

# *Blue Palmetto Home Inspection*

## Property Inspection Report



Home Sweet Home Street, Dream Town, SC 29461

Inspection prepared for: Justin Tyme

Real Estate Agent: Friendly Real Estate Agent - Reliable and Friendly Real Estate Company

Date of Inspection: 10-3-2019 Time: 9:30 am

Age of Home: new construction (built 2019) Size: 2340 sf heated (not verified)

Weather: sunny and hot

Pre- Drywall Inspection

Inspector: Ray Thornburg

License # RBB22399,RBI48831

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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](http://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.



## 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.

Electrical		
Page 7 Item: 2	Over Current Protection	<ul style="list-style-type: none"> <li>• Protection (cardboard)- We highly recommend protecting the electrical panel with a sheet of cardboard or similar material to prevent the interior components from contamination by paint etc. while construction ensues. This is standard practice for many electricians and while this may seem like a minor issue an electrical panel contaminated by paint for example could mean replacement as the only option.</li> </ul>
Page 8 Item: 4	wiring observations	<ul style="list-style-type: none"> <li>• *The conductor pictured needs to be stapled within 8" of the box. Looks like it was pulled loose from the box from foot traffic through here.</li> </ul>
Plumbing		
Page 11 Item: 5	Guards,Support,leaks	<ul style="list-style-type: none"> <li>• *The plumbing drain <u>vent stack</u> should be tied up to prevent sagging as pictured. Right now it is just sitting on a loose piece of <u>pvc</u> which can be easily dislodged. If it was dislodged then the pipe would sag, fill with water where venting would be obstructed. Recommend secure it by strapping it up from above.</li> </ul>
AC/Heat		
Page 16 Item: 4	AC Condensate Control	<ul style="list-style-type: none"> <li>• pan drain (improper slope)- The pan drain sags down then up then down. It should slope continuously downward till the exit point (over window). Recommend adjust it and secure it into position.</li> <li>• *Unused port should be capped to prevent air from blowing out. At the condensate drain line at unit. Recommend repair.</li> </ul>
Page 19 Item: 7	Gas Line Observations	<ul style="list-style-type: none"> <li>• Bonding (loose)- Noted that the bonding clamp was loose at the gas line. It is important that the bonding clamp be tight to the pipe and the grounding conductor. Recommend tighten it up good.</li> </ul>
Walls		
Page 25 Item: 9	Termite Protection	<ul style="list-style-type: none"> <li>• Untreated Wood - We noted some untreated wood in contact with concrete at the garage door jambs or other places as pictured. All wood that rest on concrete or masonry slab foundation or are within 8 inches of the ground are required to be pressure treated. Recommend replacing (at the very least) the bottom 2 feet of any such untreated wood to prevent decay from splashback, moisture wicking, or termites as needed. Note* the standard for this treated wood is AWWPA U1 so simply sparing it green with preservative does not meet this standard.</li> </ul>
Roof Framing		

Page 26 Item: 1	Covering Observations	<ul style="list-style-type: none"><li>• <b>Drip Edge</b> Missing- We noted that the metal <b>drip edge</b> was not installed on the home at inspection time. <b>Drip edge</b> is typically installed before the roof covering and has been required since the adaptation of the 2012 IRC. Though it can be installed after the shingles it is more difficult to do it correctly. Proper method as specified in the 2012 IRC is under the underlayment at eaves and over the underlayment at gables while extending 2 inches minimum on top of the roof deck. Recommendation is to have it installed.</li></ul>
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## 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.

## About a Pre-Drywall Inspection

A pre-drywall inspection is sometimes called a frame inspection. It is made after the roof, all framing, metal connections/strapping, fire blocking and bracing is in place, all concealed wiring, all pipes, chimneys, ducts and vents are roughed in. In some areas an insulation inspection is also performed prior to drywall being installed. In addition rough electrical, rough plumbing, rough mechanical (hvac) inspections are sometimes made prior to the frame inspection and always before drywall is installed. Dimensions are not verified during an inspection. 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. This inspection will not reveal every concern that exist or ever could exist but only those material defects observed on the day of inspection. A home inspector will use all available resources to ascertain and give his *opinion* of the condition of the home on the day of the inspection. Many more items are inspected at this time than will be in your report. Your report will list major components and deficiencies observed.

Careful coordination with the builder is necessary when scheduling a pre drywall inspection to allow all the tradesmen to finish their work. All county and municipal inspections should be performed before scheduling a pre drywall inspection with a private home inspector. If proper scheduling is not possible you might expect to see a higher than normal number of deficiencies listed in the report due to its unfinished state. I suggest that you do not let this alarm you but encourage you to work with your builder to properly address any concerns you may have. It is my experience that **most** builders want their customers to be happy and will gladly repair any deficiencies they are made aware of. I encourage you to make sure they repair any deficiencies to your satisfaction.

# Inspection Details

## 1. Attendance

### In Attendance:

- Agent present

## 2. Home Type

### Home Type:

- Detached
- Single Family Home
- Typical contemporary style.

## 3. Roof Style

### Materials:

- Gable Roof Noted

#### 4. General Commentary

Good	Fair	Poor	N/A	N/I
			X	

Commentary, limitations, and exclusions:

- As we performed our inspection we noted that the general quality of installed components and systems was good.
- A typical pre drywall inspections includes partial inspections of many systems which are or may be incomplete at the time of inspection.
- About Building Codes- Blue Palmetto Home Inspection serves a large area of South Carolina with many different building code enforcement authorities, each with their own individual interpretations of the national and state building codes based on their local politics and beliefs. No one could be completely conversant with each and every building code enforcement authority's interpretation of the national building codes; therefore I do not perform code compliance inspections. However; my opinions may reference the building codes, manufacturer's instructions, the building industry's standards, continuing education, and personal experience in order to better explain the issues involved. Keep in mind that building codes are generally minimum standards that must be complied with and may not address all issues of concern to the homebuyer.
- This inspection will use typical WFCM 120 mph wind zone exposure B prescriptive requirements as examples of how to meet the wind uplift requirements for this home. (Prescriptive means a set of rules builders are allowed to use in place of engineered solutions) The approved architectural drawing would be an example of an engineered solution and would take precedence over prescriptive solutions. These are only examples. The actual wind zone may vary somewhat according to location, building designer and municipality. However both the 110 mph and 130 mph zone requirements are similar. Owner should consult with the builder or the view the plans to verify compliance with the plans or the requirements of the area where the home is located if issues are noted in the report. This is because there are many calculations involved with deriving uplift requirements which is beyond the scope of a standard home inspection. The examples given are only to help you understand the report better.

To learn more about this topic go to <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-wind-zone-requirements>

- Lot Grading- Grading during a pre- drywall inspection is always incomplete. It is beyond the scope of a home inspection to advise on the probability of flooding, storm water drainage or the adequacy of any systems designed to handle storm water. A civil engineer is the expert to advise in this if this is a concern for you.

### About the Pre-drywall Electrical Inspection

The electrical portion of a pre-drywall inspection consists of observing the way the electrical components like wiring, panel boxes, outlet boxes, fixtures are installed. Nail guards, box placement and correct grounding and bonding of certain components are inspected. Home inspectors do not verify dimensional placement of fixtures. Homeowners should note the location of main and branch breaker disconnects.

## Electrical

## 1. Incoming Service

Good	Fair	Poor	N/A	N/I
	X			

### location:

- Main breakers are located at the meter base outside.
- Branch circuit breakers located in the garage .

### observations:

- Grounding conductor not installed at time of inspection.

### Observations:

- Incomplete- Meter base is not set at the time of inspection.



Incomplete- Meter base is not set at the time of inspection.

## 2. Over Current Protection

Good	Fair	Poor	N/A	N/I
X	X			

### location:

- Main breakers are located at the meter base outside.
- Branch circuit breakers located in the garage .

### Type:

- circuit breakers

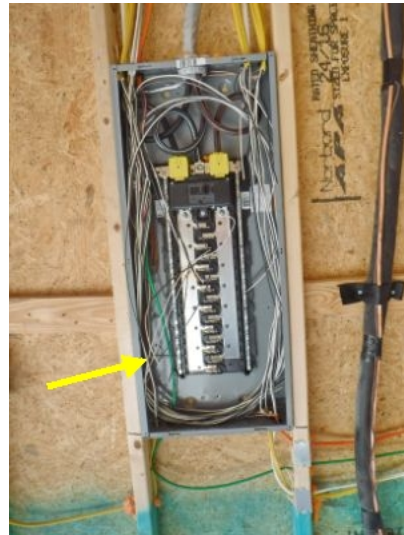
### Observations:

- Protection (cardboard)- We highly recommend protecting the electrical panel with a sheet of cardboard or similar material to prevent the interior components from contamination by paint etc. while construction ensues. This is standard practice for many electricians and while this may seem like a minor issue an electrical panel contaminated by paint for example could mean replacement as the only option.





ufer type ground rod shown- incomplete at time of inspection



Protection (cardboard)- We highly recommend protecting the electrical panel with a sheet of cardboard or similar material to prevent the interior components from contamination by paint etc. while construction ensues. This is standard practice for many electricians and while this may seem like a minor issue an electrical panel contaminated by paint for example could mean replacement as the only option.

### 3. Service Cable

#### Materials:

- Aluminum

#### Materials:

- Copper branch circuits noted. (small appliance branch circuits)

### 4. wiring observations

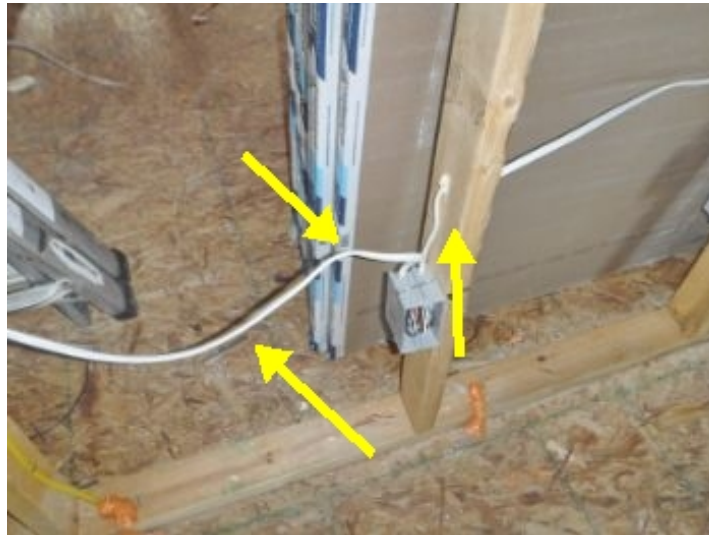
Good	Fair	Poor	N/A	N/I
X				

#### Materials:

- Wiring in boxes and stapled correctly to framing- ok except where noted otherwise in the report.
- Nail guards properly in place -ok except where noted otherwise in the report.
- Light in attic by air handler- ok

#### Observations:

- **\*The conductor pictured needs to be stapled within 8" of the box. Looks like it was pulled loose from the box from foot traffic through here.**



\*The conductor pictured needs to be stapled within 8" of the box. Looks like it was pulled loose from the box from foot traffic through here.

#### 5. Bathroom Vent Duct Condition

Good	Fair	Poor	N/A	N/I
X				

**Materials:** ventilation fans present



Bathroom fans pictured.



Bathroom fans pictured.

#### 6. pre-wire observations

Good	Fair	Poor	N/A	N/I
X				

**garage opener prewire status:** installed

**garage door opener prewire:**

- no deficiencies observed

### About the Pre-drywall Plumbing Inspection

The plumbing section of this report consists of inspecting the plumbing supply and drain lines. The inspector will check for the correct drain line configuration and for leaks in the system. Supply lines should be holding pressure and drain lines should be holding water at inspection time. Proper support, nail guards, insulation where needed and many other components are observed and documented if installed at time of inspection. Homeowners should be aware of where the main plumbing disconnects are located and that there is always a disconnect at each fixture. Underground components are not evaluated.

# Plumbing

## 1. Water Supply

Good	Fair	Poor	N/A	N/I
X				

**Sources:** Water is supplied to this house by a municipality. (not verified)

**Observations:**

- Pressure (ok)- Piping pressure gauge readings were adequate at time of inspection.(As pictured.)



Pressure (ok)- Piping pressure gauge readings were adequate at time of inspection.(As pictured.)

## 2. Visible Water Piping

Good	Fair	Poor	N/A	N/I
X				

**Materials:** polyethylene (pex)(red- blue)



Shows where water heater will be located.

## 3. Waste Disposal System

Good	Fair	Poor	N/A	N/I
				X

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



## 4. Visible Waste Piping

Good	Fair	Poor	N/A	N/I
X				

Specifics: **PVC**

Observations:

- OK- (drain testing)- Drain lines are filled with water and appear to have no leaks at time of inspection.



## 5. Guards, Support, leaks

Good	Fair	Poor	N/A	N/I
X				

Observed Leaks: No Leaks detected.

Observations:

- \*The plumbing drain **vent stack** should be tied up to prevent sagging as pictured. Right now it is just sitting on a loose piece of **pvc** which can be easily dislodged. If it was dislodged then the pipe would sag, fill with water where venting would be obstructed. Recommend secure it by strapping it up from above.



\*The plumbing drain vent stack should be tied up to prevent sagging as pictured. Right now it is just sitting on a loose piece of pvc which can be easily dislodged. If it was dislodged then the pipe would sag, fill with water where venting would be obstructed. Recommend secure it by strapping it up from above.



## 6. washer &amp; dryer observations

Good	Fair	Poor	N/A	N/I
X				

Materials: Inspected



Dryer vent pipe shown.

## 7. Bathroom Areas

Good	Fair	Poor	N/A	N/I
X				

## Observations:

- OK- Bathtubs and shower pans are normally filled with water as part of the testing process. At time of inspection it appeared that the drains piping was holding water as required and appeared leak free.



Sink stub outs shown.



Bathtub or shower shown.



Sink stub outs shown.



Sink stub outs shown.



Bathtub or shower shown.



OK- Bathtubs and shower pans are normally filled with water as part of the testing process. At time of inspection it appeared that the drains piping was holding water as required and appeared leak free.



## 8. Kitchen Areas

Good	Fair	Poor	N/A	N/I
X				



Gas line stub out shown.



Fridge water valve shown.

## About the Pre-drywall HVAC Inspection

The HVAC system is the heating, ventilation, and air conditioning climate control system of the home. The inspector will inspect the installed components like the air handler, ductwork, condensate drain lines, exhaust vents, refrigerant lines and gas lines if present. Proper working space, lighting and ductwork, support can also be observed at this time. Type of system, general condition and precautionary maintenance issues may be discussed.

## AC/Heat

### 1. General HVAC Information

Good	Fair	Poor	N/A	N/I
			X	

**Materials:** Split System- This house has an gas forced air heat and ac unit. This type of unit has an ac compressor and condenser outside and an air handler inside or in the attic. • Gas fired forced hot air

**Materials:** The air handler is located in the attic.

**Observations:**

- Air Handler brand name is Carrier.



Air Handler brand name is Carrier.

### 2. Workspace and Light

Good	Fair	Poor	N/A	N/I
X				

**Observations:**

- Proper workspace to unit and light provided- ok



Proper workspace to unit and light provided- ok

### 3. Venting

Good	Fair	Poor	N/A	N/I
X				

**Observations:**

- Metal double wall type B vent pipe noted.





Metal double wall type B vent pipe noted.



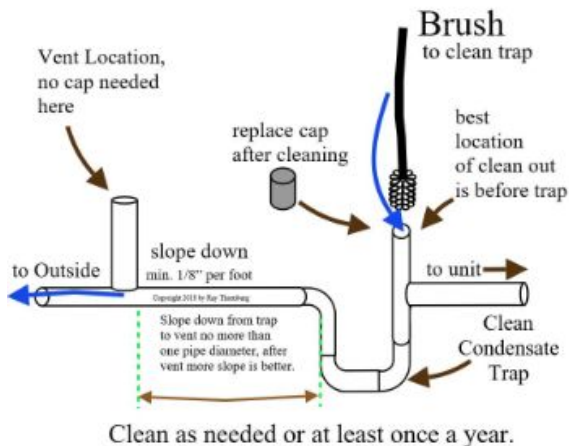
#### 4. AC Condensate Control

Good	Fair	Poor	N/A	N/I
X	X			

##### Observations:

- About Condensate Lines- Condensate lines collect moisture from the air in the house and deposit it into a drain inside the unit where it is piped to the outside of the home or an approved place of disposal. These lines can become clogged over time causing it to backup in the overflow pan; or cause a performance issue. Therefore it is suggest that cleaning and maintenance of these lines be performed occasionally (preferable with a brush) at the trap if one is present. This should become part of your annual maintenance routine.
- More Information- There is more information about how condensate lines work at <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-air-handler-condensate-lines> for your information.
- ^ Recommended condensate cleaning method pictured.
- primary drain line - ok
- pan drain (improper slope)- The pan drain sags down then up then down. It should slope continuously downward till the exit point (over window). Recommend adjust it and secure it into position.
- \*Unused port should be capped to prevent air from blowing out. At the condensate drain line at unit. Recommend repair.

### Preferred Configuration of Condensate Trap and Cleaning Schedule



^ Recommended condensate cleaning method pictured.



The overflow pan drain exits over the window pictured. This is a good location as it will allow the occupants to see it dripping should there be an overflow condition in the pan. If dripping is observed the owners should call for service or clear the primary drain line trap. FYI



\*Unused port should be capped to prevent air from blowing out. At the condensate drain line at unit. Recommend repair.



About Condensate Lines- Condensate lines collect moisture from the air in the house and deposit it into a drain inside the unit where it is piped to the outside of the home or an approved place of disposal. These lines can become clogged over time causing it to backup in the overflow pan; or cause a performance issue.

Therefore it is suggest that cleaning and maintenance of these lines be performed occasionally (preferable with a brush) at the trap if one is present. This should become part of your annual maintenance routine.



pan drain (improper slope)- The pan drain sags down then up then down. It should slope continuously downward till the exit point (over window). Recommend adjust it and secure it into position.

5. Refrigerant Lines

Good	Fair	Poor	N/A	N/I
X				



6. duct observations

Good	Fair	Poor	N/A	N/I
X				

Materials: Flex





## 7. Gas Line Observations

Good	Fair	Poor	N/A	N/I
X	X			

### Materials:

- **CSSI** (corrugated stainless steel tubing) shielded type.
- For more information on **CSSI** type gas piping go to <http://www.summerville-home-inspector.com/content/what-are-cssi-gas-line-requirements>.

### Materials:

- inspected- ok

### Observations:

- OK- Gas line pressure reading was within acceptable limits.
- **Bonding (loose)**- Noted that the bonding clamp was loose at the gas line. It is important that the bonding clamp be tight to the pipe and the grounding conductor. Recommend tighten it up good.



OK- Gas line pressure reading was within acceptable limits.



**Bonding (loose)**- Noted that the bonding clamp was loose at the gas line. It is important that the bonding clamp be tight to the pipe and the grounding conductor. Recommend tighten it up good.





Walls

1. Exterior wall coverings

Good	Fair	Poor	N/A	N/I
			X	

Materials: No siding was installed at time of inspection.





## 2. Window and Doors Observations

Good	Fair	Poor	N/A	N/I
X				

### Type of Windows:

- Single Hung double pane vinyl windows noted.
- On a single hung window only the bottom sash moves.
- Windows with integral J channel noted.
- For more information about windows with integral J channel go to <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-windows-integral-j-channel>.
- dp 55 noted

### Door Type or Status:

- Inspected



## 3. house wrap

**Materials:** House wrap noted present and installed at time of inspection.

**Materials:**

- Insulated- Walls were insulated at time of inspection.
- Inspection Restriction (insulation)- Installed insulation is an inspection restriction. So it is not possible to fully evaluate any areas covered by insulation.



4. wall sheathing observations

Good	Fair	Poor	N/A	N/I
X				

- Materials:
- 1/2" OSB wall sheathing noted
  - fastened with nails
- Observations:
- ok- Sheathing and edge blocking appear to be nailed adequately.



ok- Sheathing and edge blocking appear to be nailed adequately.



ok- Sheathing and edge blocking appear to be nailed adequately.

5. wall framing observations

Good	Fair	Poor	N/A	N/I
X				

- Materials:
- 2x4 studs 16" OC load bearing noted.
  - 2 x 4 stud framing elsewhere noted.





## 6. Strapping and Anchoring

Good	Fair	Poor	N/A	N/I
X				

### Materials:

- anchor bolts noted
- Anchor bolts and "cabletite" or similar cable system in place to meet wind uplift resistance. These systems use a cable that stretches through to the top plate so some other strapping may not be necessary.



Anchor bolts or other wall anchoring methods pictured.

## 7. Notching and Boring

Good	Fair	Poor	N/A	N/I
X				

**Materials:** All observed bored holes notches were within acceptable standards except where noted otherwise in the report.

## 8. fire blocking observations

Good	Fair	Poor	N/A	N/I
X				

**Materials:** all usual locations fire blocked properly • Fire blocking - Fire blocking is a piece 2x4 or 3/4" plywood or similar material place at the junction between floor levels or ceiling to wall junctions. It's purpose is to slow the spread of flames in case of fire. **FYI**



## 9. Termite Protection

Good	Fair	Poor	N/A	N/I
X	X			

## Observations:

- Green dye on wall studs is evidence of proper treatment.
- **Untreated Wood** - We noted some untreated wood in contact with concrete at the garage door jambs or other places as pictured. All wood that rest on concrete or masonry slab foundation or are within 8 inches of the ground are required to be pressure treated. Recommend replacing (at the very least) the bottom 2 feet of any such untreated wood to prevent decay from splashback, moisture wicking, or termites as needed. Note\* the standard for this treated wood is AWWPA U1 so simply spaying it green with preservative does not meet this standard.



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Green dye on wall studs is evidence of proper treatment.

## 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.

## Roof Framing

1. Covering Observations

Good	Fair	Poor	N/A	N/I
X	X			

Roof decking and covering materials:

- 3 tap shingles noted

Observations:

- **Drip Edge** Missing- We noted that the metal **drip edge** was not installed on the home at inspection time. **Drip edge** is typically installed before the roof covering and has been required since the adaptation of the 2012 IRC. Though it can be installed after the shingles it is more difficult to do it correctly. Proper method as specified in the 2012 IRC is under the underlayment at eaves and over the underlayment at gables while extending 2 inches minimum on top of the roof deck. Recommendation is to have it installed.







Drip Edge Missing- We noted that the metal drip edge was not installed on the home at inspection time. Drip edge is typically installed before the roof covering and has been required since the adaptation of the 2012 IRC. Though it can be installed after the shingles it is more difficult to do it correctly. Proper method as specified in the 2012 IRC is under the underlayment at eaves and over the underlayment at gables while extending 2 inches minimum on top of the roof deck. Recommendation is to have it installed.





2. Fascia, Soffit, Cornice

Good	Fair	Poor	N/A	N/I
X				

Materials:  
• 2x6 or 2x4 sub fascia and barge rafters noted.



### 3. Roof Framing/Trusses

Good	Fair	Poor	N/A	N/I
X				

Construction type: Manufactured roof trusses; 24" oc trusses noted.



### 4. Attic Access Comments

Good	Fair	Poor	N/A	N/I
X				

Observations:

- Equipment Access- ok

### 5. Support, Bracing

Good	Fair	Poor	N/A	N/I
X				

Materials:

- Acceptable bracing methods noted.







## 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](http://www.nachi.org/visual-inspection-concrete.htm).

## Floors & Porches

### 1. Foundation and CrawlSpace

Good	Fair	Poor	N/A	N/I
X				

#### Observations:

- Monolithic Slab Noted- A monolithic slab is one in which the foundation and slab are poured at the same time as a unit.

### 2. Floor Type Observations

Good	Fair	Poor	N/A	N/I
X				

#### First Floor Materials:

- Concrete Slab floor noted.

#### Second Floor Materials:

- 3/4" OSB noted
- manufactured psb I trusses noted







3. Decks & Porches

Good	Fair	Poor	N/A	N/I
X				

Flashing observations : ok  
strapping observations: ok





## Photos



Permit Card

1000 Hwy 52  
Moncks Corner, SC 29401

Inspection Request: (843) 716-4308  
INSPECTIONS PERFORMED 8AM to 4PM MONDAY - FRIDAY

Site Address: 217 BARDOCKE RD, MONCK'S CORNER, SC 29401 - 5007

POST ON SITE

CONTACTS

Name	Company	Phone	Email	Contact Type
John Patten	D.R. Patten	843-284-4200	john@patten.com	Inspector
Mike Patten	D.R. Patten	843-416-7414	mike@patten.com	Inspector

INSPECTIONS

Item	Inspected
Final or I/O	
Support/Beam/Floor	
Door/Window/Complete	
Full Frame and Anchor	
Foundation/Excavation	
Insulation	
Interior/Exterior	
Energy Barriers/Repair	
Structural/Therm	
Weather/Ventilation	
Windows	
Shading/Interior	
Submittals within 60 days of way	
Shading	
Interior Sealing/LEED Compliant	
Shading/Exterior	

sign off permit card at time of inspection



window ratings



## Glossary

Term	Definition
AC	Abbreviation for air conditioning or air conditioner or air conditioning.
B Vent	A B vent is a type of gas exhaust vent pipe material which has a double wall construction. It is used on naturally aspirated appliances like gas water heaters. The double wall construction helps keep flue gases warm and reduces the clearance to combustibles. For more information on this go to <a href="http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-gas-vents">http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-gas-vents</a>
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 <a href="http://www.summerville-home-inspector.com/content/what-are-csst-gas-line-requirements">http://www.summerville-home-inspector.com/content/what-are-csst-gas-line-requirements</a>
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.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof or deck to prevent rain water from dripping back onto surfaces which could be damaged by water. A drip edge typically has a slight "lip" which is bent slightly outwards to discourage drip back.
FYI	For your information.
OSB	OSB stands for Oriented Strand Board and is a plywood like product made up of chips of hardwoods and glue. It is used in much the same way as standard plywood is in modern construction but there are some differences in allowable span ratings, preferred applications etc.
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.
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.
Vent Stack	A vent stack is a plumbing pipe which extends through the roof to provide for proper ventilation of the plumbing system.