of maintenance especially if your drain lines have traps. If your lines do not have cleanouts then they should be installed to make maintenance cleaning easier. It should have a removable cap. We recommend rodding out the trap and pouring a small amount of disinfectant into the trap only to help keep it clean at least once a year (twice is better). Manufacture's instructions should be followed when installing the condensate lines. Although this varies among brand names typically this calls for three lines- primary, secondary and overflow pan drain lines. We find that the primary and overflow pan lines are almost always installed but the secondary will be handled in a variety of ways some of which are not optimal. The problems associated with a backup condition can be microbial growth and moisture damaged building materials. The key to avoiding problems is a properly designed system and regular maintenance. Depending on the ease of access of the air handler this can be a homeowner maintenance item if a cleanout is installed and a proper size brush is handy. Since backups are a common issue with air handlers we encourage the buyer to develop a maintenance plan for this and consider any recommendations the inspector may have.

• Maintenance and Cleaning- Many experts recommend periodic cleaning of the condensate trap by removing the cap (it is not glued on) if present and rodding or pouring a small amount suitable disinfectant (like vinegar) to prevent scum build up. We recommend cleaning twice each cooling season if present to prevent clogging of drain line. In addition traps should be cleaned when the home is purchased because this maintenance is often neglected by homeowners and frequently inspectors do observe some gunk buildup even in fairly newer systems. **EY**

• For a more thorough discussion on how condensate drain lines work go to <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-air-handler-condensate-lines>.

• *There was rust or efflorescence in the overflow drain pan. Normally the overflow pan should be empty and the presence of rust and efflorescence indicates that the primary pan drain was blocked at some point in time and overflowing into the secondary pan. Efflorescence is a type of white powdery salt left behind when water evaporates repeatedly. Recommend evaluation/improvements by a qualified **HVAC** contractor to make sure this does not happen again or regular maintenance, (keep the trap clean).

• Cleanout (after trap)- The cleanout is placed after the trap which is on the down hill side (an non optimal location). Recommend placing a cleanout before the trap so that routine maintenance of inspection, cleaning, brushing or pouring a little vinegar into the trap will be easier. Proper maintenance is essential. Consider improvement.

• ****CLEAN TRAP**** Gunk or other buildup noted in the condensate trap. When traps clog a backup will happen. Recommend cleaning.



Condensate drain line exit location.



****CLEAN TRAP**** Gunk or other buildup noted in the condensate trap. When traps clog a backup will happen. Recommend cleaning.



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7. Air Handler Enclosure or Attached Ductwork

Good	Fair	Poor	N/A	N/I
X				

8. Venting

Good	Fair	Poor	N/A	N/I
			X	

9. Gas Valves

Good	Fair	Poor	N/A	N/I
			X	

10. Refrigerant Lines

Good	Fair	Poor	N/A	N/I
X	X			

Observations:

- Missing insulation on parts of refrigerant line as pictured. Even a small gap can cause condensation which could damage building materials. Recommend improve.



Missing insulation on parts of refrigerant line as pictured. Even a small gap can cause condensation which could damage building materials. Recommend improve.

11. Other Cooling

Good	Fair	Poor	N/A	N/I
			X	

About the Electrical Report

Home owners should pay particular attention to any deficiencies listed in this section. Everyone should note the location of the Main Service Disconnects. The service disconnects are where the circuit breakers or fuses are. Sometimes there are other disconnects usually located near air handlers and outdoor air conditioning equipment. Every homeowner should know how a GFI circuit breaker works. Not all houses have GFI breakers because homes are built at different times and codes vary by jurisdiction. A GFI is an electrical outlet that prevents electrical shock by shutting off current when it detects that the current improperly passes to ground. GFI's are used in damp locations. A GFI will protect all circuits downstream of the device. This means that a GFI breaker located in one bathroom might control an outlet located in another bathroom for example. Please see

<http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-gfis> for a more thorough discussion on GFI's. Because of the limited nature of a home inspection if any deficiencies are noted on your report it is important that a qualified electrician perform the repairs and possibly evaluate other relevant issues he deems necessary.

Electric

1. Incoming Service and Grounding Cable

Good	Fair	Poor	N/A	N/I
X				

location of meter:

- The **Underground service lateral** is located on the right side of the house.

service and ground observations:

- **Ground Rod** (above grade)- The **ground rod** is sticking up a little. The **ground rod** should be fully driven flush, below grade or protected. Grounding conductors should be protected where subject to damage. This is to protect it from accidental damage from lawn mowers, weed eaters etc.



Ground Rod (above grade)- The ground rod is sticking up a little. The ground rod should be fully driven flush, below grade or protected. Grounding conductors should be protected where subject to damage. This is to protect it from accidental damage from lawn mowers, weed eaters etc.

2. Over Current Protection

Good	Fair	Poor	N/A	N/I
X	X			

location:

- The main electrical panel is located in the garage.
- 200 amp main breakers noted
- To learn more about grounding and bonding go to <http://www.summerville-home-inspector.com/content/what-difference-between-grounding-and-bonding>.
- More information about **double taps** can be found at <http://www.summerville-home-inspector.com/content/what-double-tap>

Type: circuit breakers

Observations:

- ***DT Neutrals & Grounds-** There are **double tapped neutrals** and grounding conductors in the panel. This is where two (or more) conductors (a **neutral** and a grounding conductor) are under a screw terminal designed for one conductor. This is not currently allowed. Note- In past years the language in some codes may have been vague (though apparently this practice was quite common) This practice is now specifically prohibited; History Note* In 2002 the language in the **NEC** was clarified based on the UL listing of every panel made since 1965. Therefore it has been disallowed since at least 1965. In most cases the solution is simply to move the conductor to another terminal (by a qualified electrician). Consider improvement.



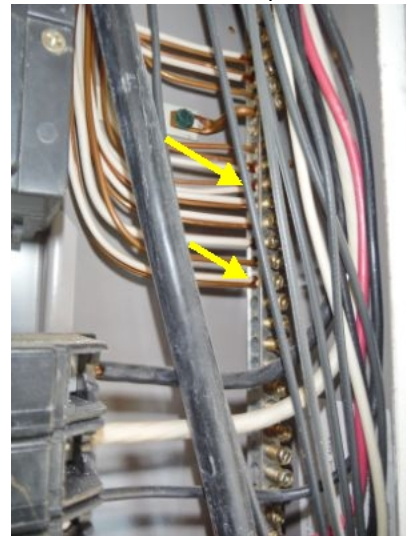
Main Breaker Panel Location.



Main Breaker Panel (inside view).



Main Breaker Panel (inside view).



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3. Service Cable

Service cable material: Copper

Visible branch conductors: Copper branch circuits noted.(General use branch circuits.)

4. Other Panels

Good	Fair	Poor	N/A	N/I
			X	

5. Fixtures & Outlets

Good	Fair	Poor	N/A	N/I
	X			

doorbell:

- Doorbell is functional.

Outlets:

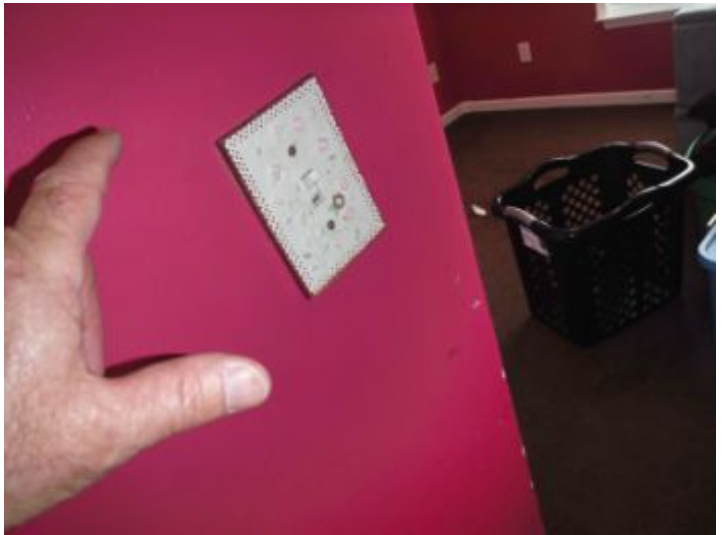
- *Tested a representative sample of outlets that could be accessed. Those that did not pass are noted in the report.

Observations:

- Hanging Pendant (grounding)- It appears this hanging pendant is not grounded properly (several noted). The metal parts of light fixtures have been required to be grounded since 1975. Consider improving for safety.
- *Switch pictured is poorly mounted. Outlets and switches are required to be securely mounted in the box. Recommend repair.
- Outlets- All electrical outlet/s in the front bedroom showed an - hot, **neutral reversed** (**reversed polarity**) condition. Have a qualified electrician repair.



Hanging Pendant (grounding)- It appears this hanging pendant is not grounded properly (several noted). The metal parts of light fixtures have been required to be grounded since 1975. Consider improving for safety.



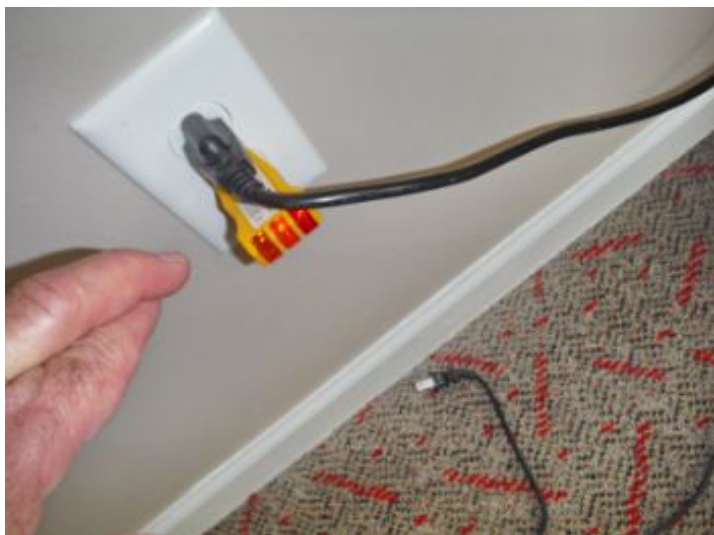
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Outlets- All electrical outlet/s in the front bedroom showed an - hot, neutral reversed (reversed polarity) condition. Have a qualified electrician repair.



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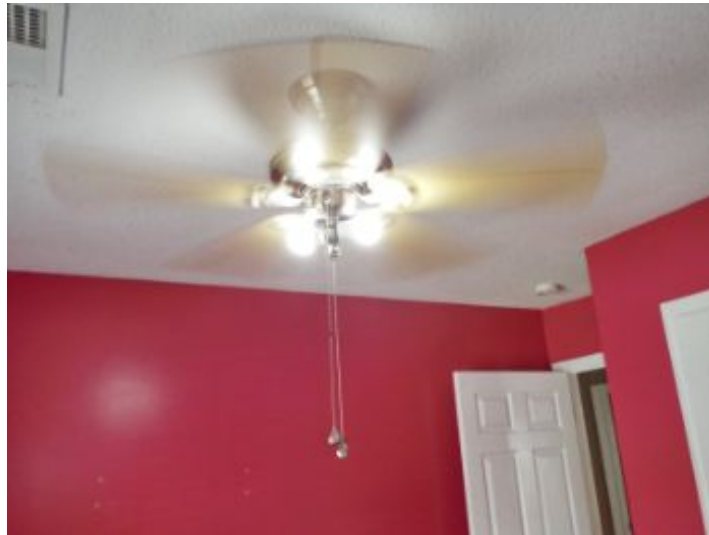
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6. Ceiling Fans

Good	Fair	Poor	N/A	N/I
	X			

Interior Ceiling Fan Observations:

- Operated normally when tested where present at time of inspection.
- Some ceiling fans though operational were missing parts like light globes etc. Recommend improve.



Some ceiling fans though operational were missing parts like light globes etc. Recommend improve.

7. Ground Fault Outlet/Breakers

Good	Fair	Poor	N/A	N/I
X	X			

Ground Fault Outlets and Locations:

- Required locations for **GF** protection vary by age of structure.
- We always recommend adding **GF** protection near sources of water even if they were not required at the time of construction for safety.
- Visit <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-gfis> to find out about ground fault requirements by year and some troubleshooting tips.

Observations and Deficiencies:

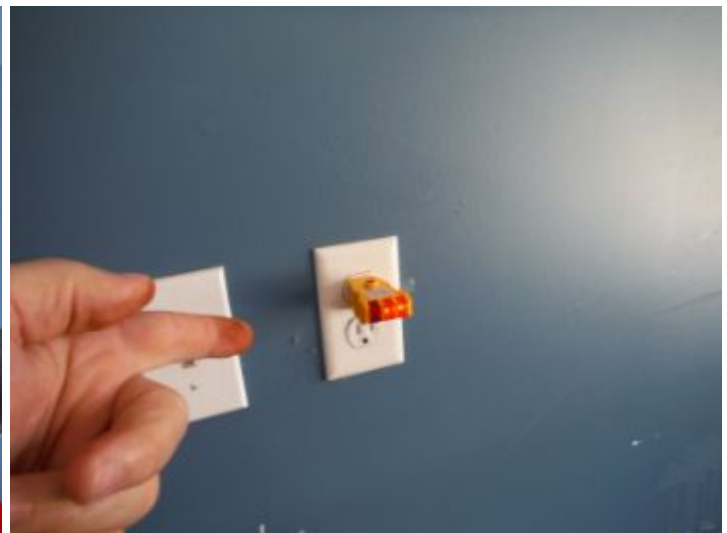
- **GF** protection in the garage has been required in most areas since 1978.

FY

- ***Not Protected (location pictured)-** The garage receptacles pictured did not test positive for **GF** protection. Consider improving for safety.



***Not Protected (location pictured)-** The garage receptacles pictured did not test positive for GFI protection. Consider improving for safety.



***Not Protected (location pictured)-** The garage receptacles pictured did not test positive for GFI protection. Consider improving for safety.

8. Smoke Alarms

Good	Fair	Poor	N/A	N/I
X				

Smoke and CO Alarms:

- OK- Testing indicated system was working.
- *Recommend adding carbon monoxide detectors outside sleeping areas when there are fuel burning appliances in the home or if the home has an attached garage if not already present.

Laundry Room

1. Washer & Dryer

Good	Fair	Poor	N/A	N/I
X				

connections:

- The Washer & Dryer connections are located in the laundry room.
- Electric Dryer outlet noted.

Observations:

- Not Tested- The washer and dryer was not evaluated for function.



Washer bibs shown.

2. Dryer Vent

Good	Fair	Poor	N/A	N/I
	X			

Concerns:

- Explanation- Dryers exhaust a tremendous amount of moisture while they are in use. This moisture must be reliably routed to the exterior of the home. Flexible plastic dryer hoses soon leak therefore hard piping is required except for the transition piece. Exit points should be cleaned occasionally to prevent blockage.
- More Information- Go to <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-dryer-vents> to learn about dryer vent requirements.
- The dryer vent is present but it has seen better days. It does not appear to be well fitted. Consider replacing it in the near future. Recommend occasional inspection and cleaning of dryer vent and termination exit point to ensure optimum performance.



The dryer vent is present but it has seen better days. It does not appear to be well fitted. Consider replacing it in the near future. Recommend occasional inspection and cleaning of dryer vent and termination exit point to ensure optimum performance.

3. Laundry Tub

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: No laundry Tub noted.

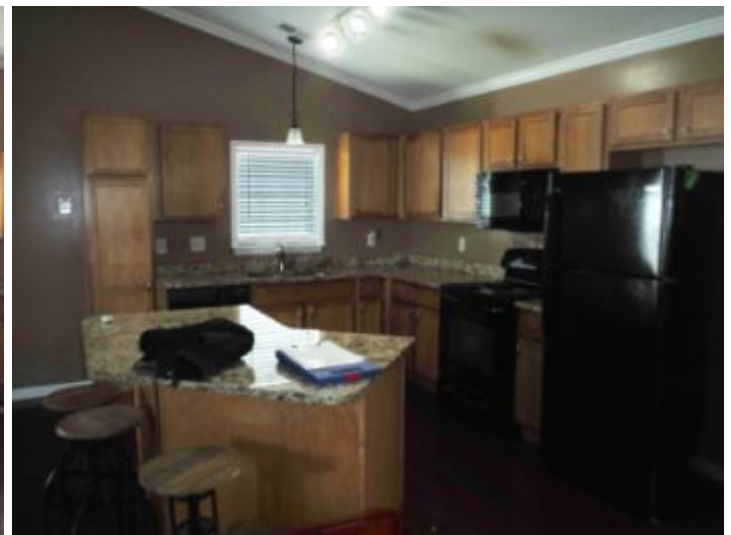
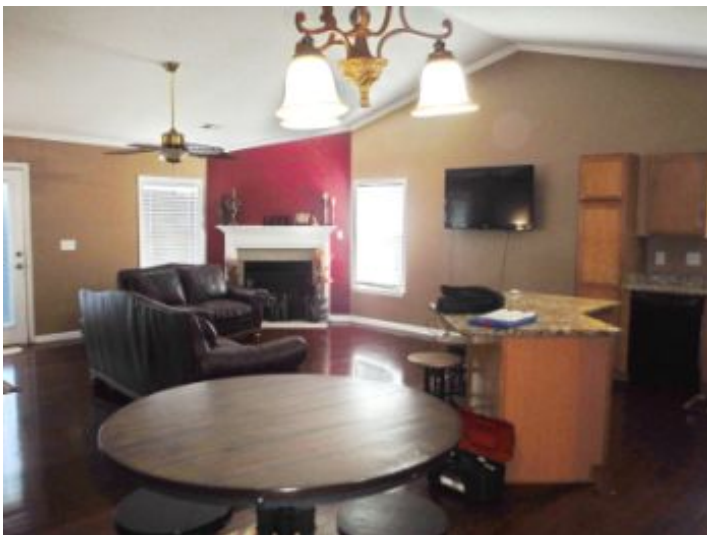
4. Laundry Room General Comments

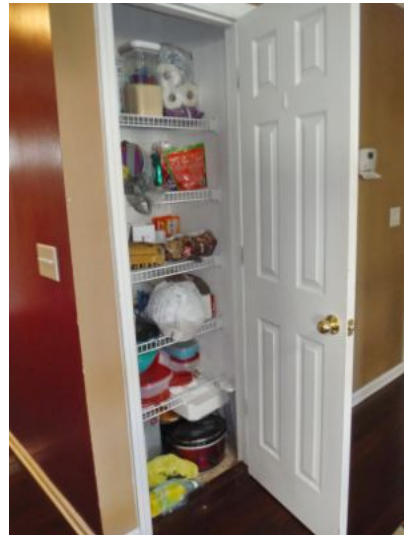
Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Kitchen Area

1. General Kitchen Comments

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





Pantry shown.

2. Sinks

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Operated normally, at time of inspection.



Under sink view.

3. Garbage Disposal

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Operated - appeared functional at time of inspection.



4. Cook top condition

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Electric cook top noted.
- Testing (ok)- All heating elements operated when tested.



Testing (ok)- All heating elements operated when tested.

5. Oven & Range

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Oven(s): Electric
- Oven (ok)- All heating elements operated when tested.
- Cleaning- Oven needs cleaning inside.



Cleaning- Oven needs cleaning inside.



Oven (ok)- All heating elements operated when tested.



Oven (ok)- All heating elements operated when tested.



6. Trash Compactor

Good	Fair	Poor	N/A	N/I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Vent Condition

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fan Type: Recirculating

8. Floor Condition

Good	Fair	Poor	N/A	N/I
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Hardwood or simulated hardwood laminate flooring is noted.

Observations:

- *Floor is not well adhered in some places. It made a noise in those areas when stepped on.



*Floor is not well adhered in some places. It made a noise in those areas when stepped on.

9. Counters

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Granite or granite like tops noted.



10. Cabinets

Good	Fair	Poor	N/A	N/I
X				



11. dishwasher observations

Good	Fair	Poor	N/A	N/I
X				

Specifics: present

Observations:

- Tested (passed)- Tested and seemed to work satisfactorily.



Tested (passed)- Tested and seemed to work satisfactorily.

12. microwave info

Good	Fair	Poor	N/A	N/I
	X			

General Info:

- Tested for operational condition.
- Clearance (suggestion)- We find that in our tests that most microwave ovens do leak some radiation up close therefore we suggest that a two foot distance between the microwave and people be maintained while the unit is in operation.
- There is more information on microwave safety at <http://www.summerville-home-inspector.com/content/mt-pleasant-home-inspector-discusses-microwave-safety>.

Observations:

- OK- Heating function- Microwave properly heated a cup of water when activated.



OK- Heating function- Microwave properly heated a cup of water when activated.

Bathroom Area #1

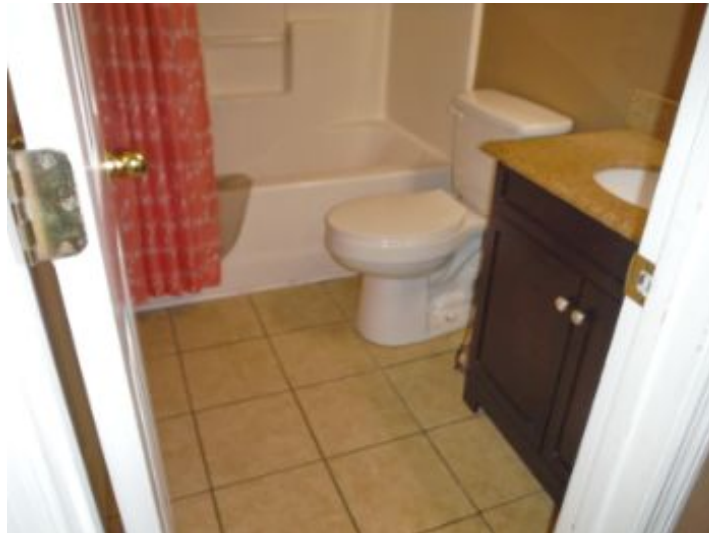
1. Description/Photos

Good	Fair	Poor	N/A	N/I
X				

location and description: Whole Bath • Hall Bath

Observations and location photos:

- No leaks detected.



2. Counters

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Granite, granite like, or simulated granite type tops noted.



3. Sinks

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Operated normally, at time of inspection.
- Stopper (missing)- Stopper is missing/inoperable. Repair as needed.



Stopper (missing)- Stopper is missing/inoperable.
Repair as needed.



Under sink view.

4. Exhaust Fan

Good	Fair	Poor	N/A	N/I
X				

Bathroom fan observations:

- Bath Fan (ok)- The bath fan was operational when activated.

5. Floor Condition

Good	Fair	Poor	N/A	N/I
X				

Materials: Ceramic tile is noted.



6. Heating

Good	Fair	Poor	N/A	N/I
X				

Observations:

- *Central heating and cooling ducts noted in this room.

7. Mirrors

Good	Fair	Poor	N/A	N/I
X				



8. Showers

Good	Fair	Poor	N/A	N/I
X				



9. Shower Walls

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Fiberglass/plastic type surround noted.



10. Bath Tubs

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Fiberglass or plastic tub type noted.
- Stopper (missing)- Stopper is missing or inoperable. Repair as needed.



Stopper (missing)- Stopper is missing or inoperable. Repair as needed.

11. Toilets

Good	Fair	Poor	N/A	N/I
X				



12. Walls

Good	Fair	Poor	N/A	N/I
X				

Wall Observations:

- Walls were in good condition.

13. Ceiling

Good	Fair	Poor	N/A	N/I
X				

Ceiling Observations:

- Ceiling was in good condition.

Bathroom Area # 2

1. Description/Photos

Good	Fair	Poor	N/A	N/I
	X			

location and description: Whole Bath • Master bedroom bath



2. Counters

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Granite, granite like, or simulated granite type tops noted.



3. Sinks

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Operated normally, at time of inspection.



Under sink view.

4. Exhaust Fan

Good	Fair	Poor	N/A	N/I
X				

Bathroom fan observations:

- The bath fan operated when activated.

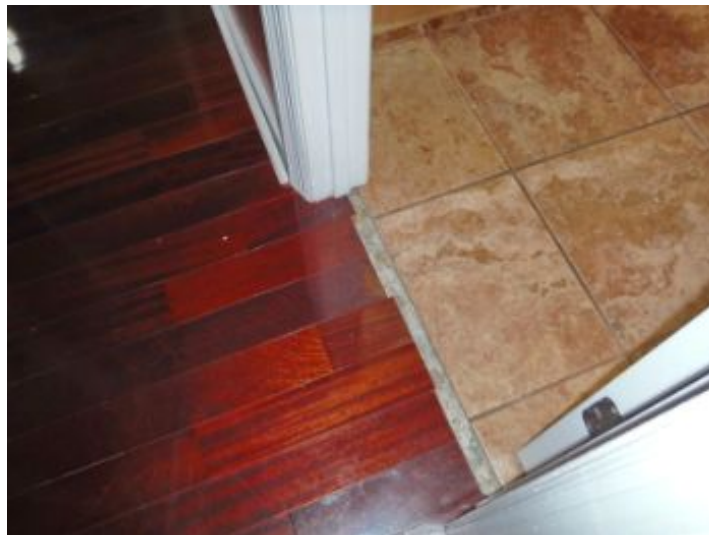
5. Floor Condition

Good	Fair	Poor	N/A	N/I
X	X			

Materials: Ceramic tile is noted.

Observations:

- *Transition piece is missing at bathroom door threshold. Recommend replace as needed.



*Transition piece is missing at bathroom door threshold. Recommend replace as needed.

6. Heating

Good	Fair	Poor	N/A	N/I
X				

Observations:

- *Central heating and cooling ducts noted in this room.

7. Mirrors

Good	Fair	Poor	N/A	N/I
X				



8. Showers

Good	Fair	Poor	N/A	N/I
X				

9. Shower Walls

Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Ceramic tile noted.

• *I believe that the way the tile is laid it can allow water to drain behind the tub. Some evidence of this was observed. Loose tiles observed. Recommend contact an experienced tub, shower installer and tile expert to solve this issue.





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10. Bath Tubs

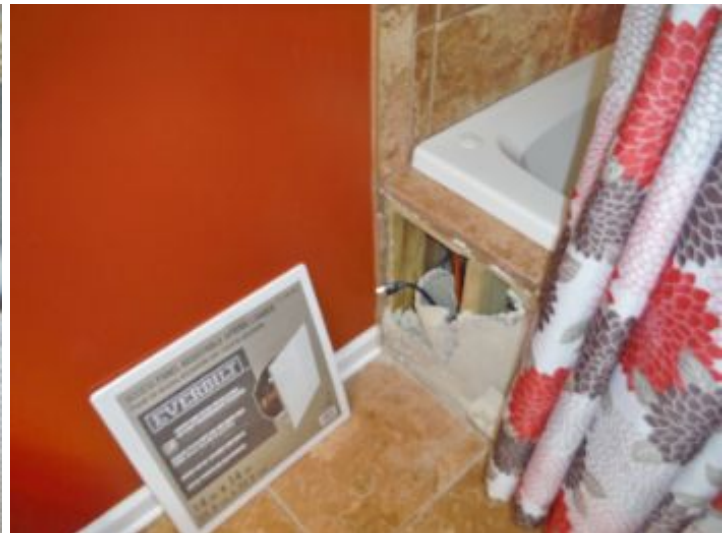
Good	Fair	Poor	N/A	N/I
	X			

Observations:

- Fiberglass type tub noted.
- Jetted Tub type noted.
- *Jetted motor could not be tested for lack of a power source. Jetted tub motors are required to be on their own circuit and **GFI** protected. The motor is required to be accessible. A qualified electrician can do this for you.
- *The installation of the access panel for the tub motor was not complete. Broken tile observed. Recommend have the jetted tub and its components installed before closing.



*Jetted motor could not be tested for lack of a power source. Jetted tub motors are required to be on their own circuit and GFI protected. The motor is required to be accessible. A qualified electrician can do this for you.



*The installation of the access panel for the tub motor was not complete. Broken tile observed. Recommend have the jetted tub and its components installed before closing.



11. Toilets

Good	Fair	Poor	N/A	N/I
X				



12. Walls

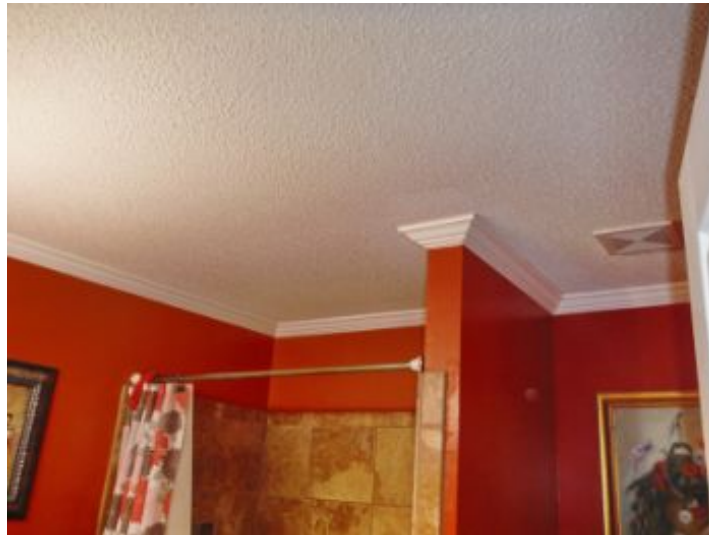
Good	Fair	Poor	N/A	N/I
X				

Wall Observations:
• Walls were in good condition.

13. Ceiling

Good	Fair	Poor	N/A	N/I
X				

Ceiling Observations:
• Ceiling was in good condition.

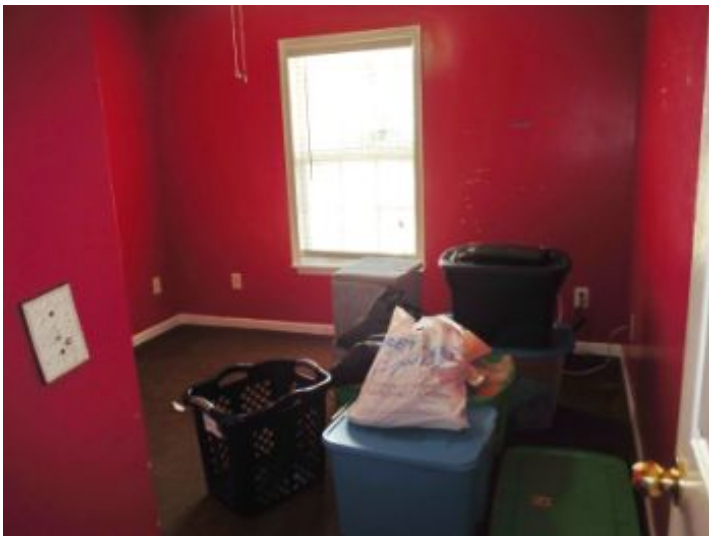


Bedroom Areas

1. Observations

Good	Fair	Poor	N/A	N/I
X				

Locations: 3 bedrooms noted.





2. Floor Condition

Good	Fair	Poor	N/A	N/I
	X	X		

Flooring Types: Carpet is noted.

Observations:

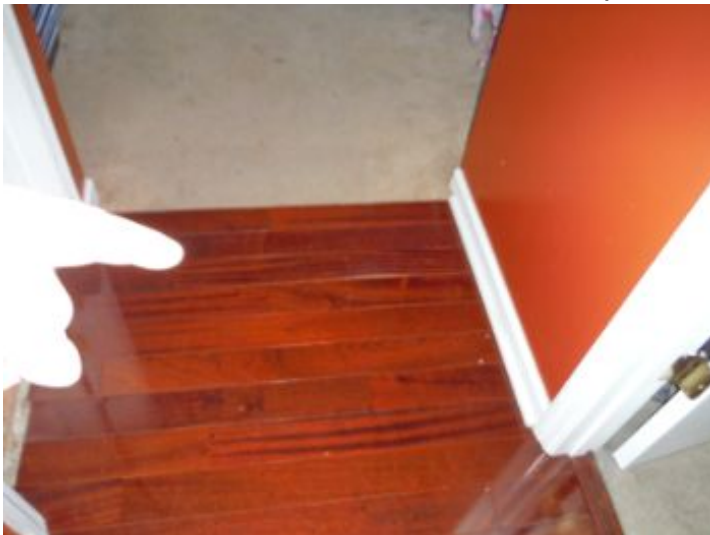
- Stains- Some stains observed.
- Cleaning- Gentle cleaning recommended for carpeted areas.
- *Noted moisture damaged flooring in front of master bathroom door. Recommend repair.



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Cleaning- Gentle cleaning recommended for carpeted areas.



*Noted moisture damaged flooring in front of master bathroom door. Recommend repair.



Cleaning- Gentle cleaning recommended for carpeted areas.

3. Wall Condition

Good	Fair	Poor	N/A	N/I
X				

Materials: Drywall type wall coverings noted.

Observations:

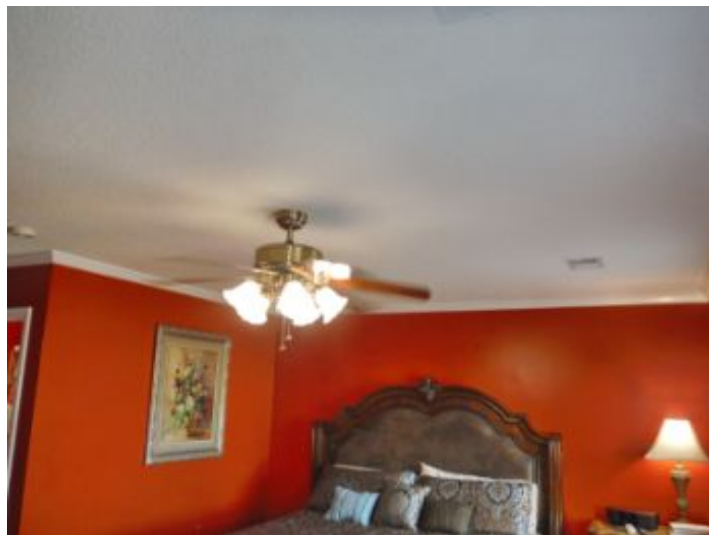
- Some minor dings or cracks noted. Repair as needed.



4. Ceiling Condition

Good	Fair	Poor	N/A	N/I
X				

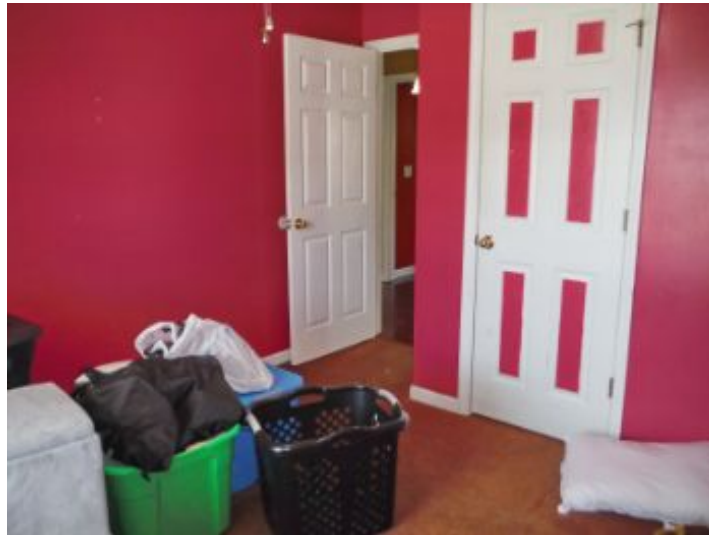
Materials: There are drywall type ceilings noted.



5. Doors

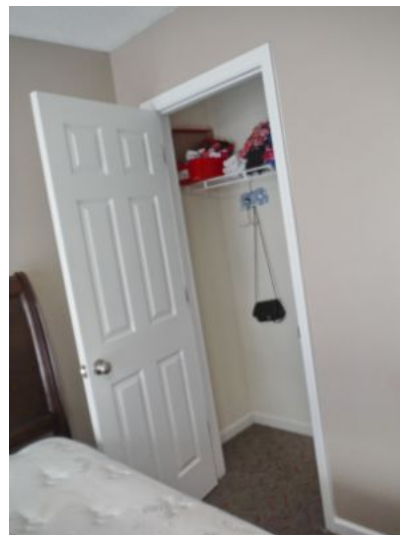
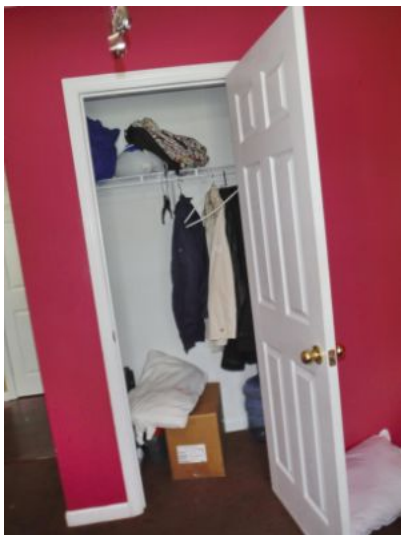
Good	Fair	Poor	N/A	N/I
X				

Interior door observations:
• Molded panel doors noted.



6. Closets

Good	Fair	Poor	N/A	N/I
X				



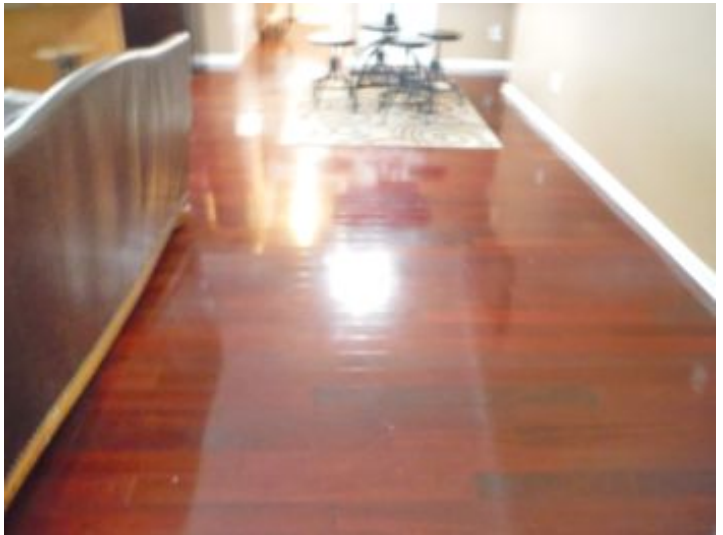
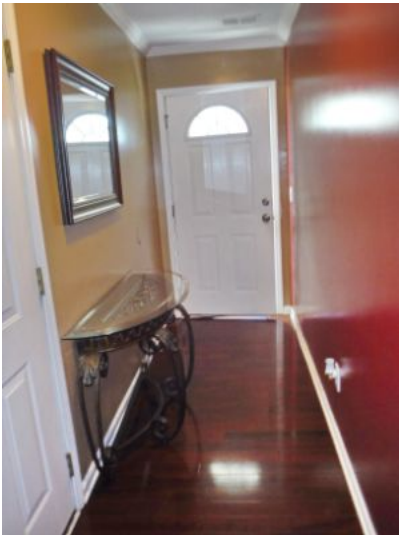
General Interior

1. Floor Condition

Good	Fair	Poor	N/A	N/I
X	X			

Flooring Types:

- Hardwood flooring or simulated hardwood laminate type flooring is noted.



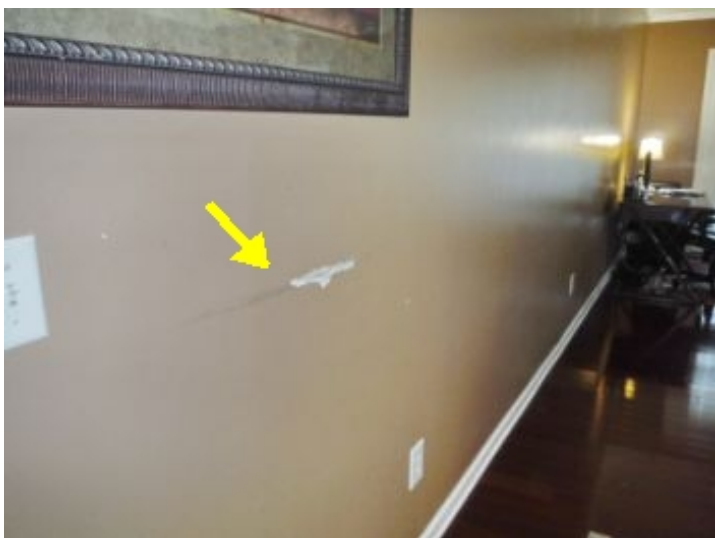
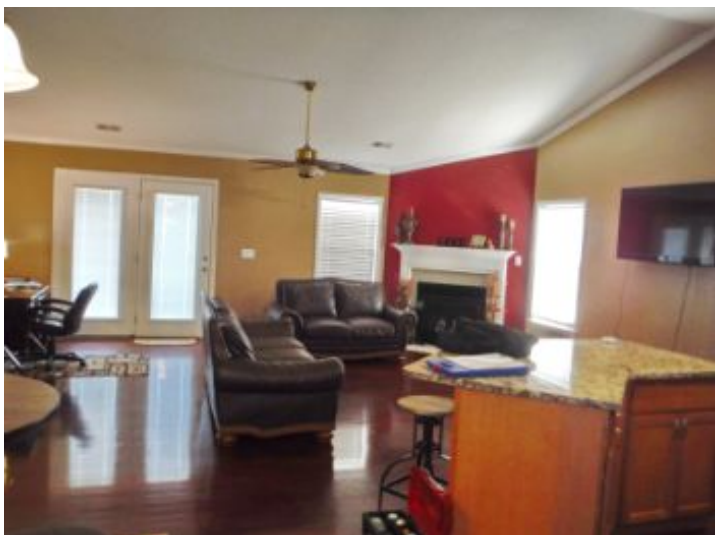
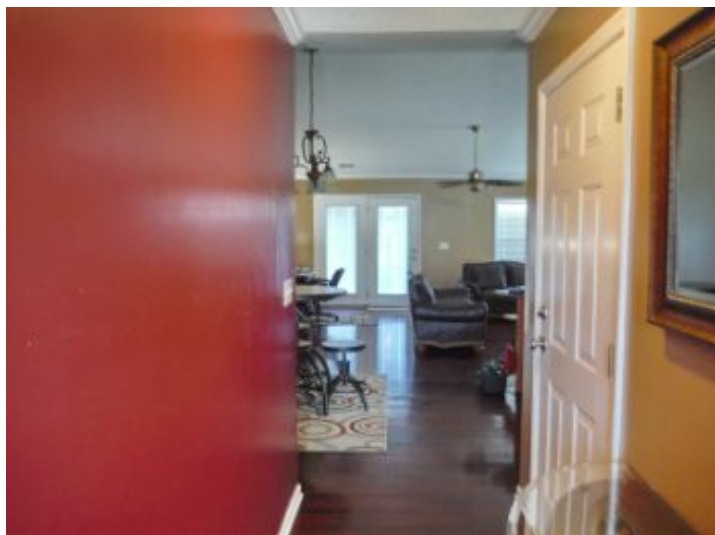
2. Wall Condition

Good	Fair	Poor	N/A	N/I
X	X			

Materials: Drywall type wall coverings noted.

Observations:

- *Noted several holes in the wall and some incomplete patch jobs. Some are pictured. Recommend review all with seller before closing and have them repaired. Note*(It is beyond the scope of a home inspection to document every ding and picture hanging hole.)



Noted several holes in the wall and some incomplete patch jobs. Some are pictured. Recommend review all with seller before closing and have them repaired. Note(It is beyond the scope of a home inspection to document every ding and picture hanging hole.)



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Noted several holes in the wall and some incomplete patch jobs. Some are pictured. Recommend review all with seller before closing and have them repaired. Note(It is beyond the scope of a home inspection to document every ding and picture hanging hole.)

3. Ceiling Condition

Good	Fair	Poor	N/A	N/I
X				

Materials: There are drywall type ceilings noted.



4. Stairs

Good	Fair	Poor	N/A	N/I
			X	

5. Additional Window Comments

Good	Fair	Poor	N/A	N/I
X	X			

Observations and comments:
• See Home Exterior- Windows

6. Other Interior Areas

Good	Fair	Poor	N/A	N/I
X				



closet shown

Attic

1. Attic Areas

Good	Fair	Poor	N/A	N/I
X				

Access and Landing:

- Entered.
- Pull Down Ladder located in: garage
- Inspection Restriction (insulation)- Limited view and access of components due to deep insulation.

2. Insulation Condition

Good	Fair	Poor	N/A	N/I
X				

Materials:

- Fiberglass batts noted.
- Loose fill cellulose type insulation noted.

Insulation Depth:

- appears adequate
- Modern codes require R-30 ceiling, R-13 walls, R-19 floors FYI.



3. Attic Ventilation

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Attic ventilation appears adequate.
- For your reference- Proper ventilation of attic areas help promote a healthy building by preventing heat buildup under roofing materials, and allowing moisture to escape. Also in some cases the attic ventilation also supplies combustion air to appliances which is necessary for their proper operation. FYI
- For more information on the importance of proper attic ventilation visit <http://www.summerville-home-inspector.com/content/what-are-minimum-attic-ventilation-requirements> .

4. Whole House/Attic Fans

Good	Fair	Poor	N/A	N/I
			X	

Whole House Ventilation Fans:

- No whole house fan present.

5. Framing/structure

Good	Fair	Poor	N/A	N/I
X				

Materials: Engineered trusses present.



6. Visible Leakage?

Good	Fair	Poor	N/A	N/I
X	X			

7. Duct Work

Good	Fair	Poor	N/A	N/I
X				

Observations:

- No leaks detected.(ductwork)



8. Electrical

Good	Fair	Poor	N/A	N/I
X				

Observations:

- ***NM** (non metallic sheathed cable) wiring type noted present in the attic areas.
- Unsecured Conductors- Unsecured conductors noted. All wiring should be properly secured to the framing and within 8" of an electrical junction box. Repair as needed.
- **J Box** Covers- Noted A junction boxes without a suitable cover, which is a safety concern. As pictured. Recommend installing proper covers, as needed, for safety. In addition boxes need to be properly attached to framing as required. Wires properly stapled to framing within 8" of box. If metal boxes are used then they are required to be bonded (grounded) with strain relief clamps in place. Recommend repair all as needed.



J Box Covers- Noted A junction boxes without a suitable cover, which is a safety concern. As pictured. Recommend installing proper covers, as needed, for safety. In addition boxes need to be properly attached to framing as required. Wires properly stapled to framing within 8" of box. If metal boxes are used then they are required to be bonded (grounded) with strain relief clamps in place. Recommend repair all as needed.

Unsecured Conductors- Unsecured conductors noted. All wiring should be properly secured to the framing and within 8" of an electrical junction box. Repair as needed.

9. Attic Plumbing

Good	Fair	Poor	N/A	N/I
X				

Observations:

- ~~PVC~~ plumbing vents noted
- ~~PEX~~ water supply lines noted



10. Chimney

Good	Fair	Poor	N/A	N/I
			X	

11. Exhaust Vent

Good	Fair	Poor	N/A	N/I
X				

Photos



AC info



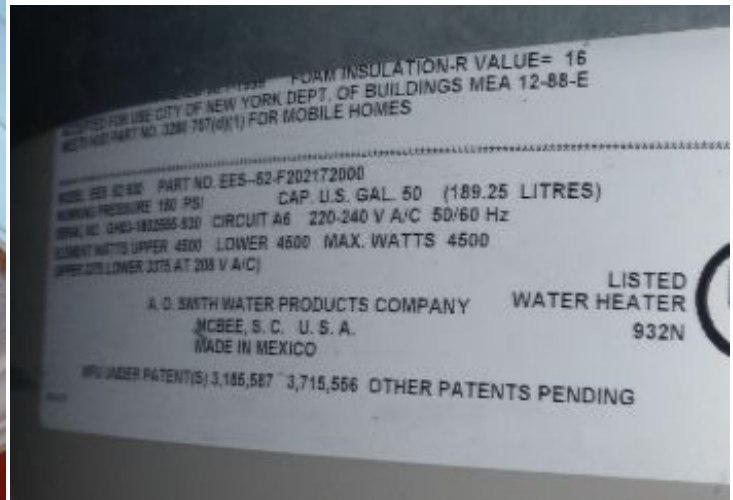
pest control ports noted on home



dishwasher info



oven info

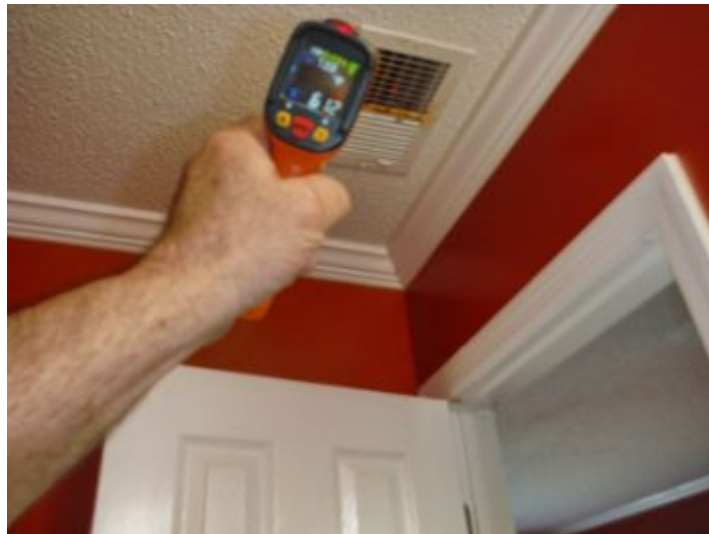


water heater info





air handler info



Glossary

Term	Definition
AC	Abbreviation for air conditioning or air conditioner or air conditioning.
AH	abbreviation for Air Handler
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of piping used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless steel pipe with an exterior PVC covering. The covering can be yellow or black with yellow writing on it designating it as gas line. CSST can be easier to install than other gas piping systems. For more information on this go to http://www.summerville-home-inspector.com/content/what-are-csst-gas-line-requirements
Carbon Monoxide	Carbon Monoxide is a by product of combustion. It is a deadly odorless, tasteless gas. It displaces oxygen in the body thus causing its victims to fall into a deep sleep where they never wake up.
Cellulose	Cellulose insulation: Ground-up newspaper, plant or cotton fibers that is treated with fire-retardant. Cellulose is often used for insulation.
Combustion Air	Combustion Air is the air a fuel fired appliance uses to sustain proper combustion. Lack of proper combustion air can cause combustion issues such as excess carbon monoxide (a deadly gas). There are different ways to satisfy the requirement for combustion air such as vent holes/openings to the outside. For more information on this go to http://www.summerville-home-inspector.com/content/moncks-corner-home-inspector-discusses-combustion-air
Condensate Line	A condensate line is a drain line attached to the air handler which carries the moisture that the air conditioner removes from the home to the outside.
Double Tap	A Double Tap is when two conductors are under a screw which is only designed for one conductor. The concern is a poor connection which is a safety issue. In most cases a double tap is not allowed because the screw may not hold multiple conductors securely. To learn more about double taps go to http://www.summerville-home-inspector.com/content/what-double-tap .
Double Tapped	A Double Tap is when two conductors are under a screw which is only designed for one conductor. The concern is a poor connection which is a safety issue. In most cases a double tap is not allowed because the screw may not hold multiple conductors securely. To learn more about double taps go to http://www.summerville-home-inspector.com/content/what-double-tap .
Efflorescence	Efflorescence is a type of white powdery salt left behind when water evaporates in the same spot repeatedly over time. It is often associated with a leak or moisture penetration issue.
FYI	For your information.

GFI	A GFI (ground fault interrupter) or GFCI (ground fault circuit interrupter) is a like a mini automatic circuit breaker. It's purpose is to prevent electrical shock when the device detects a short to ground. They are now required in bathrooms, kitchens and wet locations to help prevent electrocution caused by moisture. For more information on this go to http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-gfis
Ground Rod	A Ground Rod is a 8 foot metal rod driven into the ground near the electric meter. It is part of the electrical safety system. It is connected to the meter base by a GEC (grounding electrode conductor). The connections for the GEC to the ground rod have to be secure and the cable protected form damage. For more information on this go to http://www.summerville-home-inspector.com/content/what-difference-between-grounding-and-bonding
HVAC	The heating, ventilation and air conditioning system of the home.
J Box	Abbreviation for Junction Box.
NEC	Abbreviation for National Electrical Code.
NM	The abbreviation NM generally refers to nonmetallic sheathed cable. (The plastic coated electrical wire used in modern homes.)
Neutral	A Neutral conductor is the common way of saying grounded conductor and in most modern homes it is referring to the white or gray conductor (though it is not always white). A neutral conductors carries the unused current back to the service where it is connected to the grounding conductor terminal bar. Grounding conductors can be bare or green. The hot (ungrounded) conductor is typically black or red.
PEX	PEX stands for (cross linked polyethylene) and is used for hot and cold plumbing supply lines. It is considered superior to many other piping systems and is the dominate modern technology today. PEX supply lines are red, blue or clear in color.
PVC	PVC is short for Polyvinyl chloride, which is used to make the white piping material approved for cold water supply lines and drain lines. PVC is solvent welded at the joints and is white in color.
Termite Bond	A termite bond is a type of contract with a pest control company to maintain termite protection on the home.
Trap	A trap is a section of piping which is designed to hold water. It is typically U shaped. On a sink drain a trap prevents sewer gases from entering the home. On a HVAC unit the trap prevents air from blowing out through the drain.
Valley	The low point (inside angle) of a roof formed by the junction of two perpendicular sloping sides of a roof.
Vent Stack	A vent stack is a plumbing pipe which extends through the roof to provide for proper ventilation of the plumbing system.
nail pop	A nail pop is when a nail starts to back up through a shingle lifting it up or leaving a hole in the shingle where moisture could enter.
reversed polarity	A reversed polarity condition on an electrical outlet refers to the hot and neutral conductors being on the wrong terminals. This is a potentially dangerous condition and the circuit should be evaluated for the reason the tester gave this reading and repaired.