General Summary

Client Name: Justin A Smith

Property Address: 1234 The Town Circle
(Street)

Client Name: Jane B Smith

N. Charleston, SC, 29405
(City, State, Zip Code)

Inspector Name: Justin Oliver LIC#: 49689

Contract Date: / / 2021

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

= Repair or Maintenance | = Review or Monitor | = Client Information

Roofing

1.3 ROOF PENETRATIONS

Roof Penetration boots did not have consistent shingle coverage as others viewed and may require some caulk to prevent wicking or leaking. Monitor from attic over time or consult with a qualified roofing professional.

1.4 ROOF FLASHING

Flashing crimp at porch-wall attachment below window should be caulked to prevent moisture from wicking below siding or posing a potential leak with driven precipitation.

1.6 ROOFING DRAINAGE

Gutters should be cleaned to prevent backflow onto roof and under shingles to protect roof sheathing edge.

Porch Roof North (Rear) Gutter over screen door may show signs of loose/uncaulked end cap. Recommend consulting with a qualified gutter installer

2.1 WALL CLADDING / SOFFIT / FASCIAS/ FLASHING AND TRIM (including shutters)

Two locations where siding was cracked | Suspected improper nailing technique | Caulking repair is recommended along with monitoring over time.

Front below dining room window

Rear corner of upper bedroom window adjacent to porch roof

2.2 PAINT AND CAULKING

Siding and Facia/Trim locations where siding requires caulking maintenance.

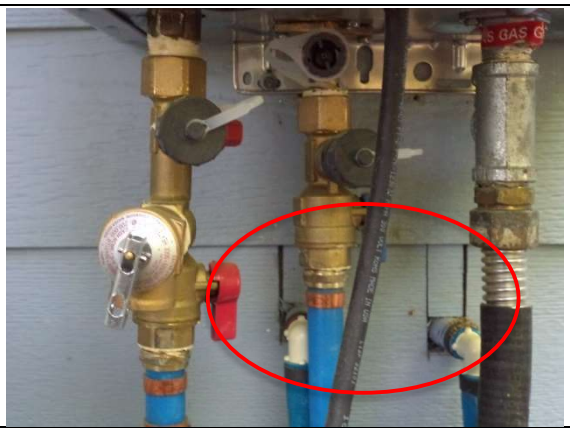
Front Upper Corner over Porch

Front Porch – Corner baseboard


Rear Porch – Small hole for insects to penetrate to wood



Rear 2nd Floor Siding above porch | Window casing | Corner Siding



Rear – Instantaneous HW penetrations in siding

Rear – Porch Screen Door hydraulic cleat attachment holes

Rear – Gas Utility Penetrations

There is rust on the siding below the Rinnai HW HTR which is not an active leak, but appears to be where a bracket or equipment was removed.

Rear

2.3 WALL STRUCTURE

Block wall appears to be in satisfactory condition but recommend resealing to protect and prevent moisture intrusion.

Front

Rear

2.6 STORM WINDOWS, STORM DOORS AND SCREENING

Rear porch screen door has broken upper screen | Pulled gasket | Damaged Trim

Rear – Screen Door

2.7 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO,APPLICABLE RAILINGS

Wooden Stairs at both front and rear porches are in Marginal condition should be resealed and coated to protect from weathering. Holes near stairs should be addressed to prevent wildlife from nesting and intruding into home.


Front Stair | Hole below stairs should be filled to prevent water and wildlife

Rear Stair | Glass Snake was in straw heading to stairs

2.10 LANDSCAPE/VEGETATION/GRADING/ DRAINAGE AROUND FOUNDATION RETAINING WALLS (With respect to their effect on the condition of the building)

Rear Walk between gravel parking and porch stair has a depression which should be backfilled to prevent injury.

Rear – Tree should be pruned to prevent future damage to porch roof and screen

Garage

THIS SECTION LEFT INTENTIONALLY BLANK DUE TO LACK OF GARAGE

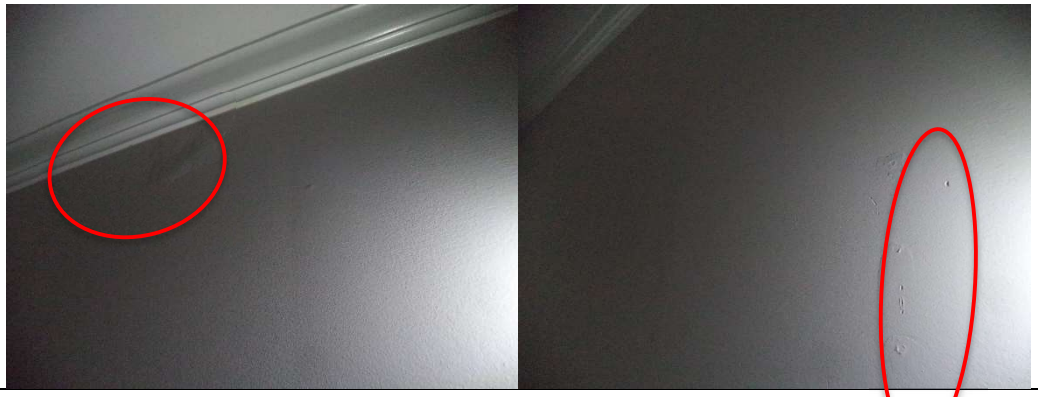
Interiors

4.1 CEILINGS

Ceilings throughout the house did not show indication of any active leaks. There was an observed joint cracking potentially due to normal thermal expansion of the home

Ceiling Joint in master bedroom shows some sign of cracking potentially from normal thermal expansion of the attic space | no active leak obvious in conjunction with joint | recommend minor maintenance and monitoring

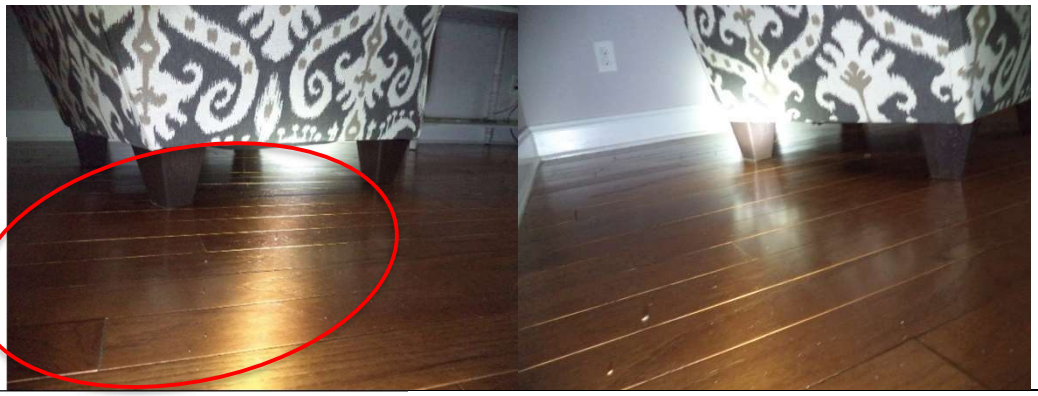
4.2 WALLS



Living room - Indeterminate Patch | wall repair – nail/screw holes

4.3 FLOORS

1st floor T-G wood flooring appears to have local low spots which may be due to installation techniques, but may also indicate moisture (spill, pet stains, or moisture wicking) | The flooring did not move or squeak | Recommend monitoring



Living Room Flooring presumed to be installed over vapor barrier on top of concrete slab

Built-In Kitchen Appliances

5.1 DISHWASHER

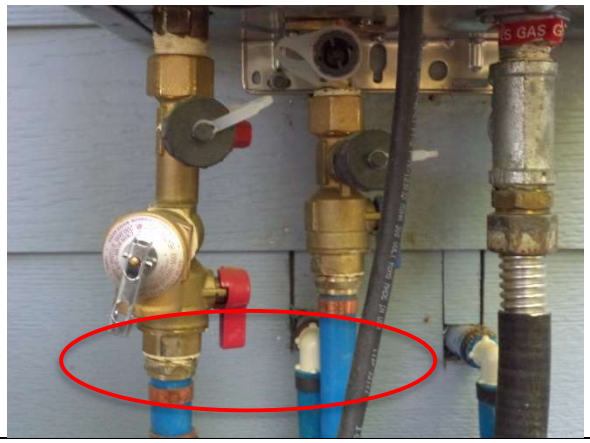
No Sanitary loop or air gap was noted | Recommend adding a loop under the sink to prevent backflow into dishwasher

6.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Potential past water issue in shared wall with East resident

Stain on Porch Concrete and Upper Drywall Repair

PEX tubing at the HW HTR – Insulation for exposed distribution piping is recommended to reduce freezing



6.4 SINK PLUMBING/FAUCETS/STOP VALVES (Pedestal sink plumbing is concealed by the pedestal which restrict the viewing of the plumbing)

Master Bath – Sink was stopped and filled then drained. Drain was intermittent, but not clogged.

6.7 HOT WATER TEMPERATURE

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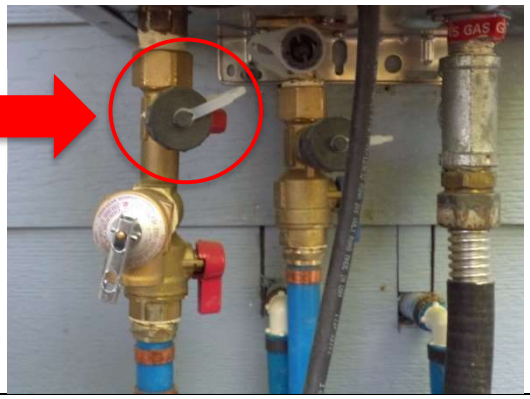
Pre-set Temperature Valve – Could not confirm 120°F preset at tempering valve



6.8 T&P VALVE EXTENDED TO WITHIN 6 INCHES OF FLOOR OR TO OUTSIDE

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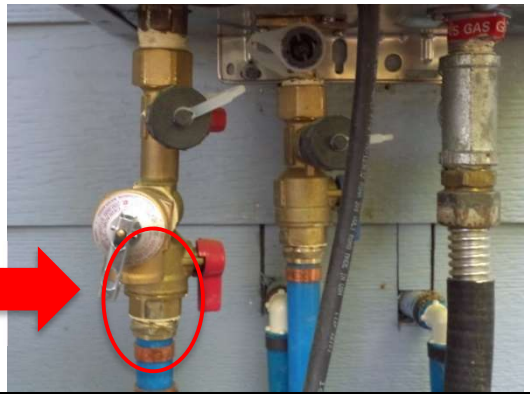
Install relief pipe to grade to prevent injury or damage



6.9 WASHER CONNECTIONS .

The existing washer connections were not visible behind the stacked washer/dryer unit, but were photographed by reaching to the rear of the machine. Recommend removing unit to check for any potential damage to hoses of fittings which are not evident in the below photo from the inspection. There is no evidence of water staining or leaking from the fittings, hoses or on the floor/wall to suggest the equipment is not functioning satisfactory at the time of inspection.

6.11 MAIN WATER SHUT-OFF VALVE (Describe location)

The main water shut off is at the outside meter near the road.(Water key required) You can purchase a water key for use in an emergency at most hardware stores. A secondary shut off would be at the Rinnai Instant HW HTR that does not require a water key. I recommend you operate these locations independently and become familiar to ensure operating properly in case of an emergency.

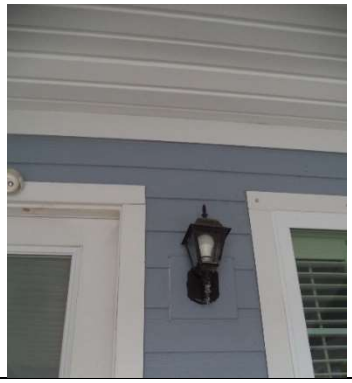
Electrical System

7.1 CONNECTED FIXTURES & OUTLETS (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

Recessed Lighting in the kitchen revealed one light was not functional (likely blown). Kitchen lighting appears to be lower wattage or on a dimmer switch. No Dimmer switch was located. This may be a wattage issue that should be addressed by changing to a higher watt bulb, or consulting a qualified electrician to modify the type of lighting available in the kitchen.

7.2 EXTERIOR, LIGTHS, OUTLETS, WALL SWITCHES, CONNECTED DEVICES& WIRING (Exterior and Garage)

The lighting on the rear porch was tested from the wall switch bank adjacent to the rear entry and did not result in a functional porch light. Recommend replacing the light bulb and if results are unchanged consult a qualified electrician for troubleshooting or replacement of the fixture.



Ground wiring (unconfirmed) and Service Lateral wiring | A qualified electrician should confirm grounding location

7.15 MAIN ELECTRICAL SHUT OFF (DISCONNECT)

The main electrical disconnect for the home is located at the meter box.

Fireplace

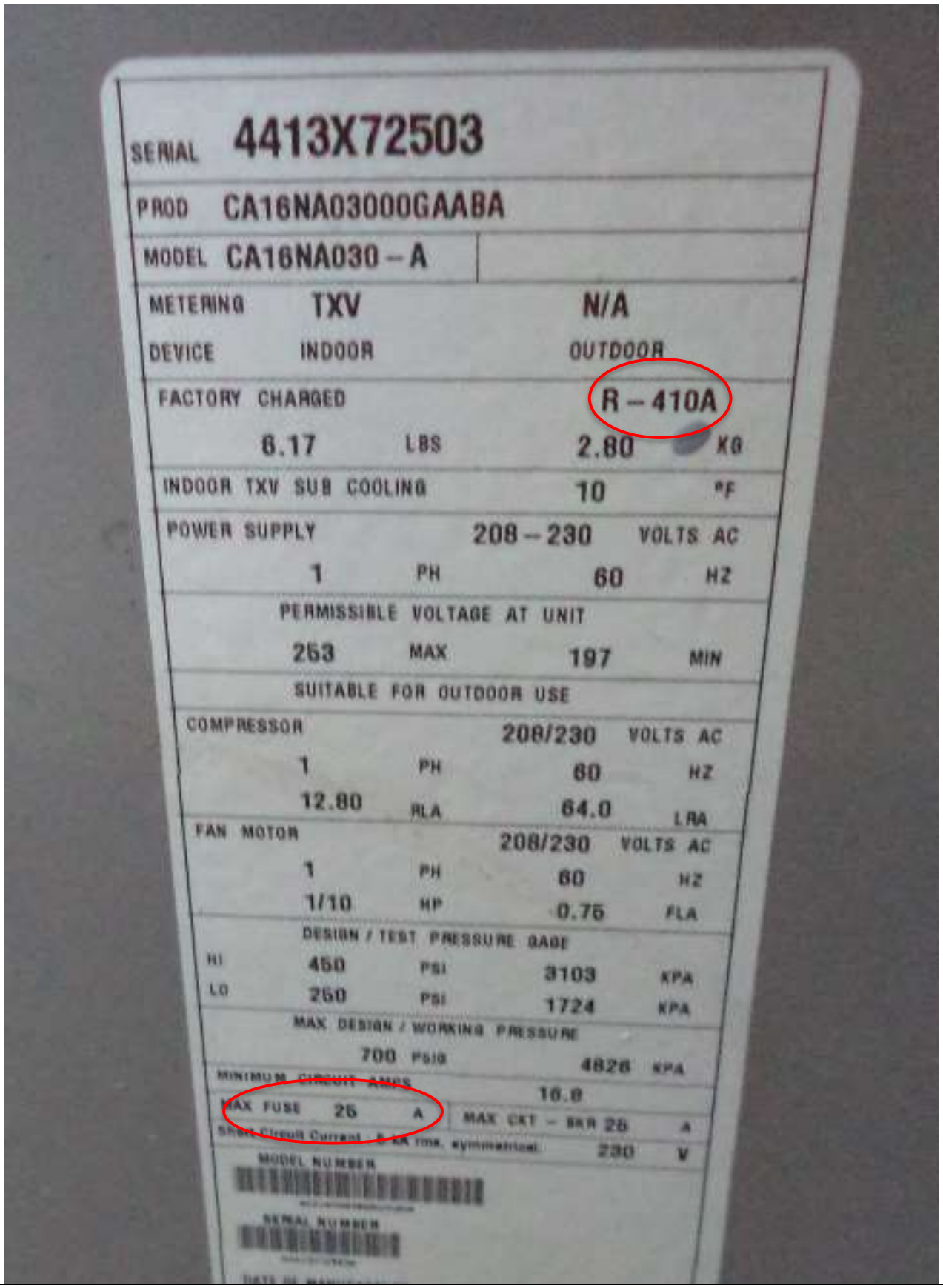
THIS SECTION LEFT INTENTIONALLY BLANK DUE TO LACK OF FIREPLACE

Heating / Central Air Conditioning

9.2 AIR CONDITIONING EQUIPMENT

Exterior Condenser and Heat Pump are not level which may cause uneven distribution of internal oil and undue wear on the compressor

For owner information in the event service is needed | AC system operation is satisfactory. | The AC system operates on R-410A (Carrier branded refrigerant Purion) | The Max Fuse for the AC system is 25A at the disconnect | The circuit for the AC is a double pole single throw (DPST) 30A breaker



External A/C Condenser Unit Data Plate

9.5 CONDENSATION LINE OR PUMP'S CONDITION / EMERGENCY DRIP PAN

Active Leak from condensate line connection with air handler cabinet | Recommend consulting a qualified HVAC technician to perform routine maintenance and evaluate the connection repair as needed.

Attic /Insulation and Ventilation

10.1 ATTIC / CEILING / ROOF STRUCTURE

A recommendation to have an increase of insulation be installed in areas where the existing blown insulation has been disturbed and monitor any changes incurred by personal storage in the attic.

THIS SECTION LEFT INTENTIONALLY BLANK DUE TO LACK OF CRAWLSPACE/BASEMENT. FOUNDATION OBSERVATIONS ARE LISTED IN PREVIOUS SECTIONS.

Inspection Report

Justin A Smith
Jane B Smith

Property Address:

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1234 The Town Circle
N. Charleston, SC, 29406

Suite Home Inspection

Justin Oliver LIC#: 49689
211 Fort St.
Summerville, S.C. 29485
404-441-5866
joliver.bwe@gmail.com

Table of Contents

Date: 00/00/2021	Time: 2:00PM	Report ID: 1234SMITH
Property:	**Client(s): JUSTIN SMITH**	**Real Estate Professional**
1234 THE TOWN, N. CHARLESTON 29406	**JANE SMITH**	**AMY AGENT**

This inspection was performed in accordance with the American Society of Home Inspectors (AHSI) (South Carolina) Standards of Practice for Residential Home Inspections. Issues relating to special or unique local code compliance for residential property is the responsibility of a municipal code inspector and is not within the scope of this inspection. Please consult with your Realtor or local government agencies for more information. A copy of the South Carolina Standards of Practice for Residential Home Inspectors is available for PDF download at:
https://www.homeinspector.org/Resources/Standard-of-Practice/Download-ASHI-Standard-of-Practice

Home ownership brings with it a certainty that failures and repairs will occur. Your home inspector will not be able to predict all such occurrences. A 2-3 hour investigation by your professional inspector and the resulting report will provide you with an accurate reflection of the current property condition. This inspection is not conducted to detect every minor problem or condition that may exist in the building. Cosmetic deficiencies are to be considered obvious.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Maintenance Repair /Replace (MR) = This item, component or unit needs typical periodic maintenance to operate properly. Maintenance should be performed to maintain the proper function of the item.

Repair and/or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. This may also constitute general maintenance the owner may provide to remedy the issue, but should consult a license professional where applicable. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Satisfactory (S) = The item, component or unit is functionally consistent with its original purposes but may show signs of normal wear and tear and deterioration.

Marginal (M) = Indicates the item, component or unit will probably require repair or replacement anytime within 5 years.

Poor (P) = Indicates the item, component or unit will probably require repair or replacement now or in the very near future.

Significant Issues (SI) = Indicates the item, component or unit is considered significantly deficient, inoperatble or is unsafe.

Safety Hazard (H) = Indicates the item, component or unit is considered UNSAFE and is in need of prompt attention.

Specialized Equipment and Items and Conditions / Exclusions

If the property you are preparing to buy has any of the following items or equipment, you may want to consider having them inspected by a specialist in that field. These items are specifically excluded from the scope of a routine home inspection.

- *Violation of any past or present building or governmental codes, ordinances, or regulations;*
- *Violation of any covenants or zoning ordinances;*
- *Violation of any manufacturer's specifications or instructions;*
- *Environmental hazards including, but not limited to, radon, formaldehyde, lead, lead based paint, asbestos, Chinese drywall, toxic or flammable materials, formaldehyde, molds, mildew, fungi, or spores thereof;*
- *Engineering analysis of any kind, including structural integrity and system design problems;*
- *Security and fire protection systems;*
- *Free standing appliances, such as washers, dryers, window air conditioning units, and other personal property;*
- *Paint, wallpaper, and other decorative treatments;*
- *Fences, gates, and related components;*
- *Recreational equipment or facilities;*
- *Out buildings or structures not attached to the dwelling other than garage or carport.*
- *Accessories for HVAC system or auxiliary heating units, including gas logs;*
- *Central A/C when below appropriate operating temperatures (65°F or 18°C);*
- *Full evaluation of Heat Exchangers which require dismantling the Furnace and is beyond the scope of a visual inspection.*
- *Pest infestations and wood destroying organisms including, but not limited to, termites, carpenter ants, wood boring beetles, and fungal rot;*
- *Conditions relating to animals, rodents, or other household pests or the damage caused thereby;*
- *Underground tanks and pipes;*
- *Telephone and Cable TV lines;*
- *Swimming pools or Spas;*
- *Solar heating systems;*
- *Dehumidifiers;*
- *Central vacuum systems;*
- *Survey of the property/ determination of boundaries;*
- *Irrigation and sprinkler systems;*
- *Water conditioning/softening systems;*
- *Telephone, intercom, antennae, lightening arrestors, and cable TV cables;*
- *Landscaping, including trees or plants;*
- *Energy efficiency measurements;*
- *Septic systems and sewer lines*
- *Appraisal of the property value.*
- *Concealed or private secured systems;*
- *Water wells or well pumps;*
- *Geological tests or surveys*
- *Will not enter Dangerous area of the Property*
- *Docks and Equipment*
- *Sea walls / Retaining Walls not directly affecting the House*

If you have any questions about these items or equipment, you should contact your real estate representative. If you have questions regarding the risk of not having these items inspected, you may contact your Home Inspector.

NOTE; The above items may not be all inclusive of specialized equipment at the property you are preparing to purchase. Be sure to thoroughly examine your inspection report. Items indicated in this report are included in the inspection. Items not specifically indicated in the report are not included in the scope of the home inspection. We have included these comments in the report as a courtesy to our clients, and it is the Inspector's goal that you be as informed as possible.

Please excuse any grammatical errors.

Homes that are older than 30 years will most likely have areas or items not up to current codes, or typically mixed compliance to various levels of codes that may have been in force at the time a renovation or addition was made. A home inspection makes every attempt to point out potential safety or livability items, but it is not a code inspection. In most cases, it may not be practical, or would be very expensive to upgrade an older home to full code compliance. The Inspector's job is to attempt to describe the systems and materials that are present in the home at the time of the inspection and possibly make recommendations for improved safety when need. The inspector's recommendations are in your best interest but are always a matter of negotiation with you and the prospective seller. Older homes will typically have some settlement over the years and possibly, less than professional repairs made, including mixed and non-standard materials. The Inspector's job is not to grade the repair but to determine if it appears to have corrected the problem and if it will be reasonably permanent. Substandard repairs will be brought to your attention to the best possible efforts. Homes often have signs of damage to wood from wood eating insects, which can be a common occurrence typical of this region. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Attendees: HOME INSPECTOR	**Weather: P. CLOUDY**	**Temp:** 88 *°F*
SOP: ASHI SC – American Society of Home Inspectors Standards of Practice; AHSI Code of Ethics	**Client(s): SMITH**	**Precip: N/A** **Building Age: 2014; 7yrs**

Focused Narrative

Styles and Materials: Structural Components

Foundation Type: Masonry Stucco | Conc. Slab | Not Visible	**Roof Construction:** Gable | Wood Truss	**Building Stories:** 2
Wall Construction: Shared Wood Frame wall w. gypsum sheetrock	**Floor Construction:** 1ST = Slab; 2ND = Wood Joist/Frame | Not Visible	**Attic Observation:** Scuttle Hole at Maint. Platform | Inaccessible
Ceiling Construction: Wood Ceiling Joist w. Gypsum sheetrock	**Basement:** No Basement	**Crawlspace Observation:** No Crawlspace

Styles and Materials: Roof

Vantage Point: Ground | Roof | Ladder	**Ventilation:** Ridge Vent | Soffit	**Chimney:** Not Present
Roof Covering: Asphalt Shingle Architectural Style	**Gutters:** Painted Metal	**Skylights:** Not Present
Roof Drainage: Gutter	**Roof Penetrations:** Booted PVC Piping	**Sheathing:** Not Visible | Covered by Aluminum Insulation Matte

Styles and Materials: Exterior

Wall Construction: Wood Frame	**Wall Material:** Wood + Composite Siding | Aluminum covered trim condition underneath not visible	**Ext. Entry Doors:** Solid Wood with Frosted Window
Vegetation: Front = Small Shrubs | Rear = Large Tree + Shrub	**Driveway and Walks:** Front = Conc. Sidewalk/ Public Sidewalk | Rear = Gravel Parking	**Retaining Wall(s):** Not Present
Surface Drainage: Front = Public Swale | Gutter Splash block	**Deck or Balcony:** Not Present	**Soffit and Eaves:** Soffit = Aluminum cover trim over wood | Eave = Vented PVC Panel

Styles and Materials: Garage

Garage Door Type: Not Present	**Garage Interior Door:** Not Present	**Fire Rated:** Not Present
Garage Door Material: Not Present	**Garage Windows:** Not Present	**Detached:** Not Present

Styles and Materials: Interiors

Wall Construction: Gypsum Sheetrock	**Ceiling Construction:** Gypsum Sheetrock	**Overall SQFT(Cond.):** 1400
Kitchen Floor: Tile	**Bath Floor(s):** Tile	**Bedroom Floor:** Carpet
Countertop(s): Granite	**Cabinet(s):** Hardwood Fronts | Plywood box	**Doors:** Raised Panel
Step / Stair(s): Solid Oak Tread	**Railing(s):** Solid Oak	**Windows:** Double Hung | Double Pane w. Screen

Styles and Materials: Built-in Appliances

Dishwasher: GE | Operational	**Microwave:** Renter Owned | Not Present	**Exhaust Hood/Vent:** GE | Operates Lo – Hi | Lighted
Refrigerator: GE | Side-Side | Water + Ice Dispenser	**Oven/Cooktop:** GE| Gas	**Food-Waste Disposal:** NO ID | Operates by wall switch
Freezer: Side by Side w. Fridge	**Stove:** GE | Gas	**Other:** NA

Styles and Materials: Plumbing

Water Source: Public Distribution	**Water Service (outside):** Not Visible	**Water Distribution(inside):** PEX Tubing
Water Heater Power: Gas | Instant On	**Water Heater Capacity:** 7.5GPM Instant on	**Water Heater Age:** 2020 based on MFR date
Fuel/Gas Source: Natural Gas	**Fuel/Gas Distribution:** SC&G Meter in Rear	
Plumbing Waste: Rear = Adjacent to porch	**Plumbing Vent:** Roof = 2”	**Washer Drain:** Not Visible Behind Washer
Sump Pump: NA	**Water Filtration:** NA	**Shutoff Location(s):** Front = Water | Rear = Gas

Styles and Materials: Electrical

Service Entry Location: Below Ground | Meter in Rear on Storage Building	**Service Conductor Size:** 1/0	**Ground/ Bonding:** Present on Gas and Water | Ground in J-Box adj to AC Cond
Wiring Type: ROMEX | 1/0 AWG service	**Branch Wire Size:** AWG 12 and 14	**GFCI/AFCI(s):** Present
Fuse/Circuit Breaker(s): EATON CKT BRK AFCI | EATON GFCI	**Panel Capacity:** 200A	**Panel MFR:** EATON
Panel Location: Upstairs Hallway below attic access	**Alt Disconnect:** NA	**Alt Power:** NA

Styles and Materials: Fireplace (None)

Fireplace Type: Not Present	**Chimney (Ext):** Not Present	**Chimney Raincap:** Not Present
Firebox: Not Present	**Damper / Cleanout:** Not Present	**Gas Logs:** Not Present
Fireplace Qty.: Not Present	**Smoke Alarm(s):** Not Present	**CO Monitor(s):** Not Present

Styles and Materials: HVAC

Heating Equip. Type: Gas Furnace	**Air Cond. Type:** Split System Heat Pump	**HVAC MFR:** Carrier
Energy Source: Electric | Gas	**Air Handler/ Furnace Loc.:** Attic	**Air Handler Drain:** Present with limit switch | Evap Pan switch present | Drain appeared free flowing
Ductwork: Insulated Flexible Duct	**Unit Tonnage.:** 2.5 based on MFR Mo. No.	**Unit(s) Age:** 2014 based on age of Home
Window Unit(s): NA	**Filter Type / Return Loc(s).:** 1st = disposable filter in hall ceiling | 2nd = disposable in hall ceiling upstairs	

Styles and Materials: Attic / Insulation and Ventilation

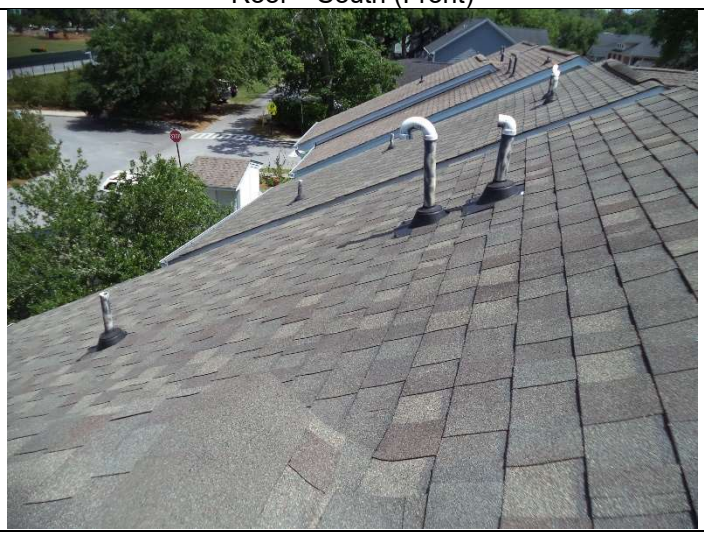
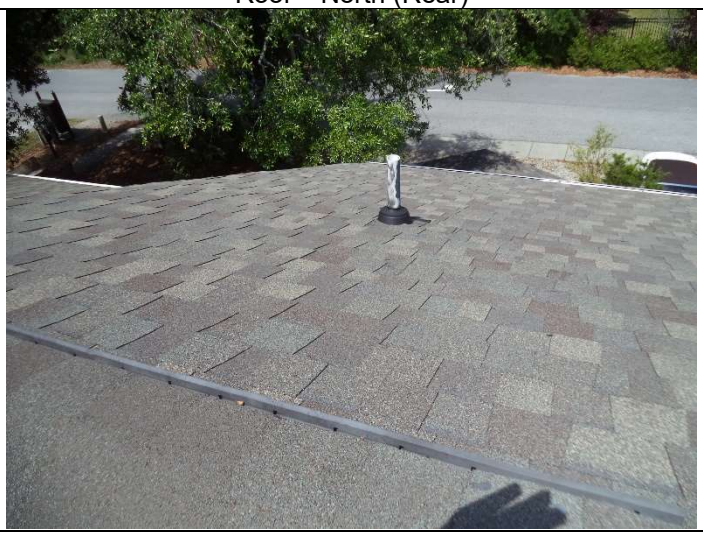
Attic Insulation Type: Blown Fiberglass	**Attic R-Value:** R-30 based on avg 14” coverage	**Wall Insulation:** GP Densglass sheets
Floor Insulation Type: Not Visible	**Dryer Vent:** Rear Wall over Window	**Powered Exhaust:** Not Present
Chimney / Flue: Not Present		**Dryer Power:** 220A | DPST 30A CKT BKR

Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components.

The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

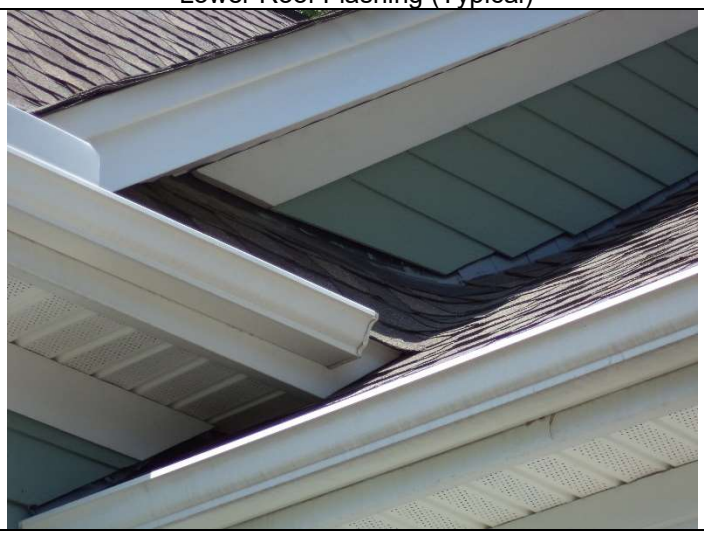
Not all flashing on the home is visible. Flashing under shingles and siding was inspected where visible.	
	
Roof – South (Front)	Roof – North (Rear)
	
Roof – East (Rear)	Roof – North (Rear)

Roof Flashing (Typical)

Roof – (Southeast) Front

Lower Roof Flashing (Typical)

Roof – (North) Porch



Roof Flashing (Typical)

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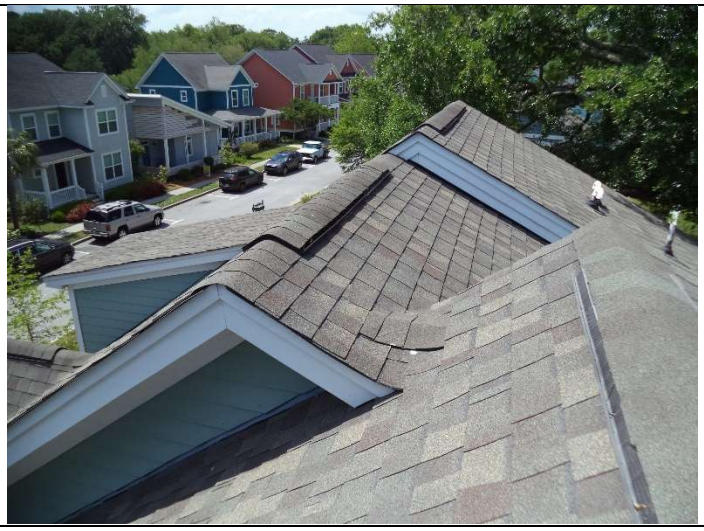
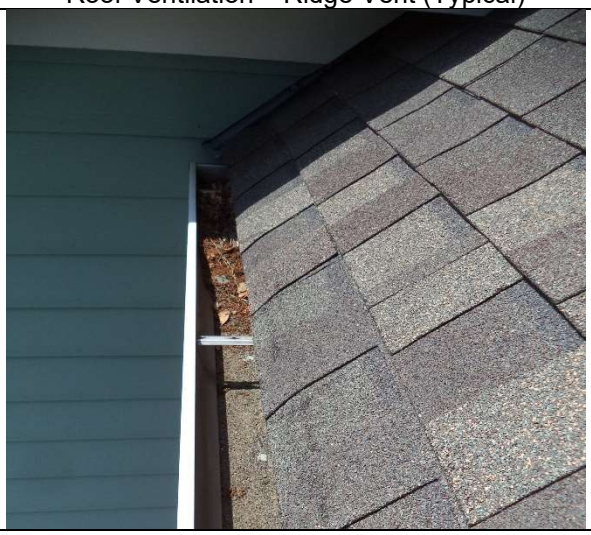
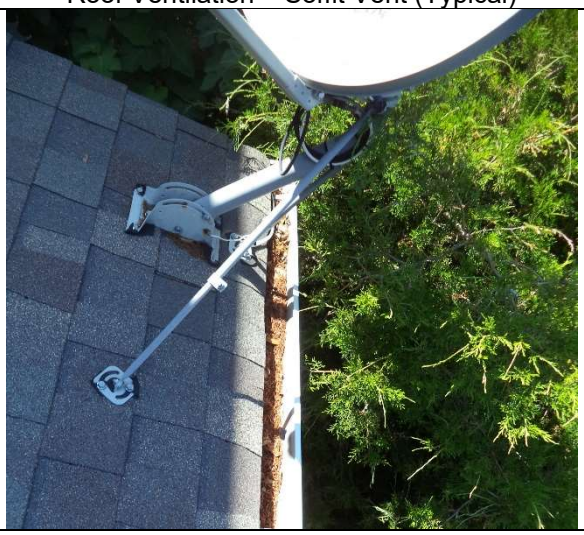


Roof Ventilation – Ridge Vent (Typical)

Roof Ventilation – Soffit Vent (Typical)



Roof Drainage – Metal Gutter (Typical)



Roof Drainage – Metal Gutter (Typical)

		IN	NI	NP	RR	C
1.1	ROOF COVERINGS	•				
1.2	ROOF VENTILATION	•				
1.3	ROOF PENETRATIONS (plumbing stacks , gas vents , Etc.)	•				•
1.4	FLASHINGS	•				•
1.5	SKYLIGHTS			•		
1.6	ROOF DRAINAGE SYSTEMS	•				•
1.7	OVERALL CONDITION OF THE ROOF COVERINGS	•				•

IN = Inspected, NI = Not Inspected, NP = Not Present, RR = Repair and Replace, C = Comments

IN	NI	NP	RR

Comments

1.2 ROOF PENETRATIONS

Roof Penetration boots did not have consistent shingle coverage as others viewed and may require some caulk to prevent wicking or leaking. Monitor from attic over time or consult with a qualified roofing professional.

1.4 ROOF FLASHING

Flashing crimp at porch-wall attachment below window should be caulked to prevent moisture from wicking below siding or posing a potential leak with driven precipitation.

1.6 ROOFING DRAINAGE

Gutters should be cleaned to prevent backflow onto roof and under shingles to protect roof sheathing edge.

Porch Roof North (Rear) Gutter over screen door may show signs of loose/uncaulked end cap. Recommend consulting with a qualified gutter installer

1.7 OVERALL CONDITION OF THE ROOF COVERINGS

Roof appears to be in satisfactory condition with normal signs of wear for the age of the roof. Typical architectural roof construction can last 25-30 years depending on manufacturer. No visible sign of decay was noted on the exterior or at the siding. General roof shingle placement indicated proper installation. Roof Penetrations that were noted are the intake/exhaust for the furnace, plumbing vents for the bathrooms and kitchen. All noted penetrations were booted and appear to have a satisfactory seal at the penetrating pipe. The metal gutters were in need of cleaning and did show a collection of roof granules throughout. Downspout sections were screwed together and firmly affixed to the house. No visible signs of nail pops were noted in the areas viewed. No signs of hail damage was noted in the areas viewed. The area where the satellite dish was attached did have a sealing material over the roof shingles, but a recommendation to monitor this area for maintenance is advised. The ridge and soffit vents provided passive ventilation of the roof/attic. Shingles that were directly below downspouts showed minor staining, but wear was consistent with age.

DISCLIAMER: The roof of the home was inspected and reported on with the above information. Roofs are visually inspected in accordance with the South Carolina Standards of Practice. Minor defects that can produce leaks such as pin holes or poor concealed flashing, etc. may not be generally visible at time of inspection. Unless it is presently raining or other visible staining is present, it may not be possible to determine if a leak exists. Some staining on roof sheathing or ceilings could indicate a past or present leak and will be documented in area observed with recommendations given as appropriate. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. This inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and facias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The home inspector shall describe: wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

In homes with insulated glass windows it is a common problem , especially with windows of age , to have some state of seal failure or another. Seal failure is were the seal between the double panes of glass have failed allowing the gas to escape and letting moisture in. Signs include but not limited to a cloudy look to the window that will not come clean, Moisture collecting between the glass , a metallic look forming between the glass. etc. Were the inspector makes every effort to point out any signs of seal failure , It is impossible to know if a window has seal failure if no signs were present during the inspection or the windows were to dirty and covered up any possible signs.

South - Front view

North - Rear view

Siding Trim w. Aluminum Cladding over Wood

Composite Wood Siding (Typical)

Roof Facia and Cladding

Roof Facia and Cladding

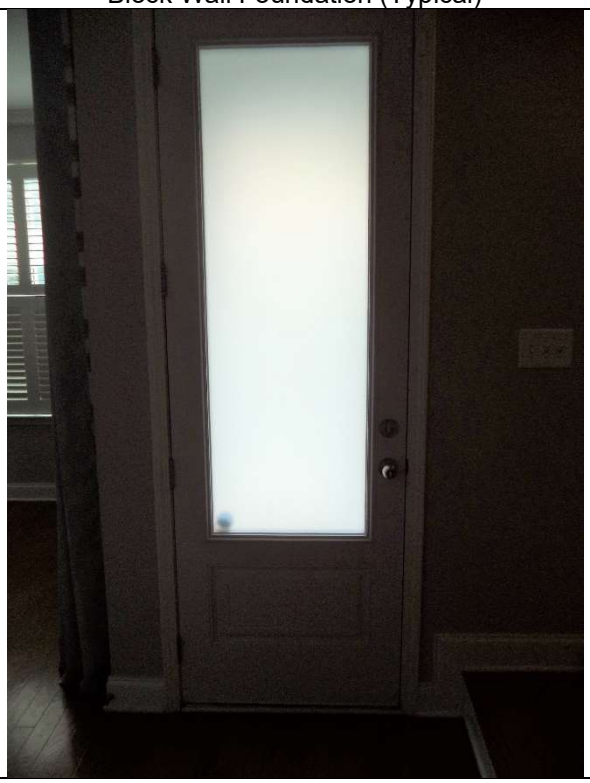
Front Entry Vegetation and Drainage

Front Entry Vegetation, Drainage Swale, and Public Walk

Front Entry Walk and Stairs

Block Wall Foundation (Typical)

Front Door Ext

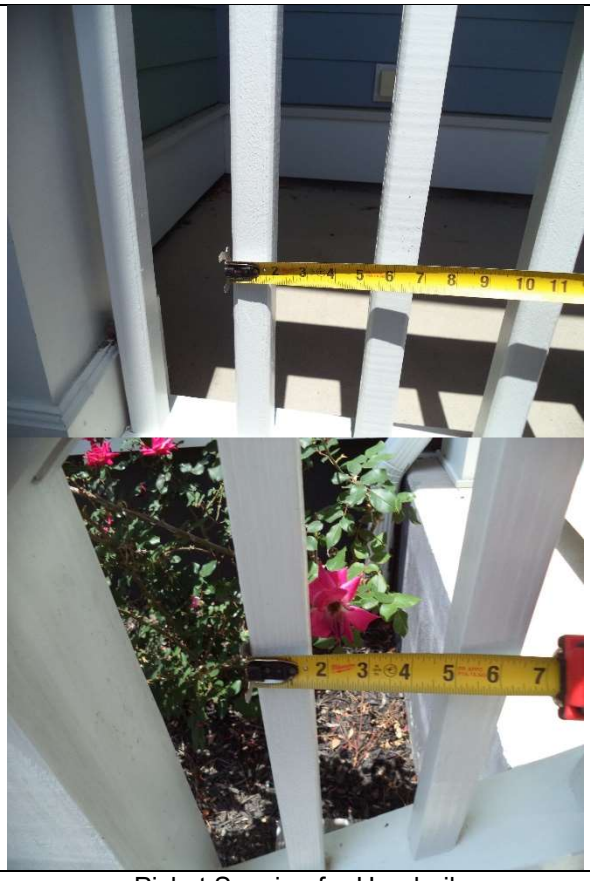


Front Door Int

Rear 1st Floor Window (Typical)

Rear 2nd Floor Window (Typical)

Handrail Height



Picket Spacing for Handrail

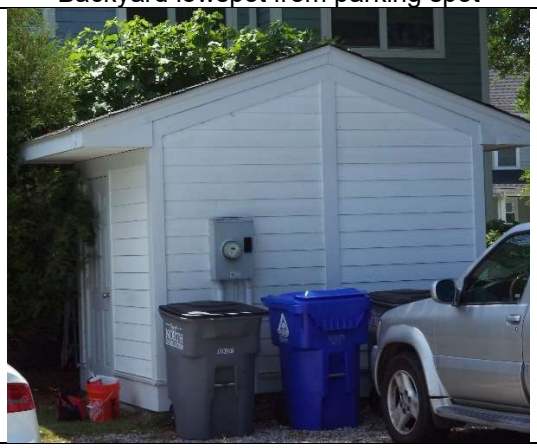
Screen Porch

Porch Facia and siding (East Side)

Porch Stairs

Backyard lowspot from parking spot

Rear Gravel Parking



Rear Storage Building (NI)

		IN	NI	NP	RR	C
2.1	WALL CLADDING / SOFFIT / FASCIAS/ FLASHING AND TRIM (incl. shutters)	•			•	•
2.2	PAINT AND CAULKING	•			•	•
2.3	WALL STRUCTURE	•			•	•
2.4	DOORS (Exterior)	•				
2.5	WINDOWS (Exterior Side)	•				
2.6	STORM WINDOWS , STORM DOORS AND SCREENING	•			•	•
2.7	DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO,APPLICABLE RAILINGS	•			•	•
2.8	EXTERIOR VENTING (Dryer / Bath / Ventilation / Etc.)	•				
2.9	WALKWAY, DRIVEWAY , PATIO	•				
2.10	LANDSCAPE/VEGETATION/GRADING/ DRAINAGE AROUND FOUNDATION RETAINING WALLS (With respect to their effect on the condition of the building)	•			•	•
2.11	FENCING (Fencing is not within the scope of the home inspection . Any comments are made only as a courtesy to the client)			•		
2.12	ADDITIONAL BUILDINGS ON PROPERTY		•			
2.13	OVERALL CONDITION OF EXTERIOR	•				•

IN = Inspected, NI = Not Inspected, NP = Not Present, RR = Repair and/or Replace, C = Comments

IN	NI	NP	RR

Comments

2.1 WALL CLADDING / SOFFIT / FASCIAS/ FLASHING AND TRIM (including shutters)

Two locations where siding was cracked | Suspected improper nailing technique | Caulking repair is recommended along with monitoring over time.

Front below dining room window


Rear corner of upper bedroom window adjacent to porch roof

2.2 PAINT AND CAULKING

Siding and Facia/Trim locations where siding requires caulking maintenance.

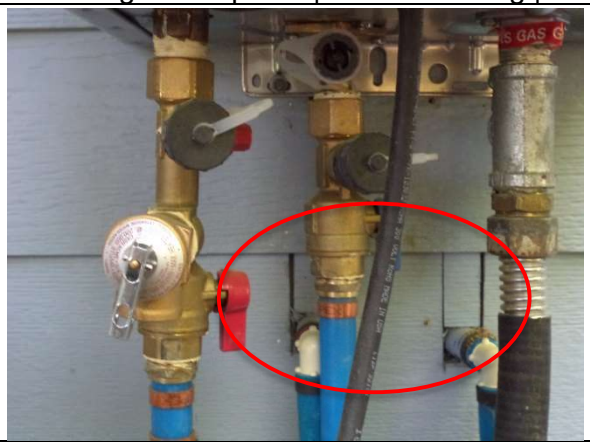
Front Upper Corner over Porch

Front Porch – Corner baseboard


Rear Porch – Small hole for insects to penetrate to wood

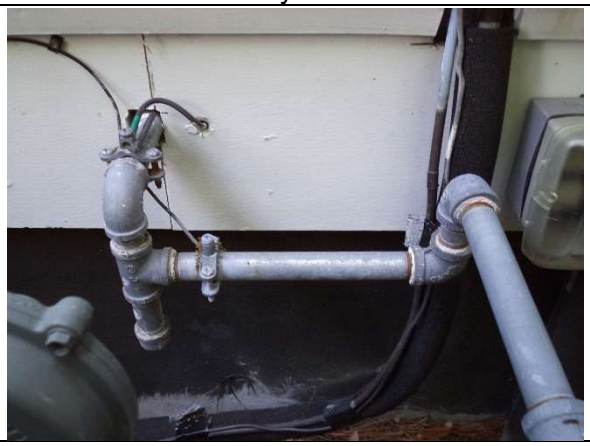


Rear 2nd Floor Siding above porch | Window casing | Corner Siding



Rear – Instantaneous HW penetrations in siding

Rear – Porch Screen Door hydraulic cleat attachment holes



Rear – Gas Utility Penetrations

Block wall appears to be in satisfactory condition but recommend resealing to protect and prevent moisture intrusion.

Front


Rear

There is rust on the siding below the Rinnai HW HTR which is not an active leak, but appears to be where a bracket or equipment was removed.

Rear

2.3 WALL STRUCTURE

Block wall appears to be in satisfactory condition but recommend resealing to protect and prevent moisture intrusion.


Front


Rear

2.6 STORM WINDOWS, STORM DOORS AND SCREENING

Rear porch screen door has broken upper screen | Pulled gasket | Damaged Trim


2.7 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO,APPLICABLE RAILINGS

Wooden Stairs at both front and rear porches are in Marginal condition should be resealed and coated to protect from weathering. Holes near stairs should be addressed to prevent wildlife from nesting and intruding into home.


Front Stair | Hole below stairs should be filled to prevent water and wildlife

Rear Stair | Glass Snake was in straw heading to stairs

2.10 LANDSCAPE/VEGETATION/GRADING/ DRAINAGE AROUND FOUNDATION RETAINING WALLS (With respect to their effect on the condition of the building)

Rear Walk between gravel parking and porch stair has a depression which should be backfilled to prevent injury

Rear – Tree should be pruned to prevent future damage to porch roof and screen

2.13 OVERALL CONDITION OF EXTERIOR

The exterior walls are wood frame construction with OSB sheathing (observed in the attic) covered in a house wrap as evident from examining the bottom of the painted composite wood siding at the front entry. The foundation is cement stucco over concrete block (could not confirm concrete and rebar fill). Maintenance of the foundation should be periodically performed to prevent water seepage into the block. The building trim and facia appear to be painted wood and at high moisture or weather exposure clad in aluminum (non-magnetic) flashing. Several pieces of siding were broken as noted above and is presumed to be due to nailing technique and normal thermal expansion of the wall. Caulking maintenance is needed as noted above, but appeared to be in satisfactory condition.

The front and rear porches have wooden stairs with wooden railing in the front and enclosed screens in the rear. The stairs are in marginal condition and will require periodic maintenance as noted above. The front and rear porches are concrete, where the rear slab appears to be separate from the foundation. The rear porch columns were checked with a 4-foot level and appear to be within a reasonable tolerance indicating typical settling from construction. There was no major signs of settling noticed in the front porch with had a consistent negative 1% slope away from the house indicating positive drainage away from the house. The rear porch had an old stain from the shared wall, but no active leak. The source could not be identified. The rear porch screen door has been reinstalled at some point and may require adjustment over time. The upper screen of the door has noted damage and requires repair as noted. The trim and framing for the porch screen door require repairs as noted. The railing for the front porch was satisfactory condition with rigid resistance when force was exerted at the posts. The railing and picket height and spacing were consistent with general safety guidelines.

The grade in the front and rear of the home were examined and appear to provide positive drainage away from the foundation. The roof gutter on the front porch has a splash block which will need to be monitored and maintained to prevent adverse ponding or pooling at the foundation. A small hole was noted underneath the front stair which may be from wildlife activity as a small snake (non-venomous) was found in the backyard. Care should be taken to monitor or fill holes appropriately to prevent pooling or ponding at the foundation and prevent wildlife intrusion into the home. The public swale has vegetation installed for general eco-filtration, but should be monitored to prevent backflow toward the foundation. The vegetation in the rear of the home has become overgrown and should be cut back to prevent damage to the porch screens and roof over time. There are several low spots in the walk to the gravel parking which should be backfilled to prevent injury.

Windows are double hung double pane windows with integrated screens. There appear to be storm shutters hardware around all exterior window casings, the storm shutters were identified during the inspection. The exterior doors are free swinging and easily latch/lock. The weather stripping is in satisfactory condition on both front and rear doors.

The exterior venting that was noted is in the rear for the dryer and the kitchen exhaust. The bathroom exhaust appears to be ducted to soffit vents. All vents were in satisfactory condition and functional.

NOTICE: The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Garage

THIS SECTION LEFT INTENTIONALLY BLANK DUE TO LACK OF GARAGE

Interiors

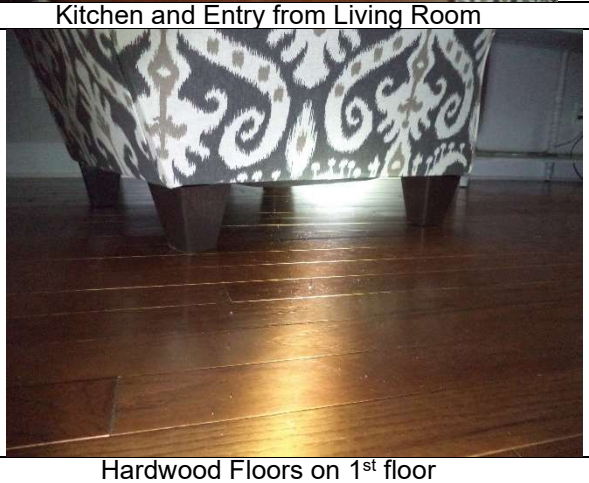
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall operate: a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Kitchen and Entry from Living Room

Living room from Kitchen



Hardwood Floors on 1st floor

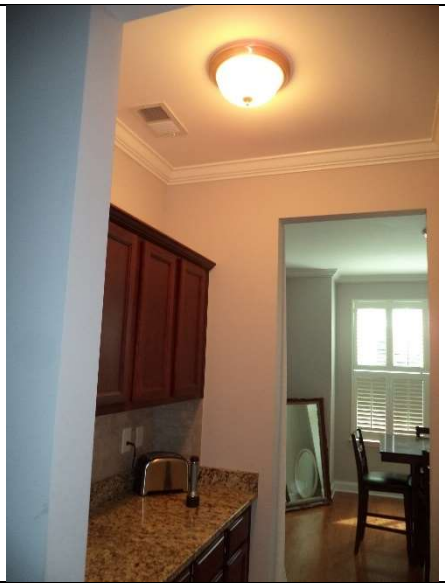
Kitchen Tile Floor

Granite Countertops

Tile Backsplash

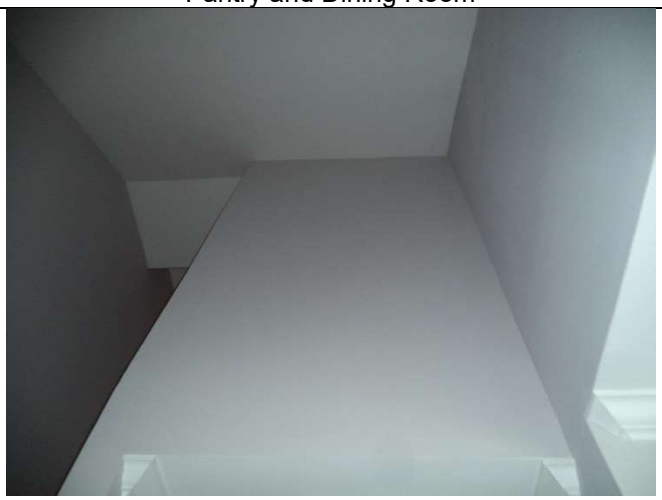
Hardwood front cabinets

Plywood cabinet box construction



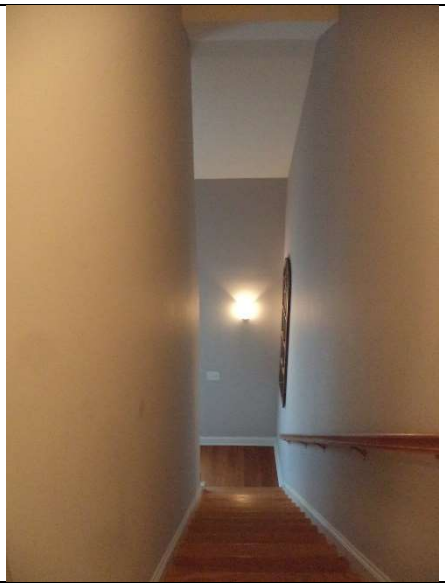
Pantry and Dining Room

Dining Room from Pantry

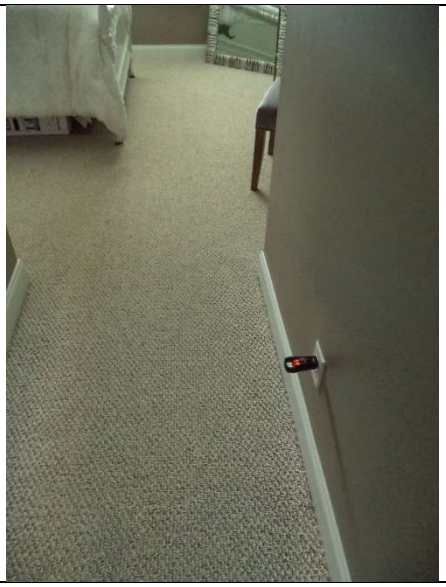


Entry Ceiling

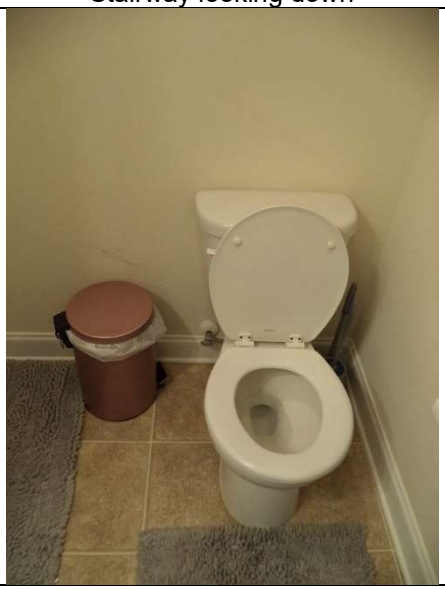
Entry Ceiling



Stairway looking down

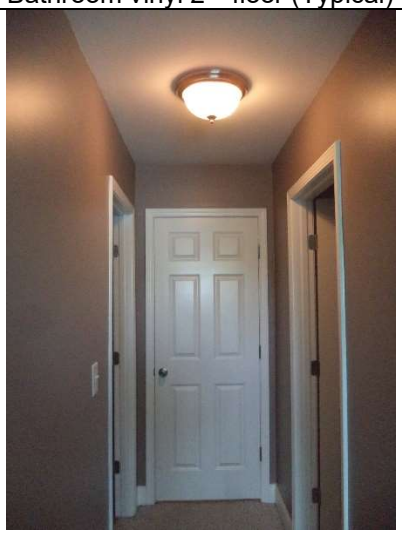


Carpet on 2nd Floor

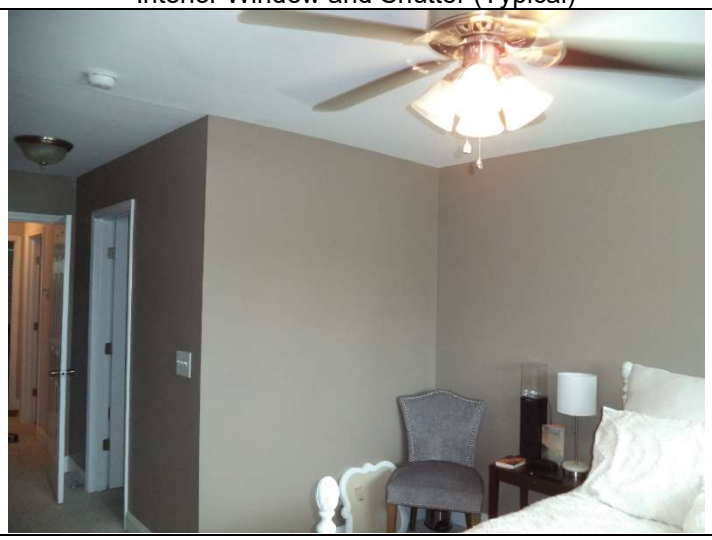


Bathroom vinyl 2nd floor (Typical)

Interior Window and Shutter (Typical)



Bedroom entry door (Typical)



Master Bedroom

Standard Bedroom Closet (Typical)

Standard Bedroom Window (Typical)

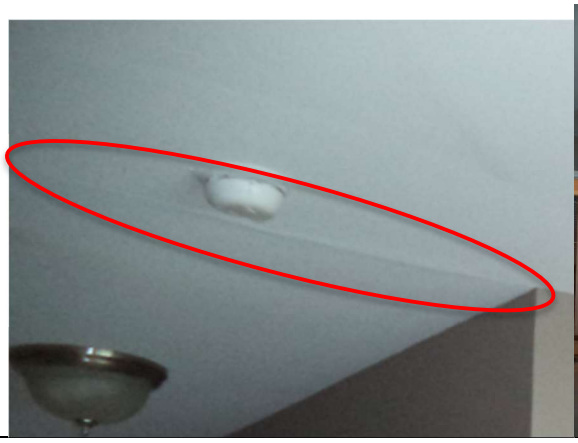
		IN	NI	NP	RR	C
4.1	CEILINGS	•				•
4.2	WALLS	•				•
4.3	FLOORS	•				•
4.4	DOORS (ALL ACCESSIBLE DOORS)	•				
4.5	WINDOWS (REPRESENTATIVE NUMBER)	•				
4.6	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				•
4.7	COUNTERS TOPS / CABINETS	•				

IN = Inspected, NI = Not Inspected, NP = Not Present, RR = Repair and/or Replace, C = Comments

IN	NI	NP	RR

4.1 CEILINGS

Ceilings throughout the house did not show indication of any active leaks. There was an observed joint cracking potentially due to normal thermal expansion of the home

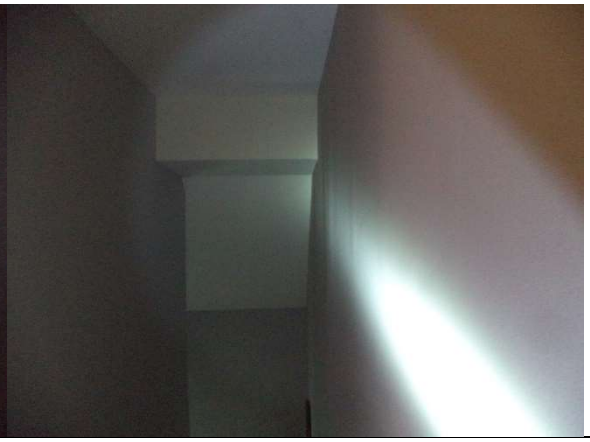


Ceiling Joint in master bedroom shows some sign of cracking potentially from normal thermal expansion of the attic space | no active leak obvious in conjunction with joint | recommend minor maintenance and monitoring


Dining Room and Living Room Ceilings are typical of 1st floor with no observed issues

4.2 WALLS

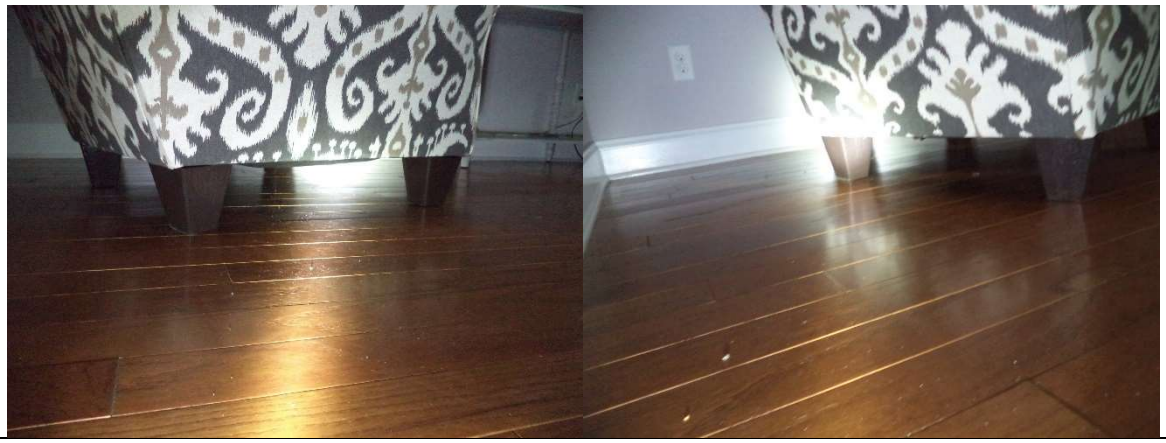
Walls showed normal wear and tear for paint | No nail pops or severe joint failures were observed

Stairwell - Light wash from flashlight revealled typical tape lines with normal wall construction (Typical)


Living room - Indeterminate Patch | wall repair – nail/screw holes

4.3 FLOORS

1st floor T-G Flooring appears to have local low spots which may be due to installation techniques, but may also indicate moisture (spill, pet stains, or moisture wicking) | The flooring did not move or squeak | Recommend monitoring

Living Room Flooring presumed to be installed over vapor barrier on top of concrete slab

4.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGSr

Stairs are compliant for residential construction
 
Stairway width shall be a minimum of 36” | Shown is ~ 40” for landing and stair
 
Stair tread shall be no less than 10” run and 7 ¾” Rise” | Shown are11” run and 6 ¾” rise

NOTICE: The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

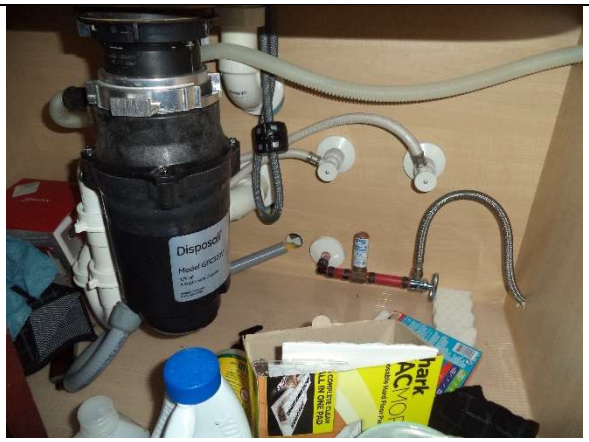
The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, dishwasher soap dispensers, microwave oven leakage or thermostats for calibration or automatic operation; Non built-in appliances such as washer and dryer or Refrigeration units.

The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Water softeners and water filtering systems are not included in this inspection. No age of the kitchen appliances is obtained. As a recommendation, the client should consult the homeowner for the appliance age.

Stove / Oven

Exhaust Vent

2nd floor stacked Washer/Dryer



Food Waste Disposal

Refrigerator

Ice/ Water Dispenser integral to fridge

		IN	NI	NP	RR	C
5.1	DISHWASHER	•				•
5.2	FOOD WASTE DISPOSER	•				•
5.3	MICROWAVE		•			•
5.4	COOKTOP/OVEN OR RANGE	•				•
5.5	RANGE VENTILATION	•				•
5.6	REFRIDGERATOR (We do not inspect the appliance. Any comment is as a courtesy to the client)	•				•

IN = Inspected, NI = Not Inspected, NP = Not Present, RR = Repair and/or Replace, C = Comments

IN	NI	NP	RR

Comments

5.1 DISHWASHER

GE Dishwasher was functional and had recently finished washing a load of dishes. The dishwasher was connected to a switch above the sink paired in a double gang with the garbage disposal switch. There was no standing water in the dishwasher and no obvious leaks on the floor or emanating from the cabinets. The dishwasher was not removed from the cabinet to check for a factory sanitary loop to break suction between the disposal and dishwasher. Under sink water supply to dishwasher appeared to be in satisfactory condition with no obvious water leaks or ponding in cabinet. Age of the dishwasher is presumed the same as the home, MFR tag was not located.

No Sanitary loop or air gap was noted | Recommend adding a loop under the sink to prevent backflow into dishwasher


5.2 FOOD-WASTE DISPOSAL

The GE garbage disposal was functional and quiet. I was connected to a switch above the sink. There were no obvious leaks from the dishwasher hose to the disposal, nor from the plumbing connecting to the sink and drain. The power for the disposal was supplied by ROMEX 12 AWG inside a flexible conduit which did not terminate properly at the wall. Recommend contacting a qualified electrician to provide an adequate termination or J-Box from the wall to the disposal. Age of the food waste disposal is presumed the same as the home, MFR tag was not located.

5.3 MICROWAVE

Was not included in the inspection as it was a countertop model and is property of the tenant.

5.4 COOKTOP/OVEN OR RANGE

The GE stove range / oven is a gas unit. The range/oven function is satisfactory. The appliance shutoff valve could not be viewed behind the unit without possible damage to the floor, counter or appliance. Manufacture Date/Age of the stove based on the serial code is 12/2013, which is consistent with the construction of the home.

5.5 RANGE VENTILATION

The GE exhaust hood was tested at high and low settings as well as the light over oven, operations appear to be in satisfactory condition. Age of the exhaust hood is presumed the same as the home, MFR tag was not located.

5.6 REFRIDGERATOR

The GE refrigerator is a side-side fridge/freezer with integrated ice maker and water dispenser. The fridge is connected to a water line independent of the sink. The water and ice function was not tested, however function of the fridge and freezer appeared to be in satisfactory condition. Manufacture Date/Age of the refridgerator based on the serial code is 11/2013, which is consistent with the construction of the home.

NOTICE: The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Average life expectancy ; Range (Stove / Oven / Stove top) - 15 to 20 years , Range Exhaust Hood - 10 to 15 years , Dishwasher - 7 to 10 years , Garbage Disposal - 10 years , Microwave - 15 to 20 years , Trash Compactor - 5 to 10 years, Refrigerator 15 years , Washer 5 to 10 years , Dryer 12 to 15 years.

Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

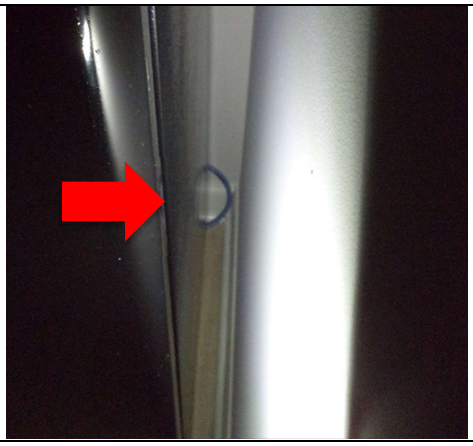
The home inspector shall operate: all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Kitchen Sink

Under Kitchen Sing Supply and Drain

Dishwasher supply – ½” PEX to SS Braid Hose

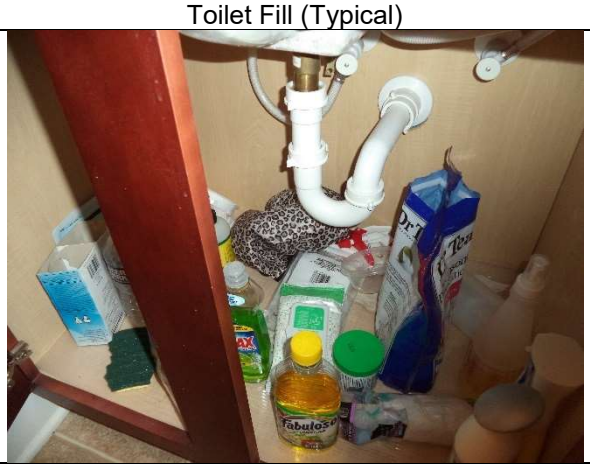


Ice Maker water supply (not visible) – ½” PEX

Toilet Water Supply (Typical)

Toilet Fill (Typical)

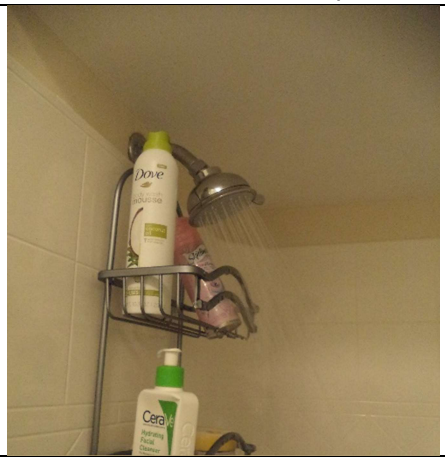
Bathroom Sink Fill and Drain (Typical)

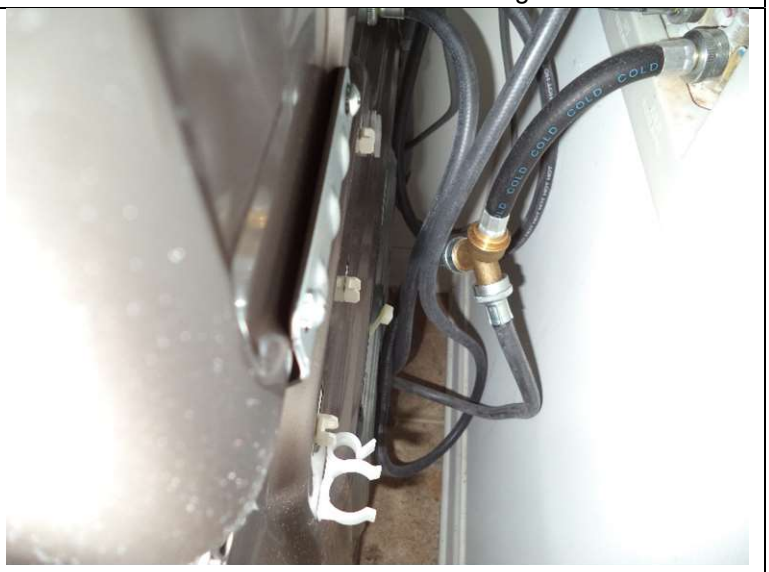
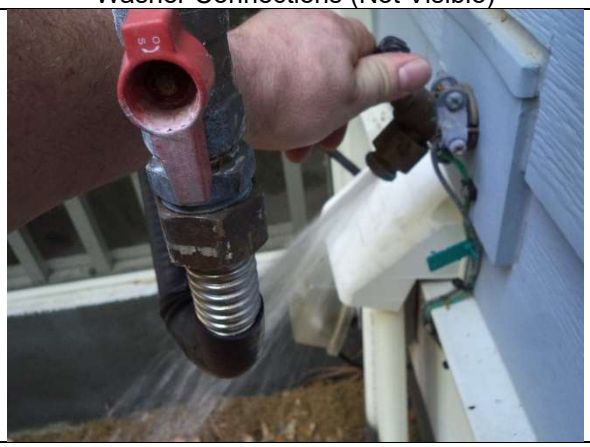
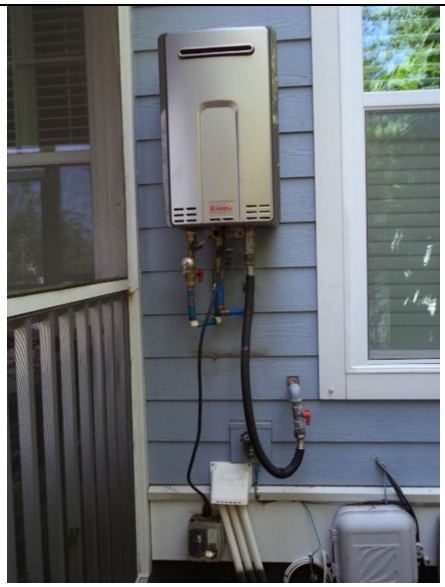
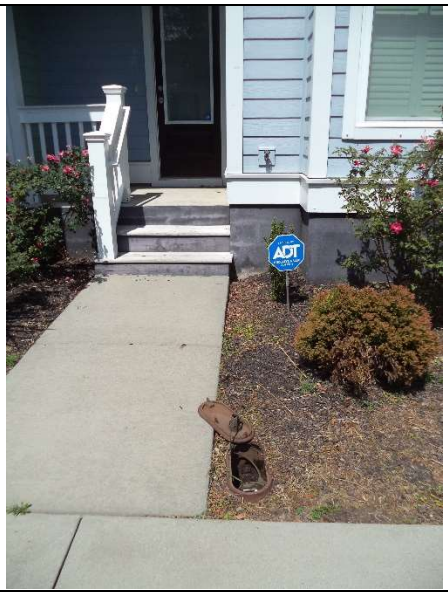


Bathroom under sink (Typical)

Bath 1 - Shower Operation

Bath 1- Tub Fill and Drain



Bath 2 – Shower Operation	Bath 2 – Shower Draining
	
2nd floor stacked Washer/Dryer	Washer Connections (Not Visible)
	
Front - Hose bibb with vaccum breaker	Rear - Hose bibb with vaccum breaker
	
Rear - Rinnai Instant HW HTR	Front - Public Water Shutoff

4” PVC Sanitary Cleanout – pressumed Primary

Sanitary Sewer Cleanout – pressumed Secondary

Kitchen Stack Vent – 1 ½” PVC

Bathroom Stack Vent – 1 ½” PVC

		IN	NI	NP	RR	C
6.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				•
6.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS	•				•
6.3	SHOWER /TUB	•				
6.4	SINK PLUMBING/FAUCETS/STOP VALVES (Pedestal sink plumbing is concealed by the pedestal which restrict the viewing of the plumbing)	•			•	•
6.5	TOILET	•				•
6.6	HOT WATER SYSTEMS	•				•
6.7	HOT WATER TEMPERATURE	•				•
6.8	T&P VALVE EXTENDED TO WITHIN 6 INCHES OF FLOOR OR TO OUTSIDE	•				•
6.9	WASHER CONNECTIONS		•			•
6.10	HOSE BIBS	•				
6.11	MAIN WATER SHUT-OFF VALVE (Front walk east side)	•				
6.12	OVERALL CONDITION OF THE PLUMBING SYSTEM	•				•

IN = Inspected, NI = Not Inspected, NP = Not Present, RR = Repair and/or Replace, C = Comments

IN	NI	NP	RR

Comments

6.1 PLUMBING DRAIN, WASTE, AND VENT SYSTEMS

The drain system was only visible at rear of the house where there are two 4” PVC cleanouts, which are presumed to be primary for the house and secondary for the townhome combined. The 1st and 2nd floor drains are presumed to be combined just upstream of the primary cleanout. The bathroom drains were not visible past the cabinet and pedestal. Piping was 1 ½” slip-joint compression plastic piping. Kitchen drain piping was similar in kind to the bathroom piping, but had an under counter air vent. Stack vents for kitchen and bath were 1 ½” PVC piping.

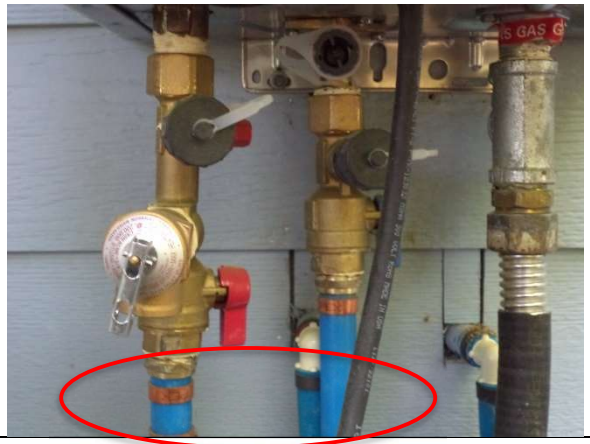
6.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Plumbing is presumed to be PEX distribution throughout the house. The distribution system was not visible with the exception of the ½” PEX below the kitchen sink and the ¾” PEX at the HW HTR and is the basis of presumption. No evidence was noted of moisture or active leaking under the sink cabinets in the kitchen and bathrooms. No visible indication was found on any of the internal walls or shared walls between residences. There was a repair in upper drywall adjacent to the back door (as described herein) and a noticeable stain on the porch, which was dry, but indicated a liquid pool at some time past.

PEX piping at the HW HTR is ¾” and is presumed direct from shutoff valve and meter box from the front of the home, but is not visible for confirmation. The PEX piping exposed to the outside should be insulated to reduce the risk of freezing and catastrophic failure at the joints or piping. The joints and piping appear to be in satisfactory condition at the time of observation with no leaks evident.

Potential past water issue in shared wall with East resident

Stain on Porch Concrete and Upper Drywall Repair

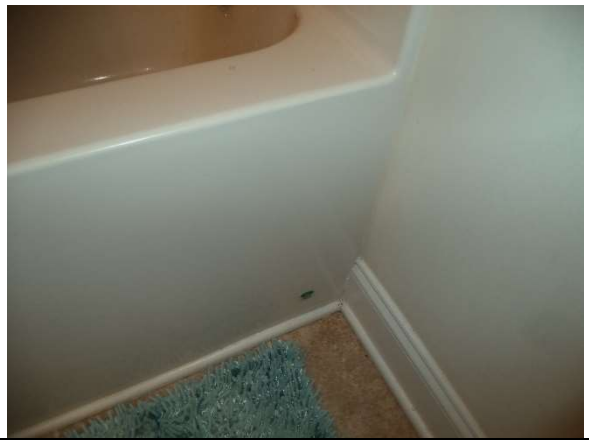


PEX tubing at the HW HTR – Insulation for exposed distribution piping is recommended to reduce freezing

6.3 **SHOWER /TUB**

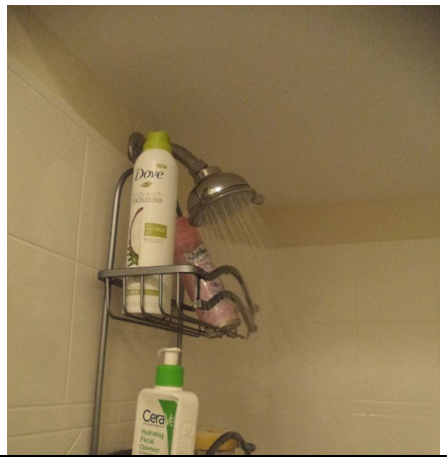
Bath 1 Tub/Shower


Diverter valve has a small leak when shower is activated | Temp from cold to warm was less than 30 seconds and hot within a minute | Tub drain held water without any obvious draining over several minutes | Drain was free flowing | Water flow was slightly diminished when flushing toilet.




Tub does not have a shower door but uses a shower curtain and rod | There is no evidence of water staining or damage on the walls or floor at the time of inspection.

Bath 2 Shower



Temp from cold to warm was less than 30 seconds and hot within a minute | Shower has a door which freely opens/closes outward | Shower drain was free flowing | Water flow was slightly diminished when flushing toilet

6.4 SINK PLUMBING/FAUCETS/STOP VALVES (Pedestal sink plumbing is concealed by the pedestal which restrict the viewing of the plumbing)

Bath 1 (2nd Floor) – Sink was turned on and drain stopped until sink reached mid-level. Water was turned from cold to hot during fill test. Water turned warm in less than 30 seconds and was hot within a minute. The sink was run while shower/tub was filling and toilet was flushed with no appreciable effect on flowrate. Sink drain was released and the under sink drain piping was observed for any sign of leaking where were not evident at the time of observation. Drain was free flowing. No visible sign of leaking at the water supply or drain was evident inside the cabinet at the time of observation.

Bath 2 (Master) – Sink was turned on and drain stopped until sink reached mid-level. Water was turned from cold to hot during fill test. Water turned warm in less than 30 seconds and was hot within a minute. The sink was run while shower was operating and toilet was flushed with no appreciable effect on flowrate. Sink drain was released and the under sink drain piping was observed for any sign of leaking where were not evident at the time of observation. Drain was intermittent due to obstructed piping, but not clogged. No visible sign of leaking at the water supply or drain was evident inside the cabinet at the time of observation.

Bath 3 (1st Floor) - Sink was turned on and drain stopped until sink reached mid-level. Water was turned from cold to hot during fill test. Water turned warm in less than 30 seconds and was hot within a minute. The sink was run while toilet was flushed with no appreciable effect on flowrate. Sink drain was released and the under sink drain piping was not due to pedestal. Drain was intermittent due to obstructed piping, but not clogged. No visible sign of leaking at the water supply or floor below drain was evident at the time of observation.

6.5 TOILET

Bath 1 (2nd Floor) – Toilet was flushed and observed filling with no resulting constant flow (running). Wastewater was free flowing with no obvious clogs at the time of observation. The basin was rigidly attached to the floor with no tilt/slant observed. No visible sign of leaking at the water supply or toilet base at the time of observation. No staining or soft spots were distinguished at the time of observation.

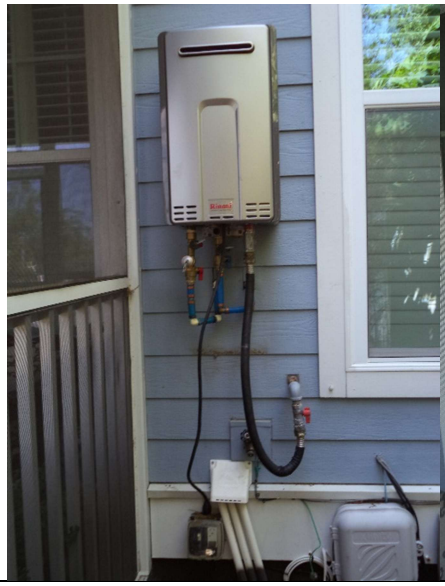
Bath 2 (Master) – Toilet was flushed and observed filling with no resulting constant flow (running). Wastewater was free flowing with no obvious clogs at the time of observation. The basin was rigidly attached to the floor with no tilt/slant observed. No visible sign of leaking at the water supply or toilet base at the time of observation. No staining or soft spots were distinguished at the time of observation.

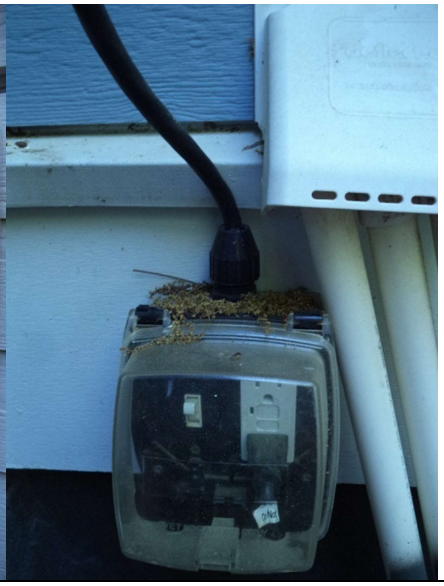
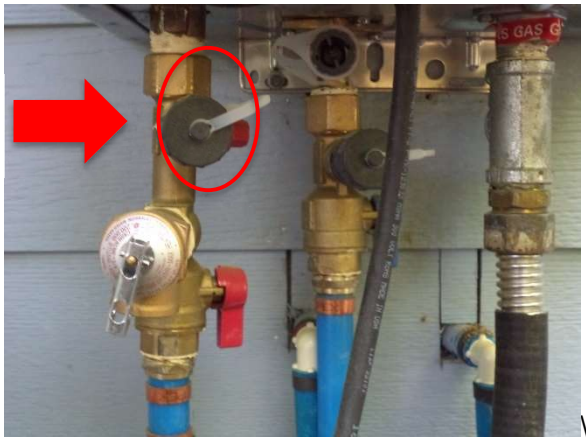
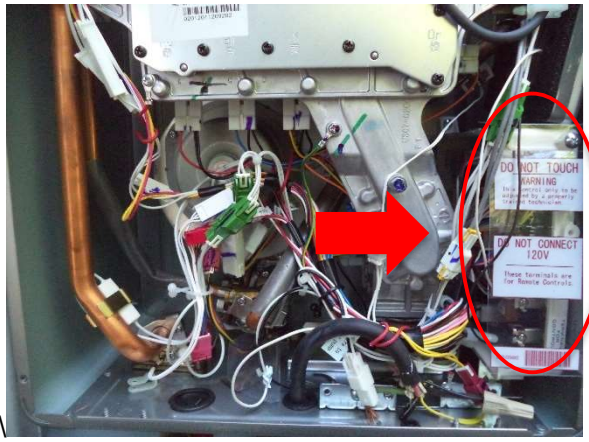
Bath 3 (1st Floor) – Toilet was flushed and observed filling with no resulting constant flow (running). Wastewater was free flowing with no obvious clogs at the time of observation. The basin was rigidly attached to the floor with no tilt/slant observed. No visible sign of leaking at the water supply or toilet base at the time of observation. No staining was distinguished at the time of observation.

6.6 HOT WATER SYSTEMS

The instant hot water heater does not have a thermal expansion tank which isn't required by the International Plumbing Code. The tempering valve is the one with the red "button" and is factory set to 120°F, but could not be confirmed visually. The thermal/pressure relief valve is integrated into the hot water side tempering valve fitting. The TPV was not tested, but appeared to be in satisfactory condition with no corrosion evident or leaks noted at the time of observation. This is a gas fired unit which does require ignition, which should be automatically determined internally and is the reason for hardwired outlet below the unit. The plug head in the outlet could not be resolved for termination and purpose.

Rinnai Instant HW HTR tempering valve is set to 120°F for MFR instructions; temperature could not be confirmed for max setting, but no visible tampering was evident to suggest the valve has been altered. There are not owner operational controls internal to the unit. There are explicit warning for trained technicians to be contacted to alter any internal setting and setpoints.

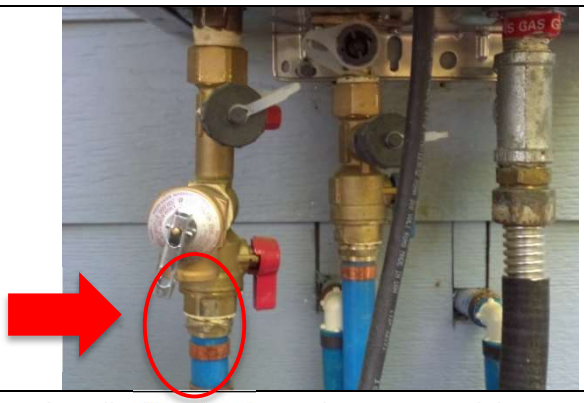


6.8 T&P VALVE EXTENDED TO WITHIN 6 INCHES OF FLOOR OR TO OUTSIDE

.

Existing piping for the T&P valve on water heater fails to extend to grade to prevent potential injury or damage. Recommend installing appropriate threaded fitting and piping (CPVC, COPPER, G.STL) with open end terminating 6” above grade to prevent injury or damage.



Install relief pipe to grade to prevent injury or damage

6.9 WASHER CONNECTIONS .

The existing washer connections were not visible behind the stacked washer/dryer unit, but were photographed by reaching to the rear of the machine. Recommend removing unit to check for any potential damage to hoses of fittings which are not evident in the below photo from the inspection. There is no evidence of water staining or leaking from the fittings, hoses or on the floor/wall to suggest the equipment is not functioning satisfactory at the time of inspection.

6.11 MAIN WATER SHUT-OFF VALVE (Describe location)

The main water shut off is at the outside meter near the road.(Water key required) You can purchase a water key for use in an emergency at most hardware stores. A secondary shut off would be at the Rinnai Instant HW HTR that does not require a water key. I recommend you operate these locations independently and become familiar to ensure operating properly in case of an emergency.

6.13 OVERALL CONDITION OF THE PLUMBING SYSTEM

The overall plumbing system condition is satisfactory with the exceptions noted herein.

NOTICE: The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Electrical System

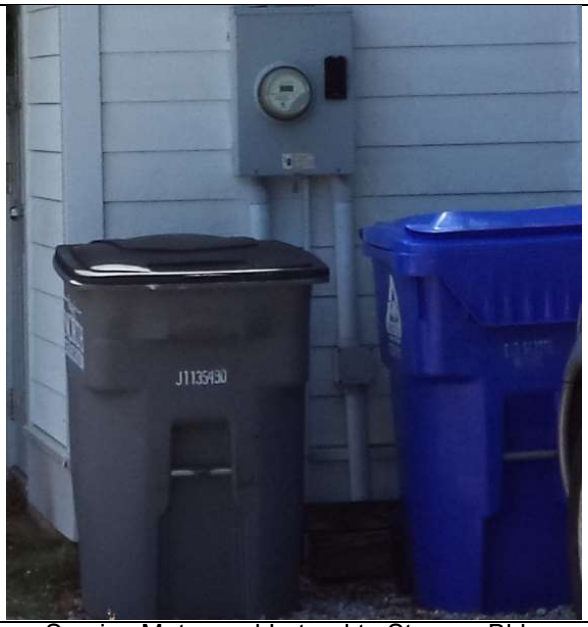
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles .(ground fault circuit interrupters) GFCI's at plumbing fixtures, and all in the garage or carport, and on the exterior of inspected structures;

The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels.

The home inspector shall report: any observed aluminum branch circuit wiring.

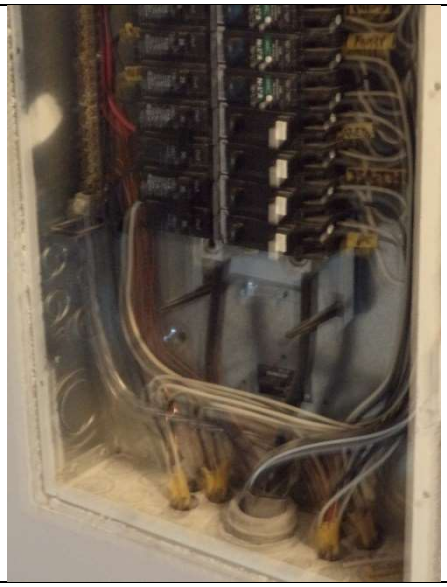
The home inspector shall report: on presence or absence of smoke detectors.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



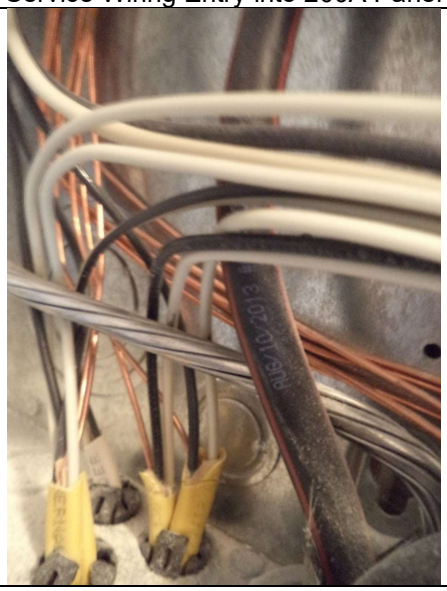
Service Meter and Lateral to Storage Bldg

Weather-tight J-Box for Service Entry rear wall

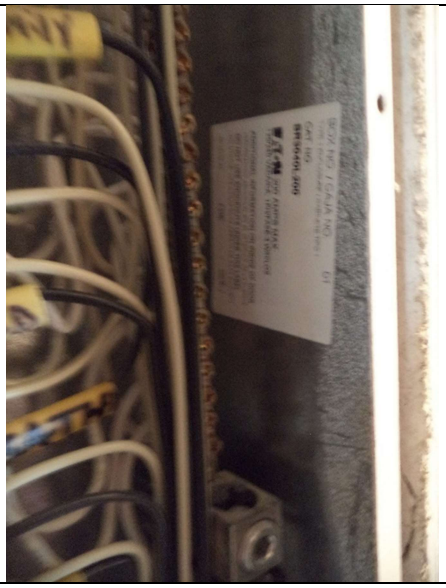


Service Wiring Entry into 200A Panel

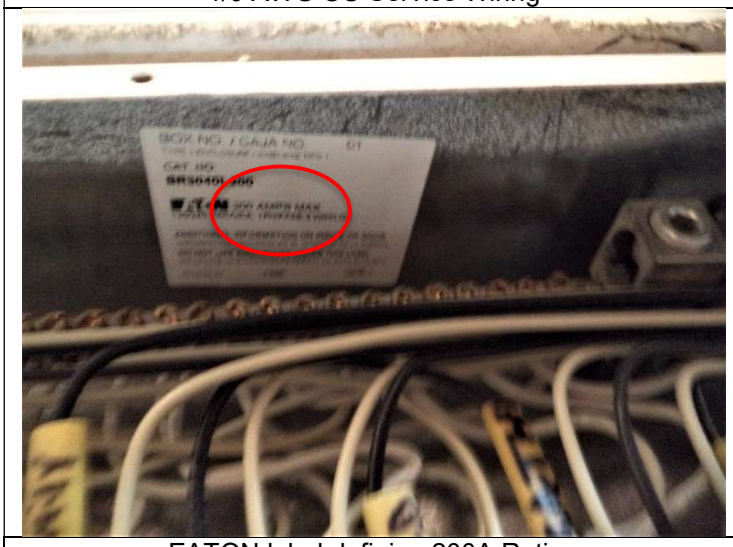
Eaton Distribution Panel with AFCI/GFCI CKT BKRs



1/0 AWG CU Service Wiring



Branch Wiring is 10/12/14 AWG

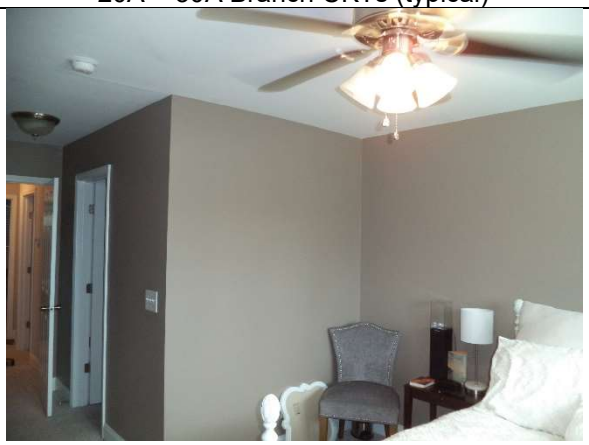


EATON label defining 200A Rating

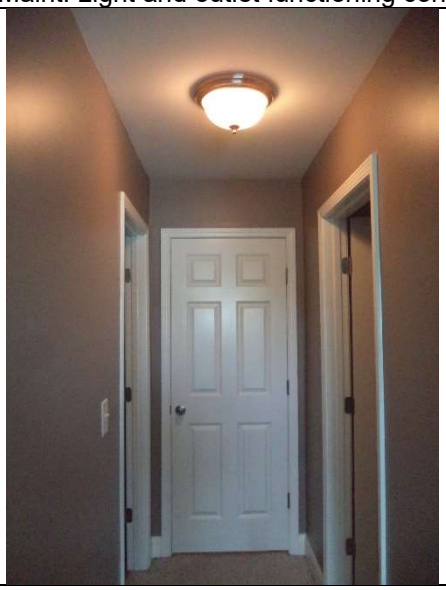
20A Branch CKTs (representative) AFCI + GFCI (TYP)

20A + 30A Branch CKTs (typical)

Attic Maint. Light and outlet functioning correctly

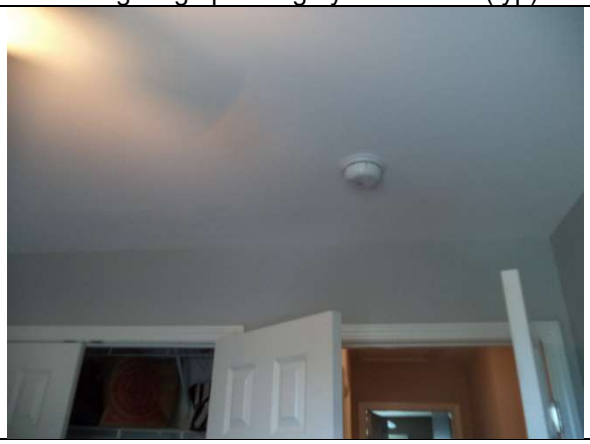


Master Light and Fan Operating by wall switch



Hall lighting operating by wall switch (typ)

Bedroom Fan w. Light operating by wall switch (typ)



Smoke Alarms operational (typ)

Bathroom Fan w. Light operating by wall switch (typ)

Bathroom GFCI trip tested and reset (typ)

Living Room Fan operational by wall switch

Living Room Light operational by wall switch

Interior outlets indicating correct function (typ)_

Exterior outlets indicating correct function (typ)

		IN	NI	NP	RR	C
7.1	CONNECTED FIXTURES & OUTLETS (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•			•	•
7.2	EXTERIOR,LIGTHS, OUTLETS, WALL SWITCHES, CONNECTED DEVICES& WIRING (Exterior and Garage)	•			•	•
7.3	ELECTRICAL IN ATTIC	•				•
7.4	ELECTRICAL IN CRAWL SPACE / BASEMENT			•		
7.5	POLARITY AND GROUNDING OF RECEPTACLES	•				
7.6	OPERATION OF GFCI IN BATHS (GROUND FAULT CIRCUIT INTERRUPTERS)	•				
7.7	OPERATION OF GFCI IN GARAGE, EXTERIOR (GROUND FAULT CIRCUIT INTERRUPTERS)			•		
7.8	OPERATION OF GFCI IN KITCHEN, EXTERIOR (GROUND FAULT CIRCUIT INTERRUPTERS)	•				
7.9	ARE SMOKE DETECTORS PRESENT IN HOME (Functional testing of the smoke detectors is not part of a South Carolina Home Inspection. We will comment if present or not. It is recommended that homeowners periodically confirm operation of smoke detectors and change batteries annually or as suggested by manufacturer. Typical lifespan for smoke detectors is 10 years and carbon monoxide detectors is 5 years. Recommend that homeowner is familiar with manufacturer specifications, and if in doubt regarding age, replace appliance).	•				•
7.10	BATH / EXHAUST FAN	•				
7.11	SERVICE DROP, ENTRANCE CONDUCTORS, CABLES AND RACEWAYS	•				•
7.12	SERVICE GROUNDING	•				
7.13	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS / BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•				•
7.14	WHOLE HOUSE GENERATOR			•		
7.15	MAIN ELECTRICAL SHUT OFF (DISCONNECT)	•				•
7.16	OVERALL CONDITION OF THE ELECTRICAL SYSTEM	•				•

IN = Inspected, NI = Not Inspected, NP = Not Present, RR = Repair and/or Replace, C = Comments

IN	NI	NP	RR

Comments

7.1 CONNECTED FIXTURES & OUTLETS (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

1st Floor – Representative lights were tested on the 1st floor (Living, Dining, Entry and Kitchen). All lighting tested with the exception of the Kitchen was functional and satisfactory. Representative outlets were tested on the 1st floor (Living, Dining, Entry and Kitchen) and were found to be functional and satisfactory. The ceiling fan in the Living room was operational from the wall switch and performance was satisfactory.

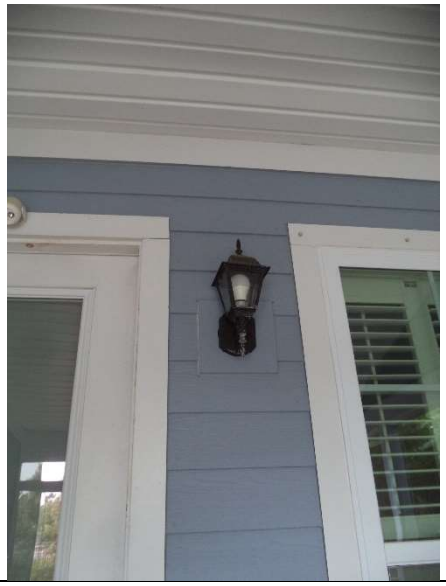
2nd Floor – All lights on the 2nd floor were functional at the wall switch, where fans were present they were also functional. The pull chains at the fans were not tested. Representative outlets in each room were tested and were in satisfactory

condition for polarity and function. Each bathroom outlet was tested and GFCI tripped/reset. Each outlet was in satisfactory condition.

Recessed Lighting in the kitchen revealed on light was not functional (likely blown). The Lighting for the Kitchen appeared to be dimmer than what would be acceptable for normal kitchen activities. No Dimmer switch was located. This may be a wattage issue that should be addressed by changing to a higher watt bulb, or consulting a qualified electrician to modify the type of lighting available in the kitchen.

7.2 EXTERIOR, LIGTHS, OUTLETS, WALL SWITCHES, CONNECTED DEVICES& WIRING (Exterior and Garage)

The lighting on the rear porch was tested from the wall switch bank adjacent to the rear entry and did not result in a functional porch light. Recommend replacing the light bulb and if results are unchanged consult a qualified electrician for troubleshooting or replacement of the fixture.



7.3 ELECTRICAL IN ATTIC

Attic Electrical was tested for lighting which was present and correct and functional power at the outlet. The AHU/Furnace and zone control module were observed for functional power and were found in satisfactory operation. Due to the blown insulation hiding the attic electrical runs, no inspection for open electrical boxes, loose or unsupported conduit/ROMEX was performed.

7.9 ARE SMOKE DETECTORS PRESENT IN HOME (Functional testing of the smoke detectors is not part of a South Carolina Home Inspection. We will comment if present or not. It is recommended that homeowners periodically confirm operation of smoke detectors and change batteries annually or as suggested by manufacturer. Typical lifespan for smoke detectors is 10 years and carbon monoxide detectors is 5 years. Recommend that homeowner is familiar with manufacturer specifications, and if in doubt regarding age, replace appliance).

Smoke detectors are present on both levels of the house and in each bedroom. There is one in the hallway of each level.

7.11 SERVICE DROP, ENTRANCE CONDUCTORS, CABLES AND RACEWAYS

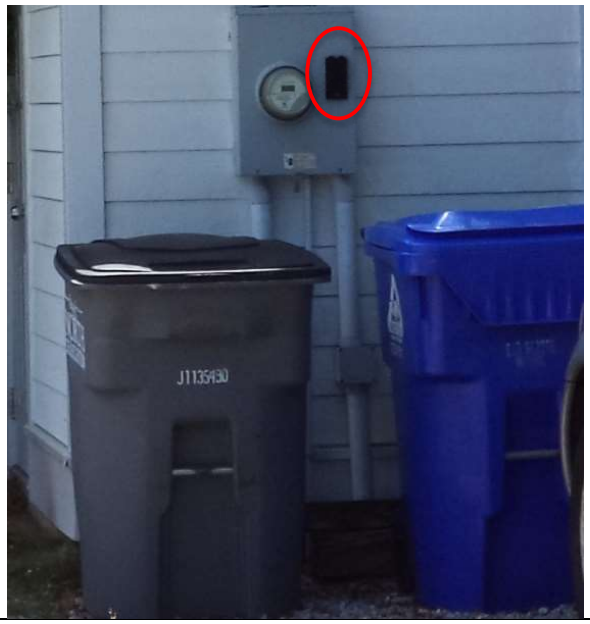
The service to the home comes from an underground lateral at the rear of the property to a combo meter/disconnect panel. The service wiring is then routed below ground to the rear wall of the house where the house service wiring is spliced with the service lateral. The ground is aluminum wiring from the panel to the service lateral. Below ground service conduits were not visible but are anticipated below the storage building over to the junction box on the rear wall of the home. Any digging in the area should be done after a call to DIG SAFE has been done and utilities are marked.

7.13 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS / BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

The panel was inspected for the proper size wiring for the service supplying power and the branch circuits run to the various locations and equipment in the home. The #14 AWG wiring is copper and appears to be lighting circuits which would be the smallest gauge wiring, but adequate for modern LED lighting for multiple rooms. The larger equipment appear to be on #10 AWG circuits where wiring is copper and appears appropriately phased to adequately to support the A/C Heat pump. Since the HW HTR, Oven and Furnace are all gas fired units larger CKTs do not appear necessary. Should the needs of the home change a qualified electrician should be consulted prior to performing any upgrades. All remaining circuits on #12 AWG copper wiring and should be sufficient for operating household appliances and electronics. Where higher amperage is required for power tools, power generation, or portable heating requiring more than the rated amperage of the CKT a qualified electrician should be consulted for modifying the electrical panel, circuit breaker(s) and wiring.

7.15 MAIN ELECTRICAL SHUT OFF (DISCONNECT)

The main electrical disconnect for the home is located at the meter box.



7.16 OVERALL CONDITION OF THE ELECTRICAL SYSTEM

Good with exceptions noted above.

NOTICE: The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Outlets are tested with "outlet tester" with a trip button to test GFCI's

Fireplace

THIS SECTION LEFT INTENTIONALLY BLANK DUE TO LACK OF FIREPLACE

Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room.

The home inspector shall describe: Energy source; and Heating equipment and distribution type. *The home inspector shall operate*: the systems using normal operating controls.

The home inspector shall open: readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Furnaces, air conditioning equipment and related ductwork can only be visually inspected from outside of unit and functionally tested, weather permitting, per the South Carolina Standards. A full inspection would require some disassembly of equipment and use of special measurement gauges that can only be performed by a qualified HVAC contractor. If equipment is older, it is generally recommended that it be reviewed, serviced and/or cleaned by a qualified HVAC and/or ductwork contractor prior to closing to determine if any latent or hidden defects are present and that equipment is operating properly.

Carrier Split System

Rear - Condenser coil and

Condenser -Heat Pump

HVAC Fused Disconnect at external unit

Attic - Zone Control

1st Floor - Thermostat (Typical)

Furnace Gas Shutoff Valve and Supply line

Attic - Carrier AHU and Gas Furnace

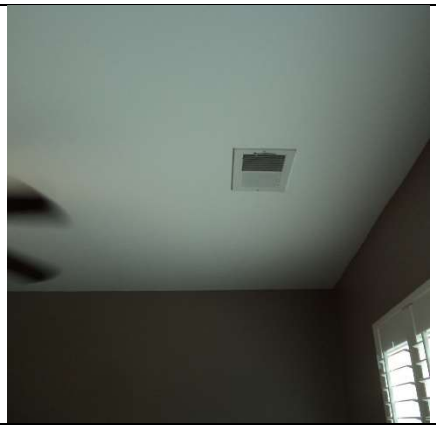
Rear – Active Condensate Line and Secondary

Condensate Line | Secondary Line | Drip Pan

1st Floor – Air Return

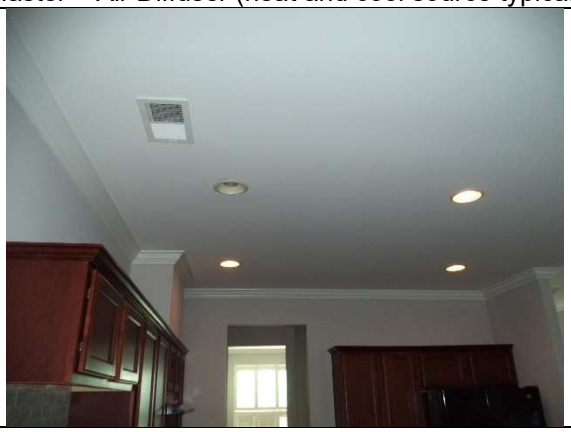
2nd Floor – Air Return Filter

2nd Floor – Air Return



Master – Air Diffuser (heat and cool source typical)

1st Floor Air Diffuser and bathroom exhaust fan



Kitchen – Air Diffuser (Typical)

Flexible Duct

Flexible Duct

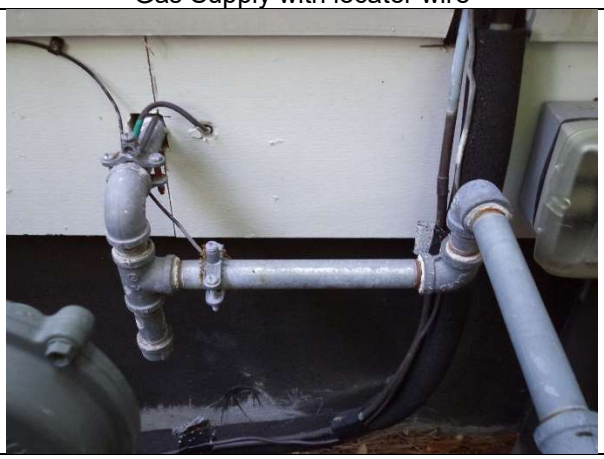
Furnace Air Intake and Exhaust Flue

AHU w/o Cover and Intake/Exhaust Piping

Dryer Exhaust Vent

Gas Supply with locator wire

Rear - Natural Gas Supply from SCE&G



Rear - Bonded Gas Supply Entry to Home

		IN	NI	NP	RR	C
9.1	HEATING EQUIPMENT	•				•
9.2	AIR CONDITIONING EQUIPMENT	•			•	•
9.3	THERMOSTAT CONDITION	•				
9.4	AIR FILTERS	•				
9.5	CONDENSATION LINE OR PUMP'S CONDITION / EMERGENCY DRIP PAN	•				•
9.6	DISTRIBUTION SYSTEMS (Including ductwork, piping, registers, radiators, ductwork support, and related equipment)	•				•
9.7	DRYER VENT	•				•
9.8	COMBUSTION AIR SUPPLY	•				
9.9	FLUES AND VENTS	•				
9.10	FUEL STORAGE AND DISTRIBUTION SYSTEMS (NOTE: Only visible portions of gas lines are inspected. Shut down, buried or concealed portions of distribution systems cannot be inspected. These would require a pressure test by a qualified gas contractor to detect any leaks or other abnormalities.)	•				•
9.11	OVERALL CONDITION OF THE HVAC SYSTEM	•				•

IN = Inspected, NI = Not Inspected, NP = Not Present, RR = Repair and/or Replace, C = Comments

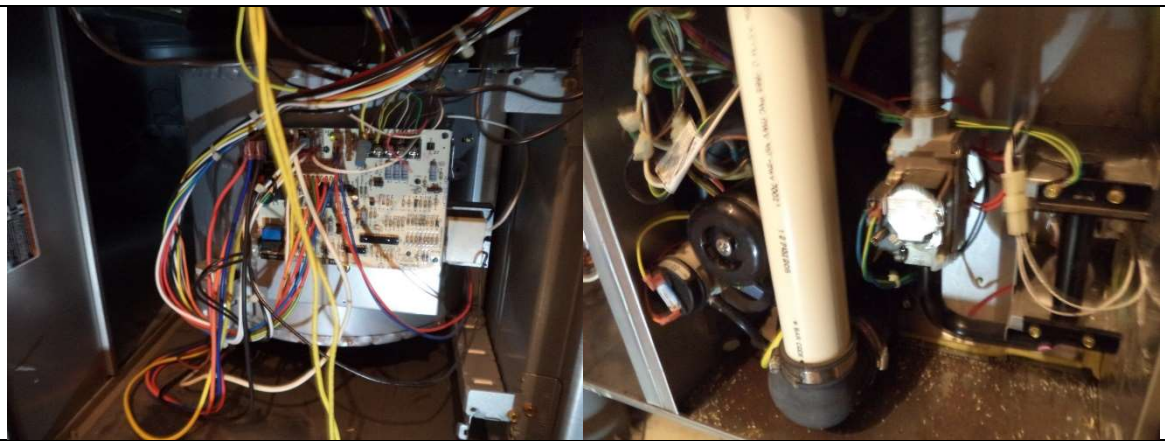
IN	NI	NP	RR

Comments

9.1 HEATING EQUIPMENT

The heating system for the home is high efficiency dual system with zoned ductwork. The unit operates on natural gas and during a heating call will have two stages. The first stage will try to satisfy the heating demand with less gas requirement and if not accomplished in the pre-set time will ramp to full gas flow. The outside heat pump will service the heating call down to about 40 ˚F before losing efficiency, and then the furnace will turn on to answer the heating call. This system allows for energy savings during the transitional months and warmer winters. Any maintenance that is performed by the homeowner should be done with the gas valve off and the fused disconnect on the rear wall pulled. It is recommended that the unit be winterized each year. The owner's manual found online can define the requirement, or a qualified technician can be consulted.

Due to the high ambient temperature outside the unit was not run in heat mode to prevent over-working and potentially damaging the unit.



Interior of the Furnace

9.2 AIR CONDITIONING EQUIPMENT

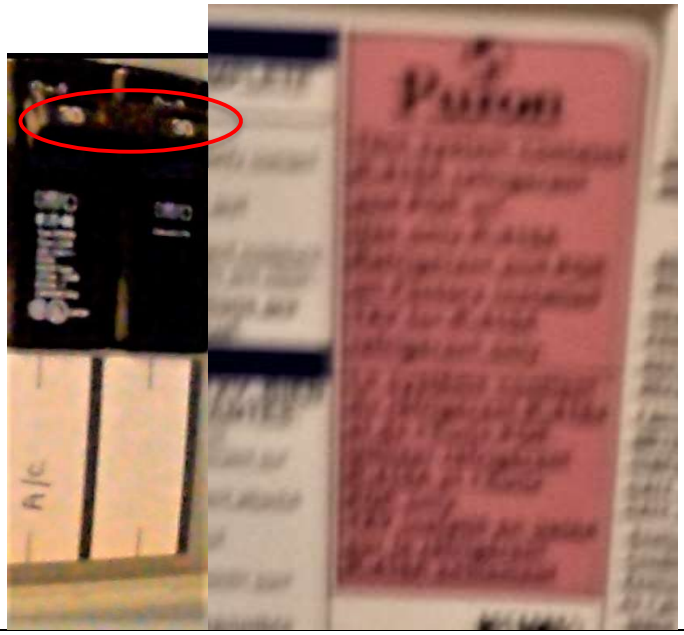
The AC was given a cooling call of 67˚F from 73˚F as a test of cooling which resulted in a decrease in temperature to 68˚F within a 15min window with an ambient outside temperature of 88˚F, which indicates the unit is capable of satisfying the cooling call in high heat conditions. There are two zones noted for the home, one for the 1st floor and one on the 2nd floor. The zone controller was located in the attic. The air handler compartment was clean and did not show any major accumulation of debris. The rooms were inspected for heat and cool supply register/diffusers, each bedroom and bath on the second floor had a source presents. The upstairs hall and entry had a source present. The Dining room had a source present. The Living Room and Kitchen share the same space and had two sources present with sufficient spacing to provide supply. The power room had a source present. A ceiling fan was also present in each bedroom and the Living room.

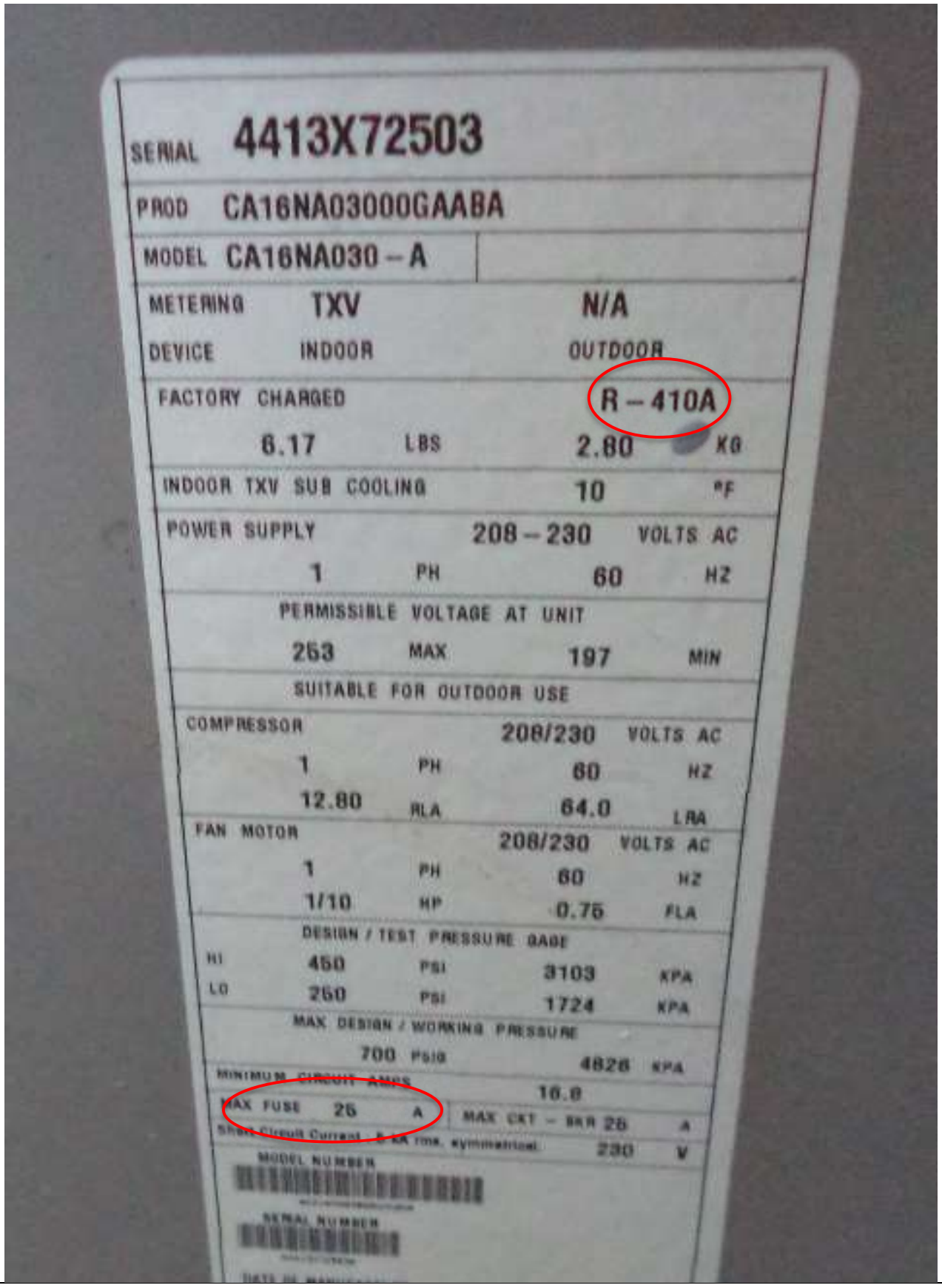
The HVAC piping had sufficient insulation and when feeling the high (liquid) and low (suction) side tubing. The liquid line was relative to ambient by feel, and the suction side was not sweating or abnormally cold to feel at the time of observation. This indicates they system is operating in a satisfactory manner, but should not be considered a diagnostic test, which would need to be conducted by a qualified HVAC technician. The entry into the rear wall was sealed to prevent any intrusion by moisture and/or pests/wildlife.

Exterior Condenser and Heat Pump are not level which may cause uneven distribution of internal oil and undue wear on the compressor

2nd Floor Air Return

The AC system operates on R-410A (Carrier branded Purion) | The Max Fuse for the AC system is 25A at the disconnect | The circuit for the AC is a double pole single throw (DPST) 30A breaker





External A/C Condenser Unit Data Plate

9.5 CONDENSATION LINE OR PUMP'S CONDITION / EMERGENCY DRIP PAN

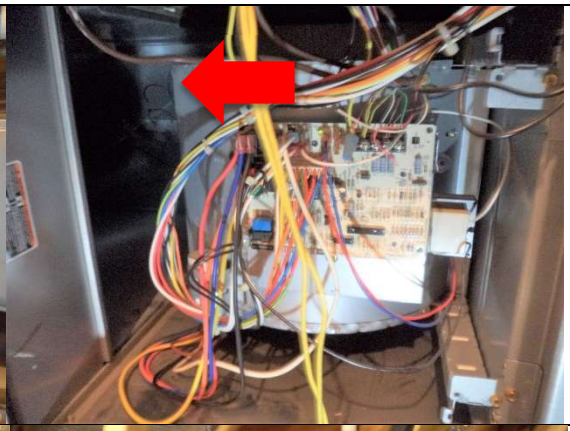
The air handler has a primary condensate drain which was confirmed to be flowing outside. There was not any level of water present but moisture had accumulated and is leaving a rust stain in the drip pan. The condensate line connection to the air handler cabinet shows some sign of calcification and rust forming at the discharge fitting. There was no moisture observed on the wooden maintenance deck at the time of observation.

The unit has a limit switch in the primary condensate drain and a float switch in the drip pan. Both appear to be routed in the same path to the outside rear wall of the home. The switches when activated will turn off the unit to prevent overflowing, but doesn't provide a guarantee of leak prevention. Recommend client provide routine maintenance to switches and unit filters to prevent build-up of debris that may clog the drain lines.

Active Leak from condensate line connection with air handler cabinet | Recommend consulting a qualified HVAC technician to perform routine maintenance and evaluate the connection repair as needed.

9.6 DISTRIBUTION SYSTEMS (Including ductwork, piping, registers, radiators, ductwork support, and related equipment)

The house distributions system consists of two returns and zoned ducting air handler on each level. The ducting is insulated flexible ducting which appears to be supported evenly with plastic strapping throughout the semi conditioned attic space. There were no crimps or major restrictions that were observed in the ducted attic space at the time of inspection. Ducting to the 1st floor was not visible and therefore not observed. The insulation on the ducting appeared to be in satisfactory condition at the time of observation. The plenum appears to be constructed of insulated rigid duct by observation in the air-handler compartment. The duct and plenum are sealed at the joints with HVAC mastic. There was a noticeable leak from the intake plenum sheet metal seams where mastic was not present. This can be sealed by using a UL 181A or 181B adhesives or tape.

Plenum Ducting and Insulated flexible duct

Filters for the returns were installed. The registers will require routine monthly inspection and filter changes for the system to function as intended. Dirty filters will make the system less efficient, but can also accelerate wear and damage the system due to over working the heating and cooling components.

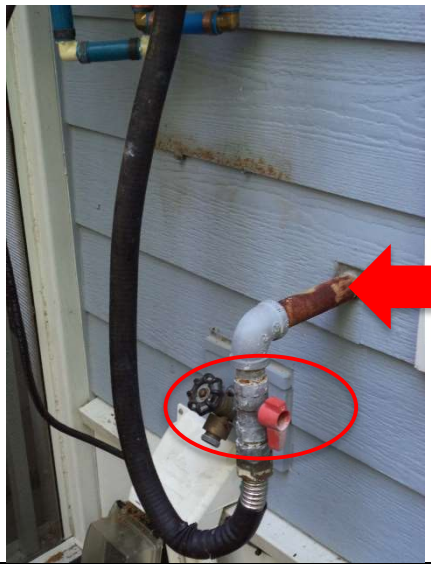

2nd Floor Air Return

9.10 FUEL STORAGE AND DISTRIBUTION SYSTEMS (**NOTE**: Only visible portions of gas lines are inspected. Shut down, buried or concealed portions of distribution systems cannot be inspected. These would require a pressure test by a qualified gas contractor to detect any leaks or other abnormalities.)

The house energy source for fuel is natural gas (NG) provided by SCE&G. The gas meter is located at the rear wall of the home. This is also the location of the main shutoff. The gas supply lines to the home on the exterior are threaded Galv. Steel piping. Corrugated stainless steel piping (CSST) is used to connect the Rinnai HW HTR as well as the attic furnace. There is an appliance shutoff valve for each. The stove is also supplied with NG, however the appliance connection was not visible at the time of inspection.

Gas Meter and Shutoff valve

Furnace Shutoff Valve circled | CSST Hose indicated by arrow | Care should be taken when placing any personal items in the attic to prevent damage to the gas supply



Rinnai HW HTR Shutoff Valve circled | Galv. Steel supply should be coated to prevent potential for leaks at threading or pinholes

9.3 OVERALL CONDITION OF THE HVAC SYSTEM

Condition is satisfactory with exceptions noted above.

NOTICE: The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Attic /Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Facing West - attic view

Facing West - Attic view over kitchen

Facing North - Attic view over bedrooms

Facing North - Attic view ducting plenum and ducting


Facing South - Attic view over Master


Facing South - Attic view over Master


Facing East - Attic view further over bdrm


Attic access - Scuttle Hole 23” W x 48” L


Insulation 9” at the edge of Maint. Deck


Celing Jst below insulation and interior wall

		IN	NI	NP	RR	C
10.1	ATTIC / CEILING / ROOF STRUCTURE	•				•
10.2	LEAKS IN ATTIC			•		•
10.3	INSULATION IN ATTIC	•			•	•

IN = Inspected, NI = Not Inspected, NP = Not Present, RR = Repair and/or Replace, C = Comments

IN	NI	NP	RR

Comments

10.1 ATTIC / CEILING / ROOF STRUCTURE

The ceiling of the 2nd floor was partially visible in local areas and reveal wood joint construction. The attic is accessed by a scuttle hole ~2' x 4' in size and should be sufficient for equipment to enter the space for maintenance of the air handler and furnace. The attic has a switched light with outlet 6" to the west (right). The maintenance platform is raised above the ceiling joists approx. 10-inches with OSB decking. The HVAC equipment is above the bathroom and entry of the master bedroom. The electrical service was not observed from above. There NG supply to the furnace is routed from the north wall to the south of the HVAC equipment by CSST. Care should be taken with placing any belongings in the attic near this line to prevent damage and creating a safety hazard. The roof, plumbing and appliance venting are described in a separate sections of this report.

10.2 LEAKS IN ATTIC

No current leaks noted from the attic roof on the day of the inspection. No leaks except as noted previously from equipment located in the attic. No staining, ponding, or dripping moisture, water or condensate was observed from ducts, adjacent walls, vent stacks, piping or penetrations at the time of observation where visibility of these conditions was not obscured and as seen from the vantage point of the maintenance deck. Recommend regular visual inspection of the roof and penetrations where noted previously in this report to ensure leaks do not go unnoticed behind the insulation mat over time.

10.3 INSULATION IN ATTIC

The attic is a semi-insulated space with aluminum insulating mat placed in each rafter bay and high-density foam board at the shared partition walls with adjacent units. No major leaks were noted on the underside of the insulating matting at the time of inspection. The roof decking underside was not visible and obstructed by the insulating matting. The thermal matting was observed to have an air gap between the roof deck and opposite side of the mat. The accumulation of blown insulation around the attic varies in depth from 9 – 21 inches. The area around the maintenance deck has signs of displacement due to service personnel around the HVAC equipment and general settling. The amount blown indicates and average R-30 value would be anticipated. A recommendation to have an increase of insulation be installed in areas where the existing blown insulation has been disturbed and monitor any changes incurred by personal storage in the attic.

DISCLIAMER: The attic of the home was inspected and reported on with the above information. Attics are visually inspected in accordance with the South Carolina Standards of Practice. Minor defects that can produce leaks such as pin holes or concealed defects under insulation, rafters in contact with sheathing, etc. and may not be generally visible at time of inspection. Unless it is presently raining or other visible staining is present, it may not be possible to determine if a leak exists. Some staining on attic sheathing or ceilings could indicate a past or present leak and will be documented in area observed with recommendations given as appropriate. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof penetrations and skylights can appear to be leak proof during inspection and weather conditions. This inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

SUITE HOME INSPECTION, LLC

Inspection Agreement

THIS AGREEMENT IS SUBJECT TO ARBITRATION
PURSUANT TO THE UNIFORM ARBITRATION ACT, S.C. CODE § 15-48-10, ET SEQ.

Client Name: Justin A Smith **Property Address:** 1234 The Town Circle
(Street)

Client Name: Jane B Smith N. Charleston, SC, 29406
(City, State, Zip Code)

Inspector Name: Justin Oliver LIC#: 49689

Contract Date: / / **20** **Total Fee:** $X50.00

This professional services agreement ("Agreement") is made by and between Suite Home Inspection, LLC, ("Inspector") and the undersigned client(s) ("Client").

1. **TYPE OF INSPECTION**: **Inspector shall perform a limited visual inspection of the property only** located at the address written above ("Property") and produce a written report consistent with the terms and conditions set forth in this Agreement ("Inspection").

2. **PAYMENT**: Client shall pay a fee for the Inspection in the amount written above. **Payment is due upon delivery of the written report**, whether by hard copy or electronic transmission unless other arrangements have been made in writing. If Client fails to make payment, then Client shall remain liable for the balance due and a late fee of $50 per month will be assessed. Client agrees to pay all costs involved in collecting unpaid fees including, but not limited to, attorney fees and expenses, court and arbitration expenses, collection agency costs, travel expenses, and other expenses. If Client cancels the Inspection less than 24 hours prior to the scheduled Inspection, then Client shall pay the full fee written above. If additional visits, reports, or services are requested of Inspector for any reason, an additional fee will be charged.

3. **SCOPE OF INSPECTION**: The Parties agree that the scope of the Inspection, including any duties, limitations, and exclusions, shall be defined by the **The Standard of Practice for Home Inspections of the American Society of Home Inspectors ("ASHI Standards")**, as adopted by the State of **South Carolina. This is not a Building Code Inspection.** The ASHI Standards are incorporated by reference herein and a copy of the ASHI Standards shall be provided to the Client upon request.

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Pursuant to the ASHI Standards, Inspector shall perform a limited, non-invasive visual inspection and provide Client with a **written report of the apparent condition of the readily accessible installed systems and components of the Property existing at the time and date of the Inspection**. The Inspector does not offer an opinion as to the advisability or inadvisability of the purchase of the Property, it's value or potential use. The Inspection is **not technically exhaustive and will not reveal all defects including concealed and latent defects, which are expressly excluded from the Inspection**. No removal of materials or dismantling of systems shall be performed during the Inspection. The Inspection may be limited by weather or other conditions during the Inspection. Client, in conjunction with the seller and respective agents, shall ensure that the Property is ready for the Inspection. Inspector will not turn on, ignite, or inspect any utility service, major system, item, or component that is shut down or not connected to a functioning system at the time of the Inspection. Whether or not concealed or inaccessible, the following is a non-exhaustive list of systems, items, conditions, and components **excluded from and not within** the scope of the Inspection:

- Violation of any past or present building or governmental codes, ordinances, or regulations;
- Violation of any covenants or zoning ordinances;
- Violation of any manufacturer's specifications or instructions;
- Environmental hazards including, but not limited to, radon, formaldehyde, lead, lead based paint, asbestos, Chinese drywall, toxic or flammable materials, formaldehyde, molds, mildew, fungi, or spores thereof;
- Engineering analysis of any kind, including structural integrity and system design problems;
- Pest infestations and wood destroying organisms including, but not limited to, termites, carpenter ants, wood boring beetles, and fungal rot;
- Conditions relating to animals, rodents, or other household pests or the damage caused thereby;
- Underground tanks and pipes;
- Telephone and Cable TV lines;
- Swimming pools or Spas;

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- Security and fire protection systems;
- Free standing appliances, such as washers, dryers, window air conditioning units, and other personal property;
- Paint, wallpaper, and other decorative treatments;
- Fences, gates, and related components;
- Recreational equipment or facilities;
- Out buildings or structures not attached to the dwelling other than garage or carport.
- Accessories for HVAC system or auxiliary heating units, including gas logs;
- Central A/C when below appropriate operating temperatures (65˚F or 18˚C);
- Full evaluation of Heat Exchangers which require dismantling the Furnace and is beyond the scope of a visual inspection.
- Solar heating systems;
- Dehumidifiers;
- Central vacuum systems;
- Survey of the property/ determination of boundaries;
- Irrigation and sprinkler systems;
- Water conditioning/softening systems;
- Telephone, intercom, antennae, lightening arrestors, and cable TV cables;
- Landscaping, including trees or plants;
- Energy efficiency measurements;
- Septic systems and sewer lines
- Appraisal of the property value.
- Concealed or private secured systems;
- Water wells or well pumps;
- Geological tests or surveys
- Will not enter Dangerous area of the Property

The condition of certain systems, components, and equipment will be randomly sampled by the Inspector. Examples include, but may not be restricted to:

- Window/door operation;
- Switches and Lights;
- Electrical receptacles;
- Examination of interior/exterior signs of moisture intrusion;
- Cabinets;
- Mortar / Masonry;
- Paint and Caulking Integrity;
- Roof Covering Materials;

The Inspection excludes defects such as surface discoloration, cracking, leaking, or landslides/grade failure resulting from hidden defects included but not limited to water leaks, land subsistence, or other geological problems. The Inspection also excludes cosmetic features including but not limited to, paint, wall coverings, carpeting, floorings, paneling, lawn and shrubs. Any general comments in the written report about items not within the scope of the Inspection are **informal only**, done as a courtesy to Client, and do not alter or expand the scope of the Inspection. The Parties understand and agree that **Inspector assumes no liability or responsibility for the costs of repairing or replacing any reported or unreported defects or deficiencies either current or arising in the future**. Client agrees to assume **all risk** for conditions which are concealed from view or inaccessible to the Inspector at the time of the Inspection.

4. **PAST AND KNOWN DEFECTS**: Prior to the Inspection, the Client shall inform the Inspector of any and all past and currently known defects and/or past inspections performed, whether by a home inspector, pest control company, structural engineer, or other entity. A defect that was apparent prior to the inspection date may not be apparent on the inspection date. Throughout any inspection inferences are drawn which cannot be confirmed by direct observation. Clues and symptoms often do not reveal the extent or severity of the problem. The Client shall inform the Inspector of the history of all known structural problems of the Property regardless of repair and of any known natural or man-made disasters occurring at the Property (e.g., fire, flood, roof leaks, pipe bursts, etc.).

5. **NO WARRANTIES OR GUARANTEES**: The Parties to this Agreement agree and understand the Inspector is not an insurer or guarantor against defects in the Property, including any defects in the structure, such as but not limited to roof leaks or wet basements, items, components, or systems inspected. Risk may be reduced by inspection, however, is not eliminated nor does the Inspector assume such risk. INSPECTOR MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AND IS NOT RESPONSIBLE NOR LIABLE, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE, OR ADEQUACY OF ANY INSPECTED STRUCTURE, WORKMANSHIP, ITEM, COMPONENT, MATERIAL, OR SYSTEM. The Inspection is a professional opinion based on a visual inspection of the accessible areas and features of the Property as of the date and time of the inspection and is not a listing of repairs to be made. The Inspection is not an assessment nor is it an appraisal. The Inspection is not a substitute for real estate transfer disclosures which may be required by law. The Client further agrees that the payment for the Inspection is based solely on the value of the service provided by Inspector in the performance of a limited visual inspection, the scope of which is defined in this Agreement.

6. **RIGHT OF OBSERVATION PRIOR TO REPAIR**: Client shall immediately notify Inspector of all components and conditions upon which Client may base claims, actions, and complaints against Inspector. Client shall provide Inspector (or designated representatives) the opportunity and a reasonable amount of time to observe and examine the subject matter and area of claim or potential claim and the right to offer resolution prior to Client's performance of any remedial measures prior to making repairs or replacements (except emergency repairs necessary to protect life and property) **The right herein is a precedent to the commencement of any claim** by the Client against the Inspector for any reason including negligence or breach of any term hereof. The Client shall not file or commence any claim against the Inspector in any jurisdiction until the Inspector has been notified of the complaint and reasonable efforts have been afforded the Inspector an opportunity to complete such examination. Failure by Client to provide Inspector with the opportunity to observe all such components and conditions prior to repair or replacement will forever bar Client from instituting claims, actions, and complaints of any kind involving the Inspection.

7. **THIRD PARTIES AND INDEMNIFICATION**: Client agrees that the Inspection and the written report are for the **Client's benefit and use only**. The written report is prepared solely for the Client and may not be used or relied upon by any person or entity other than the Client. The Client is encouraged, at their own risk, to participate in the visual inspection process and accepts responsibility for consequences of electing not to do so. The Inspection is provided both verbal survey and in written report. The Client shall not rely on any other inspection report prepared at any other time by the Inspector that is not prepared for and addressed to the Client. The Client agrees to not rely on the report alone in making decisions about the Property. The Client agrees to maintain the confidentiality of the report and any information provided and reasonably protect the report in part or in whole from distribution to any other person. Client agrees to indemnify, defend, and hold harmless the Inspector, its owners, employees, and agents, for any damages or expenses, including legal fees and expenses, involved in defending against any claim made by a third party resulting from the work performed under this Agreement, the Inspection, or the report. Client expressly authorizes Inspector to provide copies of the written report and to discuss Inspector's findings with parties who may, in the Inspector's opinion, have a need for the information contained in the report including, but not limited to, the owner, owner's contractors, real estate agents, and government inspectors.

8. **RELATIONSHIPS AND THIRD PARTY SERVICE PROVIDERS ("TPSPs")**: Inspector may have relationships with TPSPs, which have affiliation with the Inspector in order to offer value-added services to clients. Compensation for such services may be received by the Inspector for these additional services. The Inspector may also arrange for these TPSPs to send literature or make post-inspection contact for such services. By executing this agreement, the Client expressly consents to the disclosure of the Client's personal contact information to Inspector.

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Exemption: If the Client does NOT wish to receive literature from or be contacted by TPSPs, the Client shall initial herein.

9. **DATA USE**: The collection of data relating to the visual inspection by the Inspector may be also used by the Inspector relating to the Property inspected, Client and/or Client representative, personal and contact information and demographic data. The Inspector may use the data to perform analysis, improve business processes, improve the inspection experience, and obtain feedback from clients and client representatives. The Inspector may provide aggregate data collected, but not individual collected data or personal information to third parties. Other than interaction with TPSPs and aggregated data, the Inspector will not sell or rent collected data to anyone or share the collected data with any third party except as necessary to fulfill Client requests. By executing this agreement, the Client expressly consents to the collection and use of data by the inspector as described herein.

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Exemption: If the Client does NOT wish to be included in any data collection and analytics, the Client shall initial herein.

10. **RIGHT OF ACCESS**: Client shall secure from the owner of the Property permission for Inspector to enter the Property at a mutually agreeable time to conduct the Inspection. By signing this Agreement, the Client represents and warrants that such permission has been secured. Client agrees to indemnify, defend, and hold harmless the Inspector, its owners, employees, and agents from any action instituted against them by the owner of the Property or any other person or entity due to Client's failure to secure Inspector's right of access.

11. **RE-INSPECTIONS AND ADDITIONAL SERVICES**: If additional visits, reports, or services are requested of Inspector for any reason, then the Inspector may charge an additional fee and the terms of this Agreement shall apply.

12. **DISPUTE RESOLUTION AND JURY TRIAL WAIVER**: Upon demand of Inspector or Client, all claims and disputes arising under or relating to this Agreement are to be settled by binding arbitration in the state of South Carolina or another location mutually agreeable to the Parties. The arbitrator's decision shall be final and binding on the parties, and judgment upon any determination or award may be entered in any court having jurisdiction. To the extent permitted by applicable law,

Client hereby knowingly, voluntarily, and intentionally waives any right Client may have to a trial by jury in respect to any litigation based on, arising out of, or in connection with this Agreement and/or the services provided by Inspector.

13. **MISCELLANEOUS PROVISIONS**: The Parties declare and represent that they have read this Agreement and that no promise, inducement, or agreement, whether written or oral, not written herein has been made to them and that this Agreement supersedes any and all prior representations; that the instrument contains the entire agreement between the parties hereto; that the agreement herein contained shall be binding on the heirs, executors, administrators, and assigns of the Parties; and further, that if any paragraph or part of this Agreement is found void or unenforceable, then the remainder of this Agreement shall not be affected and shall remain fully valid and in force between the parties. Any amendments, change or variance from this Agreement must be made in writing signed by all parties. This Agreement shall be construed in accordance with the laws of the State of South Carolina.

14. **REPORT DEFINITIONS**: Client understands the following report definitions:

    a. **Apparent Condition**: Systems and components are rated as follows:
        i. **IN = INSPECTED** – Indicates the component or area was inspected and is functionally consistent with its original purpose but might show signs of normal wear and tear, or age.
        ii. **NI = NOT INSPECTED** – Indicates that component was not available for inspection or could not be inspected. If critical to the home purchase decision, recommend subsequent follow-up by a licensed and qualified tradesperson prior to closing.
        iii. **NP = NOT PRESENT** – Indicates that the component was not present or could not be located for inspection.
        iv. **MP = MAINTENANCE REPAIR/REPLACE –** This item, component or unit needs typical periodic maintenance to operate properly. Maintenance should be performed by the homeowner on a regular basis to maintain the proper function of the item.
        v. **RR** = **REPAIR/REPLACE or follow-up** - Indicates the component or area will need repair, replacement, or subsequent follow-up, preferably by a qualified and licensed tradesperson/contractor, for proper function, or to restore original operating intent. Documentation of repairs made, prior to closing, is recommended.
    b. **Installed systems and components**: Structural components; exterior; interior; roofing; plumbing; built-in appliances; electrical; heating; central air-conditioning (weather permitting); insulation; and ventilation.
    c. **Readily accessible systems and components**: Only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility, or could require the inspector to perform an unsafe or potentially hazardous act.

LIMITATION OF LIABILITY

THE CLIENT (I/WE) UNDERSTANDS AND AGREES THAT SHOULD INSPECTOR AND/OR ITS OWNERS, OFFICERS, AGENTS, OR EMPLOYEES BE FOUND LIABLE UNDER ANY LEGAL THEORY, INCLUDING BUT NOT LIMITED TO NEGLIGENCE, GROSS NEGLIGENCE, FRAUD, MISREPRESENTATION, BREACH OF CONTRACT, VIOLATION OF STATUTE, OR OTHERWISE, FOR ANY LOSS OR DAMAGE RELATING TO INSPECTOR'S SERVICES OR RESULTING FROM A FAILURE TO PERFORM ANY OBLIGATION, THEN THE TOTAL LIABILITY OF INSPECTOR AND/OR ITS OWNERS, OFFICERS, AGENTS, OR EMPLOYEES SHALL BE LIMITED TO A SUM EQUAL TO THE AMOUNT OF THE FEE PAID BY THE CLIENT FOR THE INSPECTION AND REPORT AS WRITTEN ABOVE.

CLIENT INITIALS JAO

Client has read the Agreement, including the dispute resolution and limitation of liability provisions, and acknowledge that they understand the Agreement, have had the opportunity to negotiate the terms of the Agreement, and agree to be bound by the terms and conditions stated herein. Client understands that one signature on the Agreement binds all parties with an interest in the Property.

Client Signature: _____ Date: _____

Client Signature: _____ Date: _____

Client Street Address (current): _____ Client Present: ☐Yes ☐No

City/State/Zip (current): _____

Agent present: ☒Yes ☐ No Agent's Name:_____

Inspector's Signature _____ Date: / /20

Client agrees to release reports to ~~seller~~/buyer/real estate agent: ☒Yes ☐ No