Solid Ground
Home Inspections

Home Inspection Report

Prepared for: Peter Buyers
Date: 4/8/2014

Property address: 1234 Center Ave.
Charleston SC 29407

Real estate agent: Suzy Sellers
Home Sweet Home Realty

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Let's get to know your home.

Home Inspection Report Summary
Overview

This summary is intended to highlight the structural and mechanical condition of the inspected home on the day of the inspection and to list any needed or recommended repairs. Please note the home inspection is a snapshot of the home at a moment in time to reflect it's general overall condition and is subject to change at any point after the home inspection.

This report should be read in its entirety to give the reader a full comprehension of the home's overall condition at the time of the inspection. *Please note its possible that one or more repair needs are not reflected in the summary if the inspector didn't happen to click the 'summary' box. As a result, we strongly recommend you review the entire report to learn about all repair needs identified from the inspection.* Also, if you remember a repair need that was identified in the inspection, but does not appear in the report, please let us know and we will be happy to update the report accordingly. All items have been inspected per the Standards of Practice for the American Society of Home Inspectors (ASHI) unless otherwise noted.

Any cost estimates or cost ranges listed are intended as ballpark costs only; actual repair costs could vary significantly -- client is advised to obtain written repair estimates from licensed and qualified contractors prior to closing of real estate transaction.

This summary is grouped into five parts. If one or more of the categories don't appear in the summary, which is located at the front of the inspection report, then there are no repair needs for that category.

1. Major Repairs -- Correction likely involves a significant expense, potentially $1,000 or more to repair or replace. These corrections normally involve a substantial repair in terms of scope and importance or, a piece of equipment or component that is at the end of its service life and needs to be replaced in the near future. Generally, if a major item needs immediate attention, it will be noted in the report.

2. Moderate Repairs -- Correction likely involves a moderate expense, potentially less than $1,000 to repair or replace. These corrections normally involve a more substantial repair in terms of scope or importance or, a piece of equipment or component that is at the end of its service life and needs to be replaced in the near future. Generally, if a moderate item needs immediate attention, it will be noted in the report.

3. Minor Repairs -- Correction likely involves only a minor expense, potentially less than $300 to repair or replace. In most cases, these items are needed to ensure the home works as it should for normal living activities. As a result, some minor corrections may be needed before closing or within a few months after move-in. Generally, if a minor item needs immediate attention, it will be noted in the report.

4. Maintenance, Safety & Energy -- Correction likely involves a minor or minimal expense and are not urgent -- they can be completed after you're moved in, when you have a chance. That said, safety or fire hazards which should be addressed as soon as possible will be noted as a 'Minor Repair' instead. Recommendations outlined below will help the homeowner properly maintain the home long-term while ensuring a safe living environment. Additionally, there may be a variety of opportunities to make updates or repairs to your house which could potentially save significant household energy and thereby, reduce your utility bills. Some of these items may have a significant expense, but may also provide substantial energy and cost savings as well. Recommend consulting with the appropriate contractor for more information.

5. Monitor -- In most cases, highlighted appliances and/or systems are currently working as they should, but are nearing the end of their life. As a result, we recommend that you monitor these appliances and/or systems for possible problems and plan to replace them in the next few years or so, when needed. Please note appliances (water heater, HVAC units and built-in kitchen appliances) which are over 10 years old are not covered under the 90-day limited mechanical and structural warranty provided. Therefore, we strongly recommend that you purchase a 1-year home warranty to help offset the cost of an unexpected repair need after you move in, especially if you are buying an older home which has older appliances.

Inspection Conditions

Who attended the inspection?:
Home buyer, Realtor

Type of dwelling::
Single Family

Part of town::
James Island

When was the home built?:
1995

Age of home::
19 years old

Square footage::
2020

Is this home currently being lived in?:
Yes

Weather::
Partly cloudy

Outside temperature::
over 60 degs below 70 degs

Has it rained in the last 3 days?:
Yes

Was electricity on?:
Yes

Was water service on?:
Yes

Was the gas on?:
Not powered by gas

Was the heat on upon arrival at the house?:
No

Was the air conditioning on upon arrival at the house?:
Yes

Water/Sewer::
Public/City Water and Sewer

Note: square footage and age are approximate and were not independently verified by Solid Ground.

Home Inspection Report Summary
Major Repair

The following items are major repair recommendations that likely will involve a significant expense to repair or replace, potentially $1,000 or more each item. These corrections normally involve a substantial repair in terms of scope and importance or, a piece of equipment or component that is at the end of its service life and needs to be replaced in the near future. Generally, if a major item needs immediate attention, it will be noted in the report. All of the items listed should be evaluated by a professional contractor prior to closing of real estate transaction to determine exact repair needs and costs. All electrical, mechanical, HVAC, fireplace and chimney repairs or plumbing repair needs should be handled by a fully licensed and qualified professional contractor. In some cases, further evaluation by a professional contractor may reveal additional repair needs that could add to the total cost of the repair.

1. Roofing

1.0 ROOF COVERINGS

Inspected

(1) Observed that this home has 3-tab fiberglass shingles which are estimated to be about 19 years old or so. Please note the shingles are showing signs of age and wear -- they are losing their granules (protecting them from the UV rays) which keep them from cracking. For your reference, the average roof with this type of shingles can last up to 18 years and possibly longer depending on the local climate and roof ventilation. Recommend monitoring the roof for possible problems or leaks and plan to replace the shingles in the in the next few years or so when you have a chance.. You may also want to check out the SC Safe Home Program on the web at **www.scsafehome.sc.gov** -- this organization provides grant dollars to those who qualify for the purpose of making homes more wind and hurricane resistant to include roof covering replacement.

4. Insulation & Ventilation

4.0 INSULATION

Inspected, Good Condition

(4) Observed that the attic has a strong smell of urine and animal droppings. Also, the insulation has rodent trails and rodent hole/nests throughout. The droppings are seen on top of the air handle, the air ducts and throughout the insulation. A small dead rodent was found in the insulation near the HVAC platform. There are signs of past attempts to keep rodents out of the attic with screens and mesh. Due to the amount of droppings and the smell of urine, recommend having an exterminator or contractor remove the insulation, clean the droppings and urine off the air ducts and HVAC unit, then seal the attic to prevent pests from re-entering and install new insulation where needed.

5. Interiors

5.2 FLOORING

Inspected

Observed that the part of the wood flooring in the master bedroom is damaged from a past water leak in the kitchen at the refrigerator connection. The floor is damaged and the wall has a large hole. Recommend having a contractor replace the damaged flooring and repair the wall.

Home Inspection Report Summary
Moderate Repair

The following items will likely involve a moderate expense to repair or replace, potentially $1,000 or less each item. These corrections normally involve a more substantial repair in terms of scope or importance or, apiece of equipment or component that is at the end of its service life and needs to be replaced in the near future. Generally, if a moderate item needs immediate attention, it will be noted in the report. Some of the items designated as 'moderate' may be suited for a do-it-yourself or handyman. Further evaluation is advised by a professional contractor prior to closing of a real estate transaction to determine exact repair needs and costs. All electrical, mechanical, HVAC, fireplace and chimney repairs or plumbing repair needs should be handled by a fully licensed and qualified professional contractor. In some cases, further evaluation by a professional contractor may reveal additional repair needs that could add to the total cost of the repair.

2. Exterior

2.1 EXTERIOR DOORS

Inspected

(1) Observed that the back exterior door has been caulked with glue. The bugs are now stuck in this glue and it is running down the door. Recommend having a contractor replace this door which has never been painted.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER & RAILINGS

Inspected

(2) Observed that the exterior siding along the bottom of the sunroom is rotted. Recommend having a contractor specializing in additions make the needed repairs.

5. Interiors

5.6 WINDOWS

Inspected

(1) Observed that there three windows which have broken seals causing them to have a cloudy appearance -- one in the master bath and two in upstairs bedroom(s) (see photos for location). When the seal is broken, moisture seeps in between the panes of glass and causes condensation. Additionally, the insulating properties of the window are significantly reduced so that it acts just like a regular piece of glass. Recommend having a window contractor repair or replace these windows, as needed, so that they again have a clear view to the outside and are insulated to help conserve energy. You want want to consult with www.theglassguru.com -- they have a moisture removal process which may repair the windows without having to replace them.

Home Inspection Report Summary
Minor Repair

The following items will likely only involve a minor expense to repair or replace, potentially $300 or less each item. In most cases, these items are needed to ensure the home works as it should for daily living activities. As a result, some minor corrections may be needed before closing or within a few months after move-in. Generally, if a minor item needs immediate attention, it will be noted in the report. Many of the items designated a 'minor' may be suited for a do-it-yourself or handyman. Further evaluation is advised by a professional contractor prior to closing of a real estate transaction to determine exact repair needs and costs. All electrical, mechanical, HVAC, fireplace and chimney repairs or plumbing repair needs should be handled by a fully licensed and qualified professional contractor. In some cases, further evaluation by a professional contractor may reveal additional repair needs that could add to the total cost of the repair.

1. Roofing

1.0 ROOF COVERINGS

Inspected

(3) Observed that there are one or more missing shingles on the back of the roof. Recommend having a roofing contractor make the needed repairs to ensure the roof remains water tight.

1.1 FLASHINGS

Inspected

(2) Observed that one or more of the nails in the ridge vent (which runs along the roof peak) has pulled out slightly due to wind and heat -- this can lead to a roof leak. Recommend having a roofing contractor replace the nails (bang them back in) and apply roofing tar over the nail heads (as a seal) to ensure the roof remains water tight.

2. Exterior

2.0 SIDING (Wall Cladding), FLASHING & TRIM

Inspected

(2) Observed that there are several small holes in the siding along the second floor. Recommend having a contractor or handyman seal these holes to ensure the siding is water tight.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER & RAILINGS

Inspected

(1) Observed that the deck band is not attached securely to the home. Instead, the deck should be attached with 5/8" galvanized lag screws or carriage bolts about every 36". Recommend having a contractor properly secure the deck to the home, for safety. Please note this deck sits on four posts and there are no signs of bracing or anchoring into the home. Recommend having a contractor evaluate the deck further and make any repairs needed to ensure its structurally sound and properly attached to the home, for safety.

4. Insulation & Ventilation

4.0 INSULATION

Inspected, Good Condition

(3) Please note there are squirrel trails through the insulation in the attic and droppings around this space. It appears they're entering the attic through the various roof openings. Since pests can sometimes cause damage to the roof or the components inside the attic, recommend having a pest control company evaluate the attic and treat as needed to eliminate the pests and/or prevent their return.

4.2 VENTING SYSTEMS (Kitchens, Baths & Laundry)

Inspected

(1) Observed that the vent for the dryer is missing its cover on the exterior of the home. Recommend having a handyman install a cover to prevent pests from entering the home through this opening.

(2) Observed that the dryer vent is full of lint -- this is a fire hazard. Recommend cleaning out this vent, for safety.

(3) Observed that one or more of the bathroom vents are damaged. Recommend having a contractor replace the vents, where needed, so they are again in good condition.

5. Interiors

5.6 WINDOWS

Inspected

(2) Observed that the windows in the front bedroom will not stay up when opened because the spring is damaged. Recommend having a contractor replace the spring so that the window opens, stays open and closes as it should.

6. Built-In Kitchen Appliances

6.0 DISHWASHER

Inspected

(2) Observed that the dishwasher is loose -- it is not properly secured to the underside of the countertop. Recommend having an appliance repairman secure the dishwasher as it should be using the right length screw.

6.5 REFRIGERATOR

Inspected

(2) Observed that the ice maker for the refrigerator is broken. Recommend replacement.

7. Plumbing

7.0 PLUMBING -- DRAIN, WASTE & VENT SYSTEMS

Inspected

(1) Observed that the sink in the hall bath is slow to drain -- this is likely from a hair clog. Recommend using Drain-O to see if this will resolve the clog. If not, then recommend having a plumber evaluate further and make the needed repairs so this sink drains as it should.

(2) Observed that the toilet in the master bath is loose where it connects to the floor -- this is very common. For your reference, a loose toilet bowl may result in a leak at the wax ring and/or at the supply piping connection which can damage the floor and sub-floor below. Recommend having a handyman tighten the floor bolts so the toilet is properly secure.

(3) Observed that the seal at the bottom of the shower door in the master bath is missing -- this can allow water to seep out of the shower onto the walls and floors which can cause damage over time. Recommend having a handyman install a seal at the bottom of the shower door to help keep the shower water tight.

7.1 PLUMBING -- WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

Inspected

(1) Observed that the fill valve for the toilet in the hall bath leaks from the top instead of draining from the bottom. Recommend having a plumber repair or replace the fill valve, as needed, so the toilet works as it should.

(2) Observed that the left faucet for the sink in the master bath is loose. Recommend having a contractor / handyman make the needed repairs.

7.2 WATER HEATER (including controls, chimneys, flues, vents)

Inspected

(3) Observed that the pipes which connect to the water heater are not flexible -- this is needed since we are located in an earthquake zone. Recommend having a plumber install flexible pipes on top of the tank.

8. Electrical

8.2 OVERALL CONDITION OF MAIN ELECTRICAL PANEL(S) & SUB-PANEL(S)

Inspected, Good Condition

(2) Observed that one or more of the cord strain relievers in the electrical panel are missing. For your reference, the purpose of a cord strain reliever is to prevent electrical wires from being pulled out the bottom of the panel or becoming frayed and to keep pests from entering the panel. Recommend having an electrician install cord strain relievers, where needed, for safety.

8.3 MAIN ELECTRICAL PANEL & SUB-PANEL COMPONENTS -- (Branch Circuit Conductors, Circuit Breakers/Fuses, Compatibility of Amperage & Voltage)

Inspected

Observed that the power shut off for the outdoor HVAC unit (for the upstairs) is damaged and has vines growing in it. Also, the connections are corroded -- this is a fire hazard. Recommend having an electrician replace this shut-off.

8.4 ELECTRICAL FIXTURES & CONNECTIONS -- (Ceiling Fans, Lighting Fixtures, Light Switches, etc.)

Inspected

(1) Observed that one or more of the exterior lights have bird nests in them -- this is a fire hazard. Recommend removing the bird nests, for safety.

(3) Observed that there is one or more light switches and/or electrical outlets which do not have a face/cover plate. Recommend having an electrician or handyman install a face/cover plates for outlets and light switches, where needed, for safety.

(4) Observed that the outlet in the upstairs master bathroom is loose. Recommend having an electrician properly secure this outlet, for safety.

(5) Observed that the fan blades for the ceiling fan in the sunroom are warped due to humidity. Recommend replacing the fan blades.

(6) Observed that there is one or more canned/recessed lights in the attic which have insulation on top of them/in direct contact with them -- this is a fire hazard. Please note that these lights can get very hot. Recommend having a handyman move the insulation away from the lights so there is sufficient clearance all the way around and on top of these fixtures, where needed, for safety.

8.7 GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

Inspected

(1) Observed that the GFCI outlet in the kitchen didn't trip when tested. Recommend having an electrician make the needed repairs so this outlet works as it should, for safety.

9. Heating & Cooling

9.0 HEATING & COOLING EQUIPMENT -- TYPE, AGE & OVERALL CONDITION

Inspected

(3) Observed that there is a ductless system (an outdoor 'briefcase a/c unit and a wall-mount indoor air handler) to heat and cool the second floor. Please note this unit did not cool at all. The outdoor unit may not be charged and/or not working due to the damaged electrical connection. Recommend having a HVAC repairman evaluate further and make the needed repairs so the upstairs has good cooling capability.

(4) Observed that the weather-proof covering for the outdoor HVAC unit's power cord is loose. Recommend repair.

(5) Please note the inside of the air handler has dust and mildew -- this is very common. Recommend having an HVAC repairman service and clean the air handler to help keep it in good condition.

(6) At the outdoor a/c compressor, the suction line is not completely insulated with a foam sleeve -- on this unit, part of the foam sleeve is missing which can cause hinder the home's cooling ability and produce condensation. Recommend having an HVAC repairman insulate the suction line, where needed, for energy savings.

(7) Observed that the outdoor a/c compressor is not level. For your reference, the compressor should not be more than 10 degrees out of level to ensure it is properly lubricated (oil can become trapped if unit is out of level) and to prevent stress/breaking of the refrigerant lines. Recommend having an HVAC repairman level the unit so that it works as it should.

9.5 AIR FILTERS & AIR DUCTS

Inspected, Good Condition

(1) Observed that there is a gap where an air duct attached to the air handler in the attic -- this is allowing conditioned air to escape into the attic. Recommend having an HVAC repairman evaluate the air ducts and seal openings, where needed.

9.7 CHIMNEYS, FLUES & VENTS (for Gas Fireplaces, Gas Water Heaters & Gas Furnaces)

Inspected, Good Condition

(2) Observed that the flue pipe for the fireplace is in contact with the insulation as it travels through the attic -- a fire hazard. Please note the flue pipe can get very hot when in use. Recommend having a contractor or handyman move the insulation away from the flue pipe so its no longer in direct contact and so there is sufficient clear space all the way around for this type of flue, for safety.

10. Garage

10.5 AUTOMATIC GARAGE DOOR OPENER(S)

Inspected

(1) Observed that this home has an automatic garage door opener in good working order. Please note that when tested, the garage door will not reverse when met with resistance. Recommend having a handyman adjust the settings for the garage door opener so that the door will reverse when needed -- when someone or something is in its way. All other safety features are in good working condition.

Home Inspection Report Summary
Maintenance, Safety & Energy

The following items likely involve a minor or minimal expense to correct and are not urgent -- they can be completed after you're moved in, when you have a chance. That said, safety or fire hazards which should be addressed as soon as possible will be noted as a 'Minor Repair' instead. Recommendations outlined below will help the homeowner properly maintain the home long-term while ensuring a safe living environment. Additionally, there may be a variety of opportunities to make updates or repairs to your house which could potentially save significant household energy and thereby, reduce your utility bills. Some of these items may have a significant expense, but may also provide substantial energy and cost savings as well. Recommend consulting with the appropriate contractor for more information.

2. Exterior

2.1 EXTERIOR DOORS

Inspected

(2) Since this is an existing home, recommend going ahead and changing the locks, for safety.

2.2 EXTERIOR WINDOWS & SCREENS

Inspected

Observed that one or more of the windows do not have screens. Recommend installing screens, where needed.

2.4 LANDSCAPING, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS & RETAINING WALLS (With respect to their effect on the condition of the home)

Inspected

Observed that the trees and bushes are in contact with the home. For your reference, tree branches in contact with the home can cause damage during a storm with high winds. Debris from trees on the roof can accelerate the aging of the shingles as well. Also, moisture can be trapped behind the bushes which can damage the siding and/or encourage the growth of mold or moss in these dark, damp areas. Suggest trimming the tree branches and/or bushes away from the home, when you have a chance.

4. Insulation & Ventilation

4.0 INSULATION

Inspected, Good Condition

(2) Observed that one or more areas of the attic are missing insulation. Recommend having a contractor replace the missing insulation, where needed, for energy savings.

4.2 VENTING SYSTEMS (Kitchens, Baths & Laundry)

Inspected

(4) Observed that the bathroom vents terminate in the attic -- this is common for a home of this age. Please note that moist hot air in the attic will hinder the insulation's effectiveness over time. As a result, these vents should terminate to the outside. Recommend having a handyman re-vent to the exterior of the home when or before insulation is added.

5. Interiors

5.0 CEILINGS

Inspected, Good Condition

Observed that there are moisture stains on the ceiling in the living room, kitchen and master bedroom. Please note these areas are dry when tested with an infrared camera and moisture meter. Recommend painting the ceilings. You may want to consider KILZÂ® UPSHOTÂ® ceiling paint for this job -- its an aerosol interior oil-based stain sealer with a unique vertical spray tip for overhead application. It's great for blocking most ceiling stains like water, smoke and grease.

6. Built-In Kitchen Appliances

6.2 RANGES/OVENS/COOKTOPS

Inspected

(2) Observed that the anti-tip bracket for the stove is not installed. For your reference, this bracket is secured to the floor then the stove slides into the bracket so it doesn't tip forward. Recommend having an appliance repairman install an anti-tip bracket, for safety.

7. Plumbing

7.1 PLUMBING -- WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

Inspected

(3) Observed that this home has gray polybutylene plastic plumbing supply lines (PB). For your reference, polybutylene has been used in this area for many years, but has had a higher than normal failure rate and is no longer widely used. Over time, the pipe can react with chlorine in water and could leak or break. In this house, copper fittings are used with the PB piping which have been known to improve its performance. For more information, please visit the web at www.polybutylene.com/poly.html or www.pbpipe.com. Recommend monitoring your plumbing for possible problems or leaks as you would any other house.

8. Electrical

8.4 ELECTRICAL FIXTURES & CONNECTIONS -- (Ceiling Fans, Lighting Fixtures, Light Switches, etc.)

Inspected

(2) Observed that one or more of the lights did not work likely due to burned out light bulbs. Recommend changing the light bulbs to see if the lights work then. If not, recommend having an electrician make the repairs needed so the lights work as they should.

8.8 ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S)

Not Present

Please note this home does not have AFCI outlets -- this is common for a home of its age. For your reference, Arc Fault Circuit Interrupters (AFCI's) -- are a new safety device designed to prevent fire hazards. In contrast, GFCIs are designed to prevent electric shock hazards. You may want to consider having an electrician install AFCI outlets at least in the bedrooms when you have a chance, for safety.

8.9 SMOKE DETECTORS

Inspected

Observed that there are no smoke detectors in this home. Recommend installing smoke detectors, for safety.

- Please note there are two types of smoke detectors -- ionization (the most common) which react faster to open flame fires (such as a cooking fire) and photoelectric which react faster to smoldering fires.
- *To provide the best protection for your home, recommend having both types of smoke detectors installed in separate units. First, check to see what type of smoke detector you have -- the word 'photoelectric' or the capital letter P printed or embossed on them. If not, then recommend installing photoelectric detectors in addition to your ion detectors.*
- If you also have gas appliances, suggest purchasing separate carbon monoxide detectors (not combination units) because they need to be replaced more frequently.
- Please note there should be one smoke detector in each sleeping area/bedroom, another smoke detector in the hallway outside the sleeping area and at least one smoke detector on each level of the home.
- Recommend testing the detectors every 30 days by pushing the test button.
- When the battery needs changing, the smoke alarm will begin to "chirp" every 20 seconds or so, this will persist for a month. This is most likely to start in the middle of the night (when the temperature in the house drops) causing you to get up and remove the battery so you can sleep. To prevent this nuisance, you should pick a special day and give your alarms new batteries once a year. Some fire safety organizations promote "change your clocks, change your batteries" when the change is made back from daylight savings time each fall.
- Smoke detectors should be changed every 10 years.

9. Heating & Cooling

9.7 CHIMNEYS, FLUES & VENTS (for Gas Fireplaces, Gas Water Heaters & Gas Furnaces)

Inspected, Good Condition

(1) Observed that the chimney liner appears to be in good condition. Please note there is some, but not a lot, of creosote build-up which can be a fire hazard and may also conceal hairline cracks in the liner. As a safety precaution, we generally suggest having a chimney sweep clean the liner to remove the build-up. Build-up which is 1/8" deep or more should be cleaned. With the build-up removed, the liner can be properly inspected to ensure it is in good condition (ideally) before a fire is made in the fireplace.

(3) Observed that the chimney cap is rusting. Recommend having a handyman paint the cap with rust-proof paint to help keep it in good condition.

Home Inspection Report Summary
Monitor

In most cases, the following appliances and/or systems are currently working as they should, but are nearing the end of their life. As a result, we recommend that you monitor these appliances and/or systems for possible problems and plan to replace them in the next few years or so, when needed. Please note appliances (water heater, HVAC units and built-in kitchen appliances) which are over 10 years old are not covered under the 90-day limited mechanical and structural warranty provided. Therefore, we strongly recommend that you purchase a 1-year home warranty to help offset the cost of an unexpected repair need after you move in, especially if you are buying an older home which has older appliances.

1. Roofing

1.0 ROOF COVERINGS

Inspected

(4) Please note the roof over the sunroom and the area under the deck cannot be repaired without removing the deck. Debris on the shingles on this low slope roof may cause moisture to back up under the shingles. This is an FYI.

6. Built-In Kitchen Appliances

6.0 DISHWASHER

Inspected

(1) Observed that the dishwasher works when tested -- it was run on rinse cycle to test for leaks. For your reference, the average dishwasher will last about 10 years. Please note its possible the dishwasher is an older model. Due to age, recommend monitoring the dishwasher for possible problems and plan to replace it, when needed. *Since this is an older appliance, also suggest purchasing a 1-year home warranty at closing -- the 90-day limited warranty provided with your inspection does not cover appliances over 10 years old.*

6.1 GARBAGE DISPOSAL

Inspected

For your reference, the average garbage disposal lasts between 10 and 12 years. Please note its possible the garage disposal is an older model. Due to age, recommend monitoring the disposal for possible problems and plan to replace it, when needed. *Since this is an older appliance, also suggest purchasing a 1-year home warranty at closing -- the 90-day limited warranty provided with your inspection does not cover appliances over 10 years old.*

6.2 RANGES/OVENS/COOKTOPS

Inspected

(1) Observed that the oven and cooktop work when tested -- they were tested with a infrared red thermometer to ensure they are heating as they should. Please note I did not test for maximum temperature. For your reference, the average electric range will last about 17 years (gas ranges last about 19 years) and the cooktop will last between 13 and 20 years. Due to age, recommend monitoring the stove for possible problems and plan to replace it when needed. *Since this is an older appliance, also suggest purchasing a 1-year home warranty at closing -- the 90-day limited warranty provided with your inspection does not cover appliances over 10 years old.*

7. Plumbing

7.2 WATER HEATER (including controls, chimneys, flues, vents)

Inspected

(1) Observed that the electric water heater is 19 years old. Please note the hot water works when tested. For your reference, the average hot water heater lasts about 12 years and sometimes longer. Due to age, recommend monitoring the hot water heater for possible problems or leaks and plan to replace this unit, when needed. *Since this is an older appliance, recommend purchasing a 1-year home warranty at closing -- the 90-day limited warranty provided with this inspection will not cover appliances over 10 years old.*

1. Roofing

Styles & Materials

Roof Covering:
3-tab fiberglass shingles -- aged

Viewed roof covering from:
Binoculars/ Zoom Lens
Ground
Windows

Roof Age:
19 years old

Chimney (exterior):
Vinyl siding with a metal flue pipe and a cap

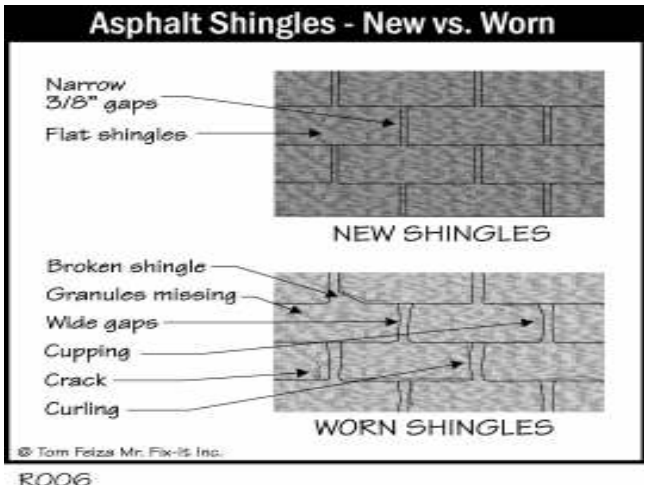
Gutters:
Metal Gutters

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected

(1) Observed that this home has 3-tab fiberglass shingles which are estimated to be about 19 years old or so. Please note the shingles are showing signs of age and wear -- they are losing their granules (protecting them from the UV rays) which keep them from cracking. For your reference, the average roof with this type of shingles can last up to 18 years and possibly longer depending on the local climate and roof ventilation. Recommend monitoring the roof for possible problems or leaks and plan to replace the shingles in the in the next few years or so when you have a chance.. You may also want to check out the SC Safe Home Program on the web at **www.scsafehome.sc.gov** -- this organization provides grant dollars to those who qualify for the purpose of making homes more wind and hurricane resistant to include roof covering replacement.



(2) Please note that due to the height and design of the roof or inclement weather, I may not have been able to access it for a walk-on inspection. However, I was able to view most of the roof from the ground/ladder/window with binoculars and/or camera zoom lens.

(3) Observed that there are one or more missing shingles on the back of the roof. Recommend having a roofing contractor make the needed repairs to ensure the roof remains water tight.

(4) Please note the roof over the sunroom and the area under the deck cannot be repaired without removing the deck. Debris on the shingles on this low slope roof may cause moisture to back up under the shingles. This is an FYI.

1.1 FLASHINGS

Comments: Inspected

(1) *Good to know! Flashing is a sheet of metal which is installed around pipes and chimneys traveling through the roof to ensure these areas are water tight. Also, flashing is applied along the sidewalls where different parts of the roof come together as well.*

(2) Observed that one or more of the nails in the ridge vent (which runs along the roof peak) has pulled out slightly due to wind and heat -- this can lead to a roof leak. Recommend having a roofing contractor replace the nails (bang them back in) and apply roofing tar over the nail heads (as a seal) to ensure the roof remains water tight.

1.2 GUTTERS

Comments: Inspected

Observed that this home has gutters.

Good to know! Gutters carry rain water from the roof and drain it away from the home and the foundation which prevents water damage to the soffits or foundation, excess rain water in the crawlspace, discoloring of the siding materials and soil erosion. Recommend cleaning your gutters twice year -- ideally in the spring and in the fall.

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to roofing. The roof 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. Roof coverings and

skylights can appear to be leak proof during inspection and weather conditions. Our 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.

2. Exterior






Styles & Materials

Siding Style: Lap	**Siding Material:** Vinyl	**Exterior Entry Doors:** Steel
Type of Windows: Old-style, single-pane non-insulated windows	**Adjacent Structures (Appurtenance):** Sidewalk Deck with steps	**Driveway:** Concrete

Inspection Items

2.0 SIDING (Wall Cladding), FLASHING & TRIM
Comments: Inspected

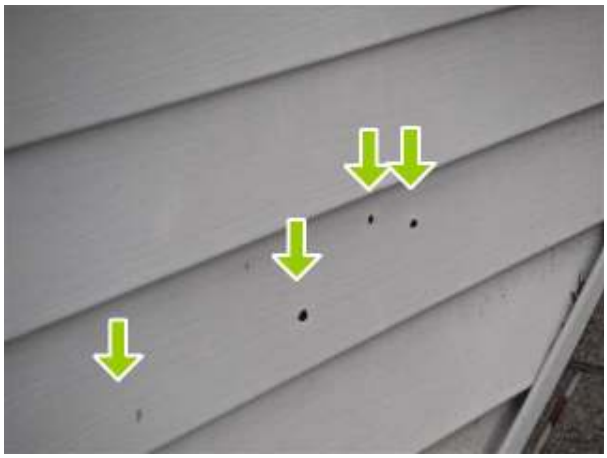
(1) Observed that this home has vinyl siding.

Good to know! Vinyl siding was first introduced to the exterior cladding (siding) market in the early 1960s and steadily grew in popularity over the next four decades because of its durability, versatility and ease of maintenance. Today, vinyl siding is the number one choice of siding across the country. U.S. Census Bureau statistics show twice as many homeowners side their homes with vinyl than with any other material. The product is manufactured primarily with polyvinyl chloride, a material that gives it impact resistance, rigidity and strength. Additionally, you never need to repaint, because the color will not blister, flake or peel and vinyl is not susceptible to moisture buildup, rotting or termite infestation.

While vinyl siding is durable, attractive, and easy to maintain, it does occasionally need attention. When needed, you can wash vinyl siding with a soft cloth or ordinary long-handled, soft bristle brush. For textured surfaces, use only a soft bristle brush to keep the grooves in the texture stain-free. For best results, start at the bottom of the house and work

up and rinse the cleaning solution completely before it dries. If your house has brick facing, cover the brick so that it is not affected by the runoff. Vinyl siding can be power washed, but be sure to carefully read the washer instructions before use. When cleaning, hold the power washer straight at eye level to keep the water on top of the siding where it can clean most effectively. Do not aim the power washer upward as water may collect behind the siding. Small spots of mold and mildew can be handled with cleaners such as Fantastik$^{Â®}$ or Windex$^{Â®}$. For larger sections, a solution of vinegar (30%) and water (70%) has proven successful. Also, be sure to keep heat sources such as barbeque grills away from the siding (too close and the heat can melt it!).

(2) Observed that there are several small holes in the siding along the second floor. Recommend having a contractor or handyman seal these holes to ensure the siding is water tight.



2.1 EXTERIOR DOORS

Comments: Inspected

(1) Observed that the back exterior door has been caulked with glue. The bugs are now stuck in this glue and it is running down the door. Recommend having a contractor replace this door which has never been painted.





(2) Since this is an existing home, recommend going ahead and changing the locks, for safety.

2.2 EXTERIOR WINDOWS & SCREENS

Comments: Inspected

Observed that one or more of the windows do not have screens. Recommend installing screens, where needed.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER & RAILINGS

Comments: Inspected

(1) Observed that the deck band is not attached securely to the home. Instead, the deck should be attached with 5/8" galvanized lag screws or carriage bolts about every 36". Recommend having a contractor properly secure the deck to the home, for safety. Please note this deck sits on four posts and there are no signs of bracing or anchoring into the home. Recommend having a contractor evaluate the deck further and make any repairs needed to ensure its structurally sound and properly attached to the home, for safety.

(2) Observed that the exterior siding along the bottom of the sunroom is rotted. Recommend having a contractor specializing in additions make the needed repairs.

2.4 LANDSCAPING, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS & RETAINING WALLS (With respect to their effect on the condition of the home)

Comments: Inspected

Observed that the trees and bushes are in contact with the home. For your reference, tree branches in contact with the home can cause damage during a storm with high winds. Debris from trees on the roof can accelerate the aging of the shingles as well. Also, moisture can be trapped behind the bushes which can damage the siding and/or encourage the growth of mold or moss in these dark, damp areas. Suggest trimming the tree branches and/or bushes away from the home, when you have a chance.

2.5 EAVES, SOFFITS & FASCIAS

Comments: Inspected, Good Condition

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to the exterior. 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.

3. Structural Components

Styles & Materials

Foundation:
Poured concrete slab

Columns Piers or Piles:
None, Slab

Floor Structure:
Slab

Wall Structure:
Wood, not visible due to wall covering

Ceiling Structure:
Engineered wood trusses

Roof Structure:
Engineered wood trusses, Plywood Sheathing

Roof Type:
Gable

Method used to observe attic:
Walked
Limited accessiblity

Attic info:
Pull Down stairs
Door

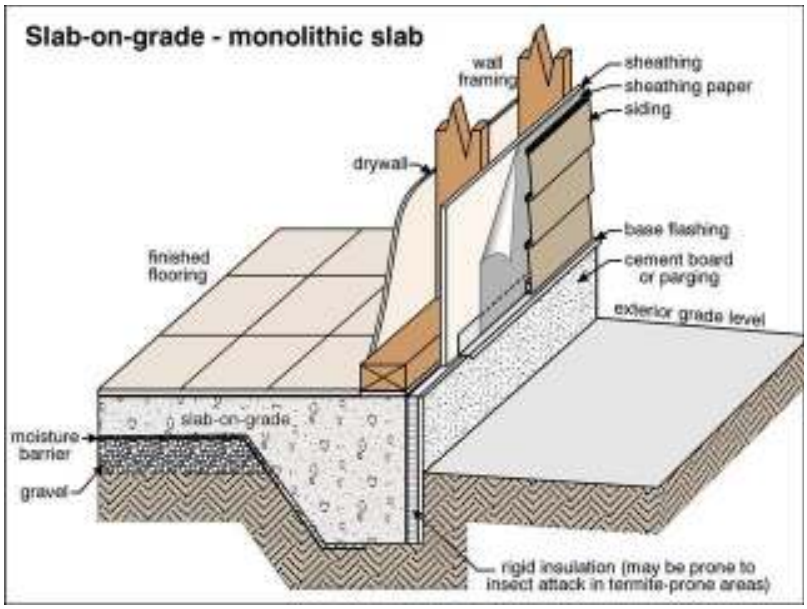
Roof-to-wall Connection:
Difficult to view due to insulation Straps

Inspection Items

3.0 FOUNDATIONS & CRAWLSPACES

Comments: Inspected, Good Condition

Observed that this home has a cement slab foundation. For your reference, this means that the foundation is built directly on the soil and does not have a crawlspace.



3.1 FLOORS (Structural)

Comments: Inspected, Good Condition

Observed the home is on a slab.

3.2 WALLS (Structural)

Comments: Inspected, Good Condition

3.3 CEILINGS (Structural)

Comments: Inspected, Good Condition

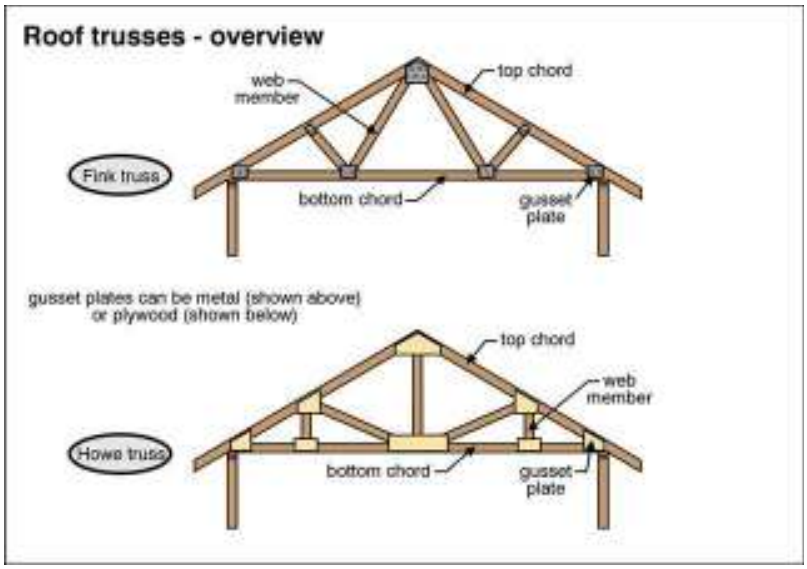
3.4 ROOF STRUCTURE & ATTIC

Comments: Inspected, Good Condition

(1) Observed that this roof is well built and has an engineered roof truss system. For your reference, these trusses were designed by an engineer, built in a factory for this home, then shipped to the job site and lifted into place. Also, the trusses use 2x4's instead of 2x6's -- this is just a small difference vs. what you may be used to seeing in the attic.







Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to structural components. The structure 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.

4. Insulation & Ventilation

Styles & Materials

Attic Insulation:
Approximate
Blown
Fiberglass

Attic/Roof Ventilation:
Ridge vents, soffit vent

Floor System Insulation:
Home is on a slab

Vapor Barrier:
Slab

Crawlspace Ventilation:
None, Slab

Exhaust Fans:
Fan only
Vents into the attic

Dryer Vent:
Metal

Inspection Items

4.0 INSULATION

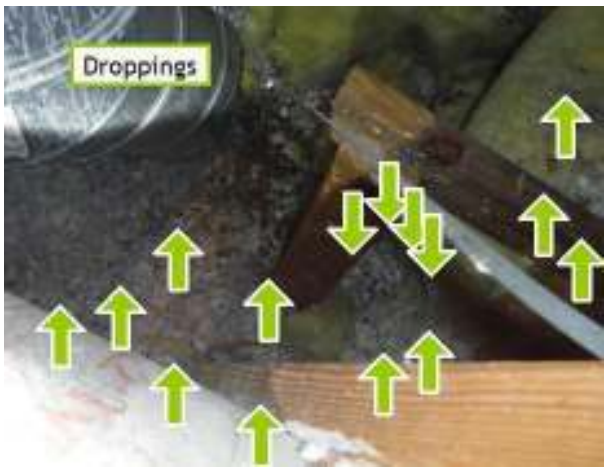
Comments: Inspected, Good Condition

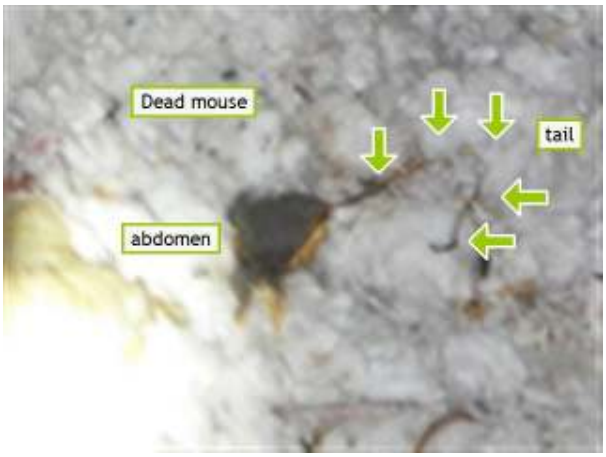
(1) Observed that this home has an amount insulation on the attic floor which equates to R-30 or better. *Good to know! The effectiveness of insulation is measured by its R-number which is its ability to resist the flow of heat. The higher the R-number, the greater the resistance to winter heat loss or summer heat gain. Today's standard for insulation in newer homes is R-30 or better.*

(2) Observed that one or more areas of the attic are missing insulation. Recommend having a contractor replace the missing insulation, where needed, for energy savings.

(3) Please note there are squirrel trails through the insulation in the attic and droppings around this space. It appears they're entering the attic through the various roof openings. Since pests can sometimes cause damage to the roof or the components inside the attic, recommend having a pest control company evaluate the attic and treat as needed to eliminate the pests and/or prevent their return.

(4) Observed that the attic has a strong smell of urine and animal droppings. Also, the insulation has rodent trails and rodent hole/nests throughout. The droppings are seen on top of the air handle, the air ducts and throughout the insulation. A small dead rodent was found in the insulation near the HVAC platform. There are signs of past attempts to keep rodents out of the attic with screens and mesh. Due to the amount of droppings and the smell of urine, recommend having an exterminator or contractor remove the insulation, clean the droppings and urine off the air ducts and HVAC unit, then seal the attic to prevent pests from re-entering and install new insulation where needed.



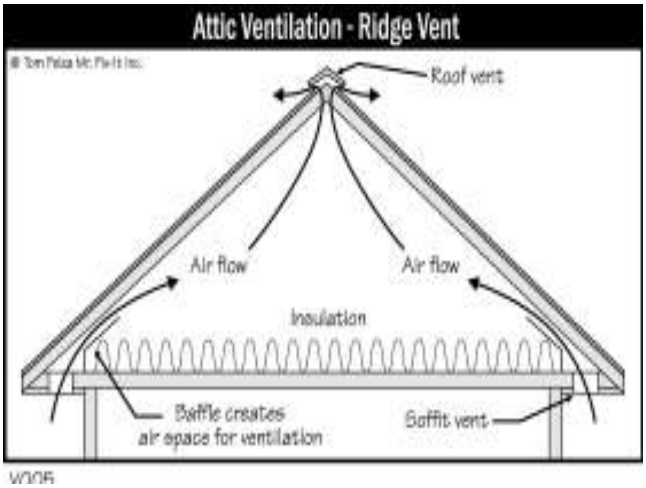


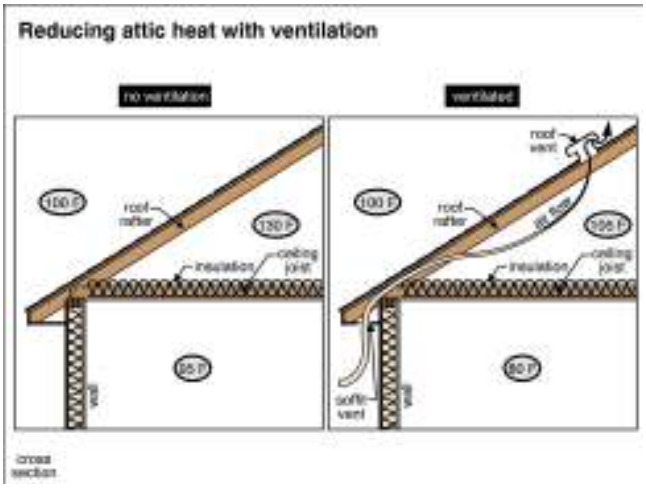
4.1 ATTIC VENTILATION

Comments: Inspected, Good Condition

Observed that the attic is well ventilated via ridge and soffit vents (please see following diagram).

Good to know! Ventilation of the home's attic is important to help prevent damage caused by moisture, increase the life of roofing materials, enhance energy efficiency and enhance the comfort level of the living areas in the home. During the summer, excess heat builds up in the attic during the day and results in high energy costs for cooling and may make the rooms below less comfortable. Excessive heat can also shorten the life of some roofing materials. Also, moisture produced within the home may move into the attic if ceiling vapor barriers are not used. If this moisture is not exhausted from the attic, it can condense and cause insulation and construction materials to deteriorate. Therefore, temperature and moisture control are the major reasons for providing attic ventilation.





4.2 VENTING SYSTEMS (Kitchens, Baths & Laundry)

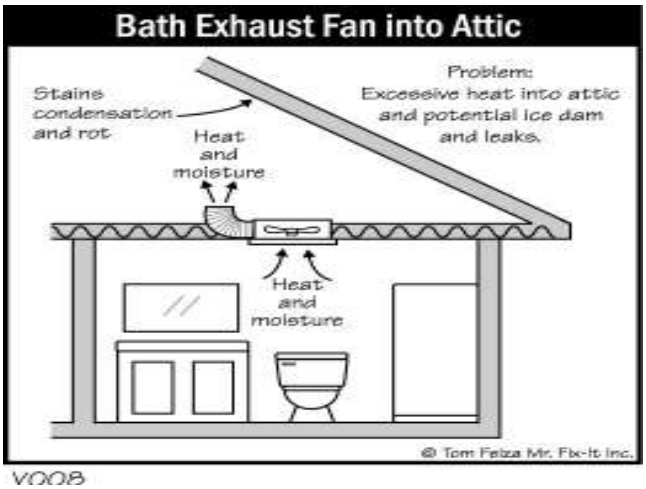
Comments: Inspected

(1) Observed that the vent for the dryer is missing its cover on the exterior of the home. Recommend having a handyman install a cover to prevent pests from entering the home through this opening.

(2) Observed that the dryer vent is full of lint -- this is a fire hazard. Recommend cleaning out this vent, for safety.

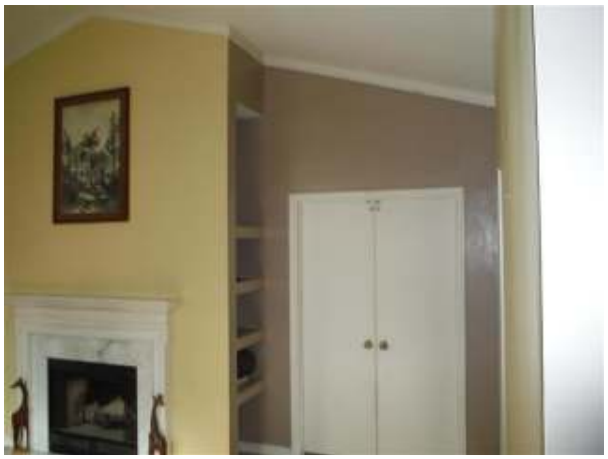
(3) Observed that one or more of the bathroom vents are damaged. Recommend having a contractor replace the vents, where needed, so they are again in good condition.

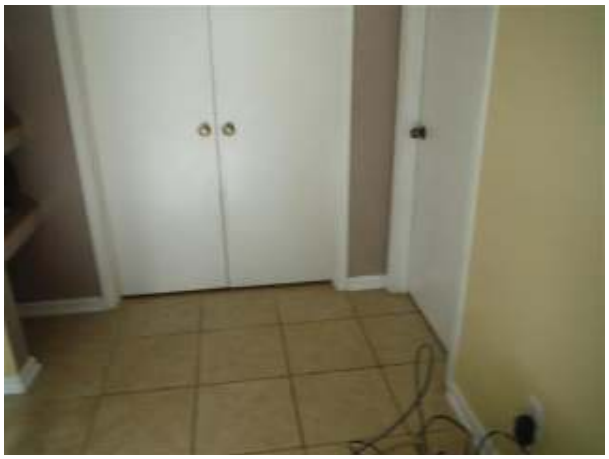
(4) Observed that the bathroom vents terminate in the attic -- this is common for a home of this age. Please note that moist hot air in the attic will hinder the insulation's effectiveness over time. As a result, these vents should terminate to the outside. Recommend having a handyman re-vent to the exterior of the home when or before insulation is added.



Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to insulation and ventilation. The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

5. Interiors





Styles & Materials

Ceiling Materials:
Sheetrock

Wall Material:
Sheetrock

Interior Doors:
Hollow core
Masonite
Raised panel

Floor Covering(s):
Hardwood T&G
Tile

Window Types:
Thermal Insulated single-hung , Tilt Feature

Tempered/Safety Glass:
In proper locations for this home

Cabinetry:
Wood

Countertop:
Laminate

Inspection Items

5.0 CEILINGS

Comments: Inspected, Good Condition

Observed that there are moisture stains on the ceiling in the living room, kitchen and master bedroom. Please note these areas are dry when tested with an infrared camera and moisture meter. Recommend painting the ceilings. You may want to consider KILZÂ® UPSHOTÂ® ceiling paint for this job -- its an aerosol interior oil-based stain sealer with a unique vertical spray tip for overhead application. It's great for blocking most ceiling stains like water, smoke and grease.

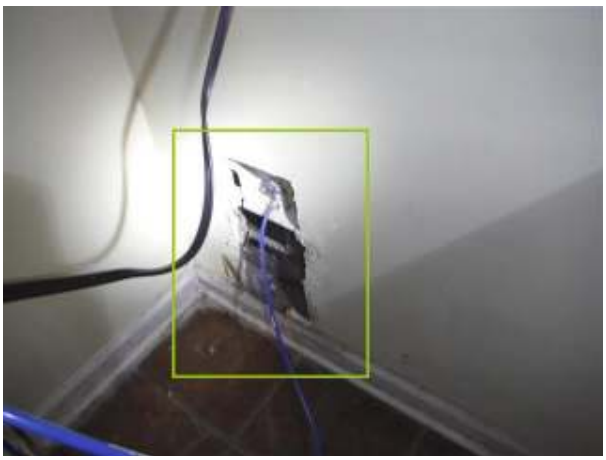
5.1 WALLS

Comments: Inspected, Good Condition

5.2 FLOORING

Comments: Inspected

Observed that the part of the wood flooring in the master bedroom is damaged from a past water leak in the kitchen at the refrigerator connection. The floor is damaged and the wall has a large hole. Recommend having a contractor replace the damaged flooring and repair the wall.



5.3 INTERIOR STEPS, STAIRWAYS, BALCONIES & RAILINGS, PULL DOWN ATTIC STEPS
Comments: Inspected, Good Condition

5.4 COUNTERS & CABINETS (Kitchen & Bathrooms)
Comments: Inspected, Good Condition

5.5 INTERIOR DOORS
Comments: Inspected, Good Condition

5.6 WINDOWS
Comments: Inspected

(1) Observed that there three windows which have broken seals causing them to have a cloudy appearance -- one in the master bath and two in upstairs bedroom(s) (see photos for location). When the seal is broken, moisture seeps in between the panes of glass and causes condensation. Additionally, the insulating properties of the window are significantly reduced so that it acts just like a regular piece of glass. Recommend having a window contractor repair or replace these windows, as needed, so that they again have a clear view to the outside and are insulated to help conserve energy. You want want to consult with www.theglassguru.com -- they have a moisture removal process which may repair the windows without having to replace them.

(2) Observed that the windows in the front bedroom will not stay up when opened because the spring is damaged. Recommend having a contractor replace the spring so that the window opens, stays open and closes as it should.

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to interiors. 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.

6. Built-In Kitchen Appliances

Styles & Materials

Dishwasher Brand:
AGED, but works when tested
GENERAL ELECTRIC

Garbage Disposal Brand:
Works when tested
IN SINK ERATOR

Range/Oven Brand:
AGED, but works when tested
Anti Tip NOT in place
GENERAL ELECTRIC

Exhaust/Range Hood Type and Brand:
Works when tested

Built-In Microwave Brand:
NONE

Refrigerator Brand:
Kitchen has one or more stainless steel appliances
Works when tested
SAMSUNG

Inspection Items

6.0 DISHWASHER

Comments: Inspected

(1) Observed that the dishwasher works when tested -- it was run on rinse cycle to test for leaks. For your reference, the average dishwasher will last about 10 years. Please note its possible the dishwasher is an older model. Due to age, recommend monitoring the dishwasher for possible problems and plan to replace it, when needed. *Since this is an older appliance, also suggest purchasing a 1-year home warranty at closing -- the 90-day limited warranty provided with your inspection does not cover appliances over 10 years old.*

(2) Observed that the dishwasher is loose -- it is not properly secured to the underside of the countertop. Recommend having an appliance repairman secure the dishwasher as it should be using the right length screw.

6.1 GARBAGE DISPOSAL

Comments: Inspected

For your reference, the average garbage disposal lasts between 10 and 12 years. Please note its possible the garage disposal is an older model. Due to age, recommend monitoring the disposal for possible problems and plan to replace it, when needed. *Since this is an older appliance, also suggest purchasing a 1-year home warranty at closing -- the 90-day limited warranty provided with your inspection does not cover appliances over 10 years old.*

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

(1) Observed that the oven and cooktop work when tested -- they were tested with a infrared red thermometer to ensure they are heating as they should. Please note I did not test for maximum temperature. For your reference, the average electric range will last about 17 years (gas ranges last about 19 years) and the cooktop will last between 13 and 20 years. Due to age, recommend monitoring the stove for possible problems and plan to replace it when needed. *Since this is an older appliance, also suggest purchasing a 1-year home warranty at closing -- the 90-day limited warranty provided with your inspection does not cover appliances over 10 years old.*





(2) Observed that the anti-tip bracket for the stove is not installed. For your reference, this bracket is secured to the floor then the stove slides into the bracket so it doesn't tip forward. Recommend having an appliance repairman install an anti-tip bracket, for safety.

6.3 RANGE HOOD
Comments: Inspected, Good Condition

6.4 MICROWAVE (Built-In)
Comments: Not Present

6.5 REFRIGERATOR
Comments: Inspected

(1) For your reference, the average refrigerator will last between 14 and 19 years. Also, the temperature inside the refrigerator should be kept between 35 and 38 degrees F (and no more than 40 degrees) for food safety. The freezer should be set at 0 degrees F.

(2) Observed that the ice maker for the refrigerator is broken. Recommend replacement.

(3) Observed that this kitchen has one or more stainless steel appliances.

Tip! Stainless steel is an alloy of iron which contains chromium that helps form the top protective layer on the steel. As a result, stainless steel appliances will occasionally dull or show fingerprints because of the oil in our skins. To remove fingerprints, you have several choices. You can use a mixture of soap and water, but if you have hard water or don't remove the soap completely you can leave behind streaks and water marks. The best way to remove fingerprints is to use another item found in most kitchens - olive oil (and even baby oil will work!). Olive oil will remove fingerprints and streaks from stainless steel without harming its finish. You don't need to use a lot, just dab a paper towel in olive oil and use it to clean the surfaces of most stainless steel appliances. You'll be amazed by the results. If your appliances become dull, as they will through normal use, you can bring back their shine by using vinegar. White or cider vinegar dabbed onto a damp cloth will bring back the shine of stainless steel while protecting the coating of the steel. Vinegar is also an excellent cleaner and will help remove smudges and other marks that may show up on your appliances through normal wear and tear.

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to built-in appliances. 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.

7. Plumbing






Styles & Materials

Water Source:
Public

Water Pressure:
60 psi

Material: Plumbing Supply Lines (into house):
Not visible

Material: Plumbing Supply Lines (inside house):
Polybutylene

Material: Plumbing Drain Lines:
PVC

Material: Plumbing Vent Pipes:
PVC

Washer Drain Size:
2" Diameter

Water Heater Power Source:

Water Heater Capacity:
50 Gallon (2-3 people)

Electric

Water Heater Brand:	Water Heater Age:	Gas Type:
RHEEM	19 years old	No GAS

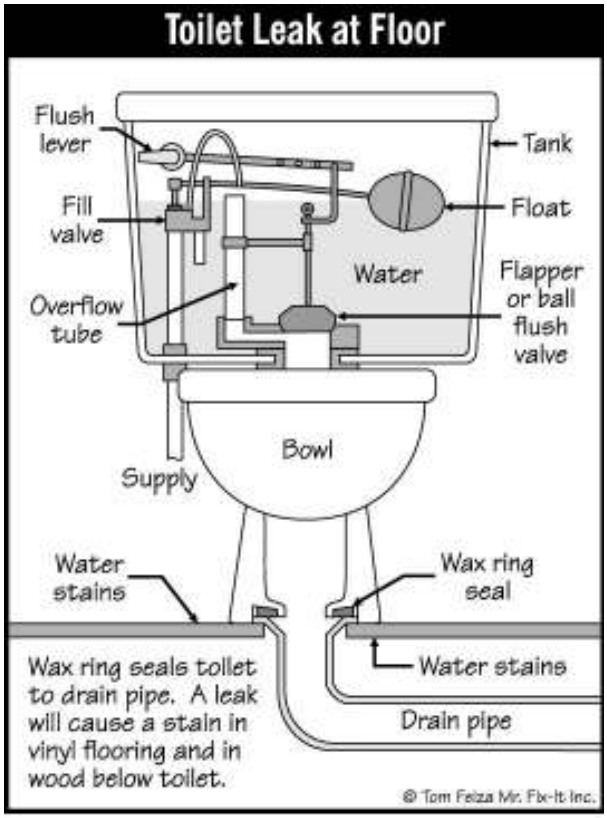
Inspection Items

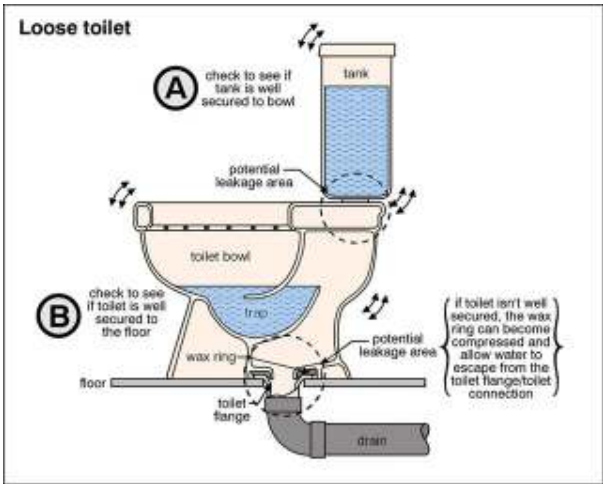
7.0 PLUMBING -- DRAIN, WASTE & VENT SYSTEMS

Comments: Inspected

(1) Observed that the sink in the hall bath is slow to drain -- this is likely from a hair clog. Recommend using Drain-O to see if this will resolve the clog. If not, then recommend having a plumber evaluate further and make the needed repairs so this sink drains as it should.

(2) Observed that the toilet in the master bath is loose where it connects to the floor -- this is very common. For your reference, a loose toilet bowl may result in a leak at the wax ring and/or at the supply piping connection which can damage the floor and sub-floor below. Recommend having a handyman tighten the floor bolts so the toilet is properly secure.





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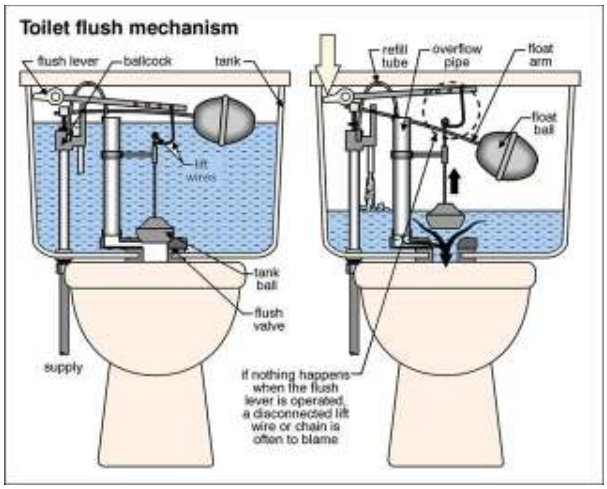
(3) Observed that the seal at the bottom of the shower door in the master bath is missing -- this can allow water to seep out of the shower onto the walls and floors which can cause damage over time. Recommend having a handyman install a seal at the bottom of the shower door to help keep the shower water tight.

7.1 PLUMBING -- WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

Comments: Inspected

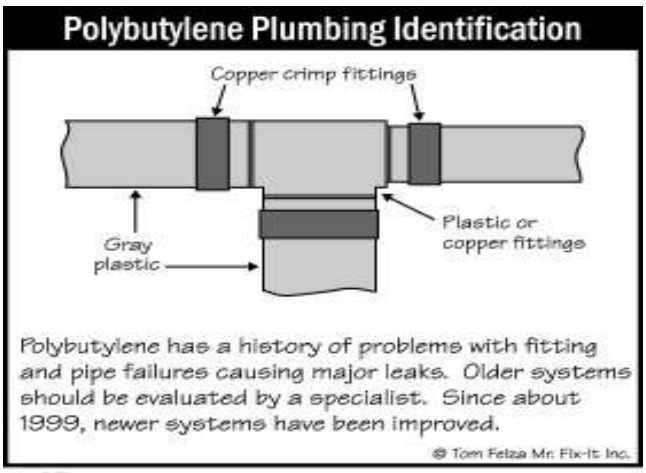
(1) Observed that the fill valve for the toilet in the hall bath leaks from the top instead of draining from the bottom. Recommend having a plumber repair or replace the fill valve, as needed, so the toilet works as it should.



(2) Observed that the left faucet for the sink in the master bath is loose. Recommend having a contractor / handyman make the needed repairs.

(3) Observed that this home has gray polybutylene plastic plumbing supply lines (PB). For your reference, polybutylene has been used in this area for many years, but has had a higher than normal failure rate and is no longer widely used. Over time, the pipe can react with chlorine in water and could leak or break. In this house, copper fittings are used with the PB piping which have been known to

improve its performance. For more information, please visit the web at www.polybutylene.com/poly.html or www.pbpipe.com. Recommend monitoring your plumbing for possible problems or leaks as you would any other house.



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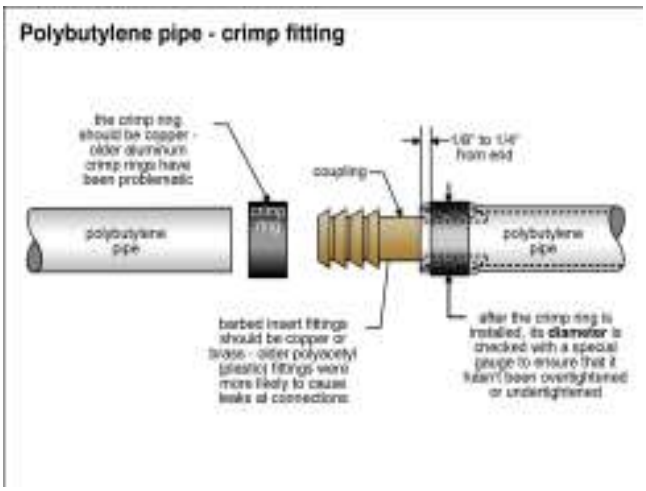


7.2 WATER HEATER (including controls, chimneys, flues, vents)

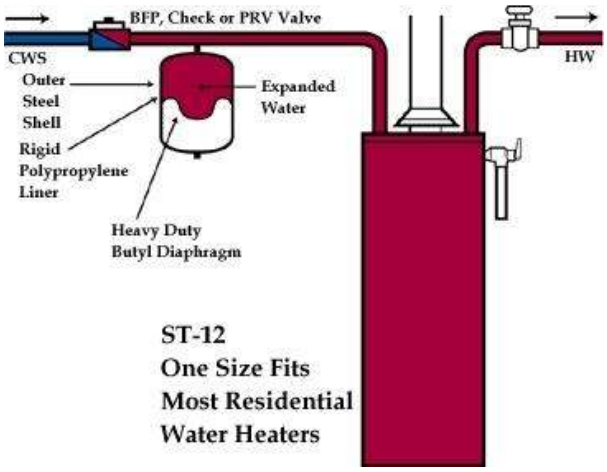
Comments: Inspected

(1) Observed that the electric water heater is 19 years old. Please note the hot water works when tested. For your reference, the average hot water heater lasts about 12 years and sometimes longer. Due to age, recommend monitoring the hot water heater for possible problems or leaks and plan to replace this unit, when needed. *Since this is an older appliance, recommend purchasing a 1-year home warranty at closing -- the 90-day limited warranty provided with this inspection will not cover appliances over 10 years old.*


Hot water works when tested

Electric water heater is 19 years old

(2) Please note the water heater does not have a thermal expansion tank or earthquake straps. For your reference, an expansion tank is a component which helps to prevent leaks at the TRP (temperature pressure relief) valve. When this unit is replaced, the new heater will have an expansion tank and straps. This is an fyi.



(3) Observed that the pipes which connect to the water heater are not flexible -- this is needed since we are located in an earthquake zone. Recommend having a plumber install flexible pipes on top of the tank.

7.3 MAIN WATER SHUT-OFF

Comments: Inspected, Good Condition

Observed that the main water shut-off is located in the front yard at the meter. If you need to do any plumbing work in the house, or if one of your pipes breaks, you'll need to know where to shut-off the water so repairs can be made. Recommend purchasing a water key at Home Depot or Lowes -- this is an inexpensive item (less than $10) and will be needed to turn the water on and off.

7.4 GAS STORAGE & DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Present

This home is not powered by gas as its source of fuel.

7.5 GAS METER, PROPANE GAS TANK & MAIN GAS SHUT-OFF

Comments: Not Present

This home is not powered by gas as its source of fuel.

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to plumbing. 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.

8. Electrical

Styles & Materials

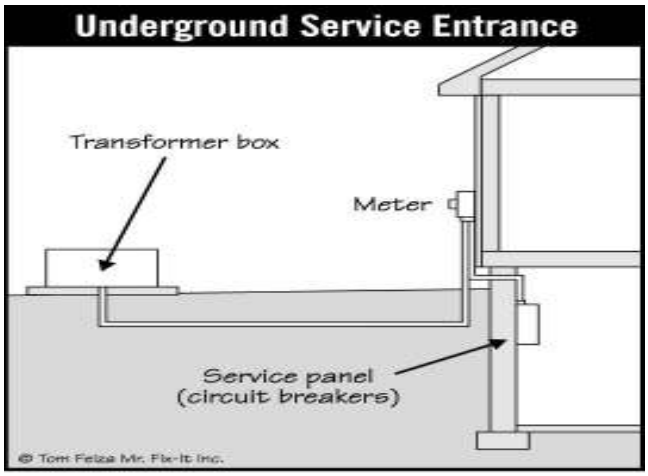
Electrical Service Conductors: Below Ground Service, Copper, 220 volts	**Electrical Service Capacity:** 200 amps	**Electrical Panel Location:** Garage
Electrical Panel Type: Circuit breakers	**Electrical Panel Capacity:** 200 AMP	**Electrical Panel Brand:** CUTLER HAMMER
Main Power Shut-Off Location: At the panel	**Branch Wire 15 and 20 AMP:** Copper	**Wiring Methods:** Romex (NMC)
Electrical Outlets Grounded?: Yes -- all outlets are grounded	**GFCI Outlet Locations:** Everywhere they should be -- in kitchen, bathrooms, on exterior, in garage (if there is one)	**GFCI BATHROOM RESET:** MASTER BATH
AFCI Outlet Locations: Not used in a home of this age	**Dryer Outlet Type:** 3-prong non-grounded 220 volt	**Smoke Detectors:** Present

Inspection Items

8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected, Good Condition

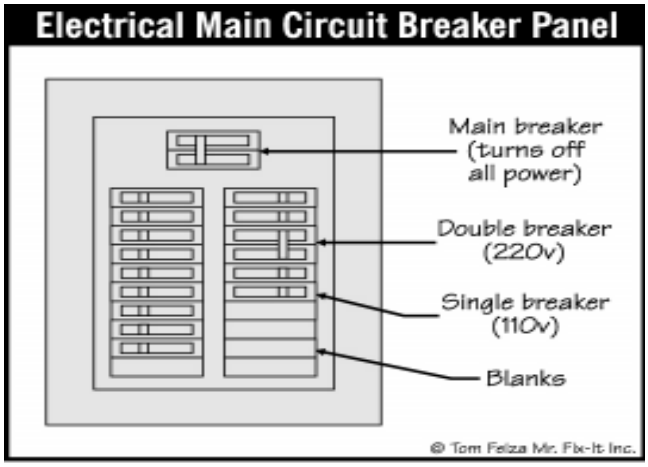
Observed that the underground service entrance conductor (where the power enters the home from the street), electrical meter and grounding rod are in good working condition.

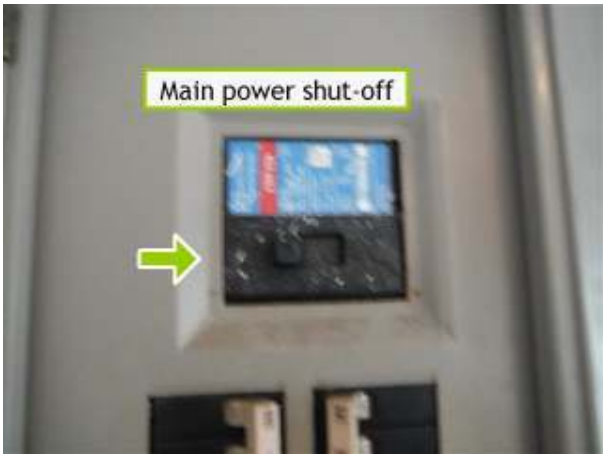


8.1 MAIN POWER SHUT-OFF

Comments: Inspected, Good Condition

Observed that the main power shut-off (also called the main breaker) is located on the electrical panel. It is helpful to know where the main breaker is in case you need to turn off the power for the whole home.



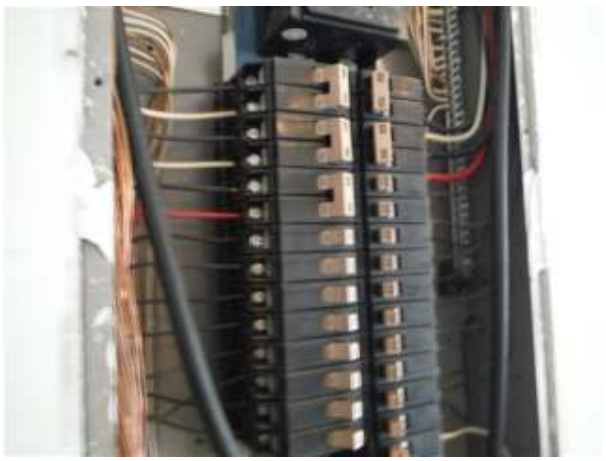


E002

8.2 OVERALL CONDITION OF MAIN ELECTRICAL PANEL(S) & SUB-PANEL(S)

Comments: Inspected, Good Condition

(1) Observed that the inside of the electrical panel is in good condition.



(2) Observed that one or more of the cord strain relievers in the electrical panel are missing. For your reference, the purpose of a cord strain reliever is to prevent electrical wires from being pulled out the bottom of the panel or becoming frayed and to keep pests from entering the panel. Recommend having an electrician install cord strain relievers, where needed, for safety.

8.3 MAIN ELECTRICAL PANEL & SUB-PANEL COMPONENTS -- (Branch Circuit Conductors, Circuit Breakers/Fuses, Compatibility of Amperage & Voltage)

Comments: Inspected

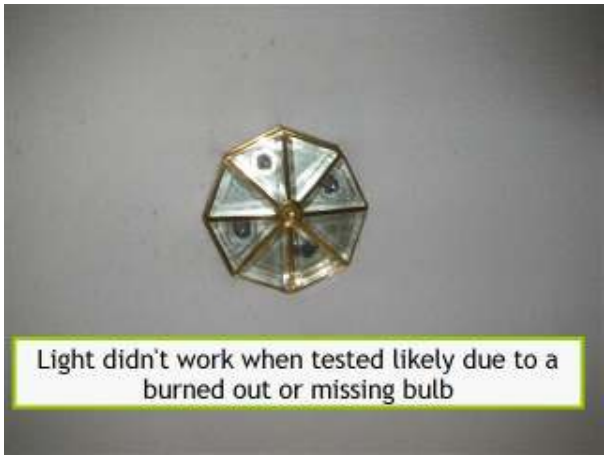
Observed that the power shut off for the outdoor HVAC unit (for the upstairs) is damaged and has vines growing in it. Also, the connections are corroded -- this is a fire hazard. Recommend having an electrician replace this shut-off.

8.4 ELECTRICAL FIXTURES & CONNECTIONS -- (Ceiling Fans, Lighting Fixtures, Light Switches, etc.)

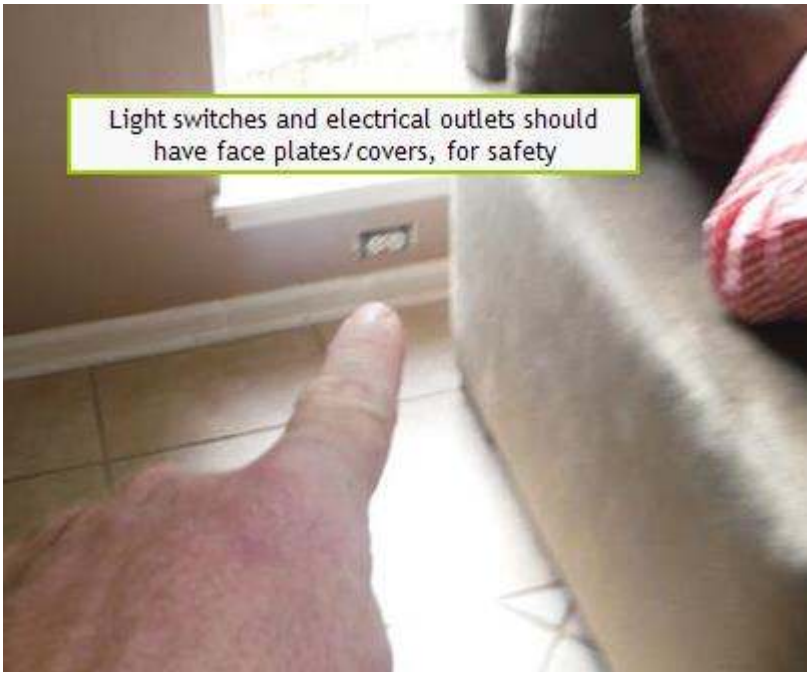
Comments: Inspected

(1) Observed that one or more of the exterior lights have bird nests in them -- this is a fire hazard. Recommend removing the bird nests, for safety.

(2) Observed that one or more of the lights did not work likely due to burned out light bulbs. Recommend changing the light bulbs to see if the lights work then. If not, recommend having an electrician make the repairs needed so the lights work as they should.



(3) Observed that there is one or more light switches and/or electrical outlets which do not have a face/cover plate. Recommend having an electrician or handyman install a face/cover plates for outlets and light switches, where needed, for safety.



(4) Observed that the outlet in the upstairs master bathroom is loose. Recommend having an electrician properly secure this outlet, for safety.

(5) Observed that the fan blades for the ceiling fan in the sunroom are warped due to humidity. Recommend replacing the fan blades.

(6) Observed that there is one or more canned/recessed lights in the attic which have insulation on top of them/in direct contact with them -- this is a fire hazard. Please note that these lights can get very hot.

Recommend having a handyman move the insulation away from the lights so there is sufficient clearance all the way around and on top of these fixtures, where needed, for safety.

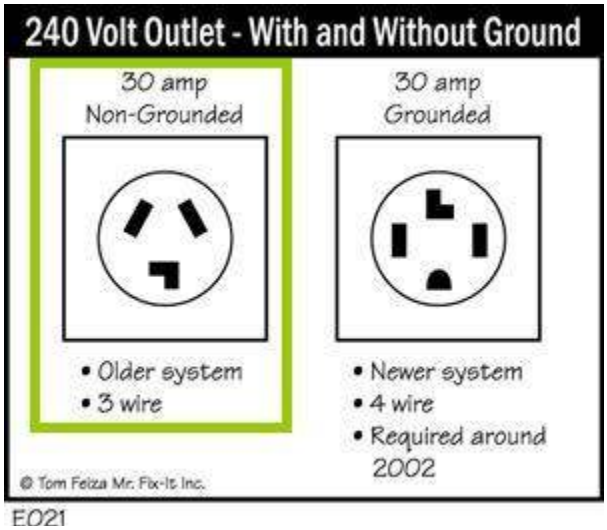
8.5 ELECTRICAL OUTLETS -- OPERATION, GROUNDING & POLARITY

Comments: Inspected, Good Condition

8.6 DRYER OUTLET

Comments: Inspected, Good Condition

If the plug for your dryer doesn't fit into the dryer outlet, then take this photo to your local home or hardware store and ask for a three prong dryer "pig tail" so that the dryer can be plugged in.



EO21

8.7 GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

Comments: Inspected

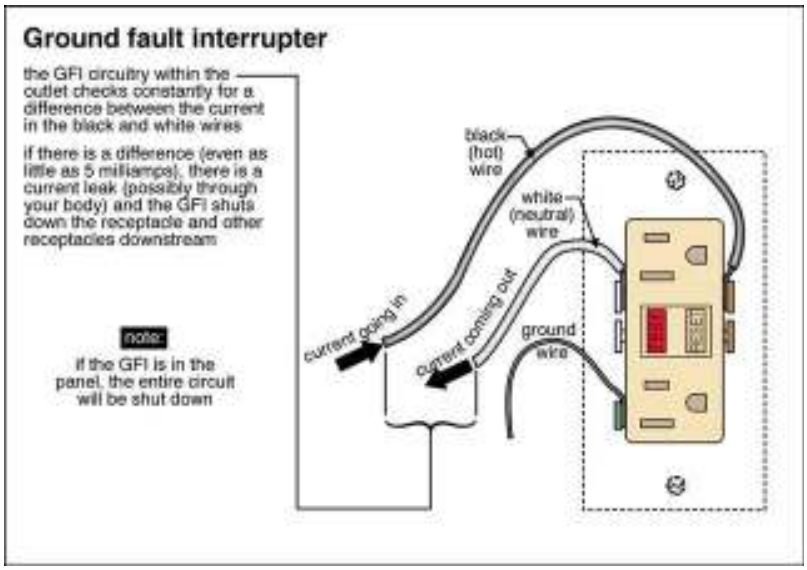
(1) Observed that the GFCI outlet in the kitchen didn't trip when tested. Recommend having an electrician make the needed repairs so this outlet works as it should, for safety.

(2)

Good to know! GFCI's are electrical outlets which have a modern 'circuit breaker' safety feature built-in and should be located inside and outside of the house within 6 ft of water, as well as in the garage, for safety.

***How the GFCI Works**. In the home's wiring system, the GFCI constantly monitors electricity flowing in a circuit, to sense any loss of current. If the current flowing through the circuit differs by a small amount from that returning, the GFCI quickly switches off power to that circuit. The GFCI interrupts power faster than a blink of an eye to prevent a lethal dose of electricity. You may receive a painful shock, but you should not be electrocuted or receive a serious shock injury.*

***Here's how it may work in your house.** Suppose a bare wire inside an appliance touches the metal case. The case is then charged with electricity. If you touch the appliance with one hand while the other hand is touching a grounded metal object, like a water faucet, you will receive a shock. If the appliance is plugged into an outlet protected by a GFCI, the power will be shut off before a fatal shock would occur.*

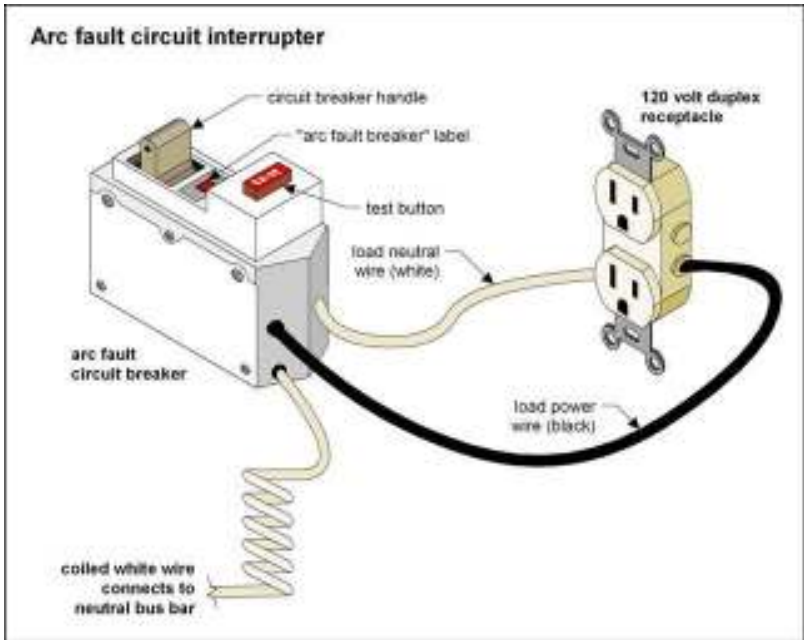


8.8 ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S)

Comments: Not Present

Please note this home does not have AFCI outlets -- this is common for a home of its age. For your reference, Arc Fault Circuit Interrupters (AFCI's) -- are a new safety device designed to prevent fire hazards. In contrast, GFCIs are designed to prevent electric shock hazards. You may want to

consider having an electrician install AFCI outlets at least in the bedrooms when you have a chance, for safety.



8.9 SMOKE DETECTORS

Comments: Inspected

Observed that there are no smoke detectors in this home. Recommend installing smoke detectors, for safety.

- Please note there are two types of smoke detectors -- ionization (the most common) which react faster to open flame fires (such as a cooking fire) and photoelectric which react faster to smoldering fires.
- *To provide the best protection for your home, recommend having both types of smoke detectors installed in separate units. First, check to see what type of smoke detector you have -- the word 'photoelectric' or the capital letter P printed or embossed on them. If not, then recommend installing photoelectric detectors in addition to your ion detectors.*
- If you also have gas appliances, suggest purchasing separate carbon monoxide detectors (not combination units) because they need to be replaced more frequently.
- Please note there should be one smoke detector in each sleeping area/bedroom, another smoke detector in the hallway outside the sleeping area and at least one smoke detector on each level of the home.
- Recommend testing the detectors every 30 days by pushing the test button.
- When the battery needs changing, the smoke alarm will begin to "chirp" every 20 seconds or so, this will persist for a month. This is most likely to start in the middle of the night (when the temperature in the house drops) causing you to get up and remove the battery so you can sleep. To prevent this nuisance, you should pick a special day and give your alarms new batteries once a year. Some fire safety organizations promote "change your clocks, change your batteries" when the change is made back from daylight savings time each fall.
- Smoke detectors should be changed every 10 years.

MO11

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to electrical. 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 notaccessible (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.

9. Heating & Cooling

Styles & Materials

Heating System Type:
Heat Pump

Heating System Energy Source:
Electric

# of Air Handlers/Furnaces:
Two

Heating Equipment Brand:
NORDYNE

Heating Equipment Age:
4 years old

Heat System Exhaust:
Not needed on a Heat Pump

Air Duct Type(s):
Insulated

HVAC Filter(s) for the Return Register(s) Type:
Disposable

HVAC Filter Size:
16x25

# of Working Fireplaces:
One

Type of Fireplace(s):
Metal insert / wood burning

Chimney or Flue Type:
Metal Flue pipe

Cooling System Type:
Heat Pump (also provides warm air)

Cooling System Energy Source:
Electricity

# of Outdoor A/C Compressors:
Two

Cooling Equipment Brand:
NORDYNE

Cooling Equipment Age:
4 years old

Outdoor Compressor Size (Tons):
3 TON

Inspection Items

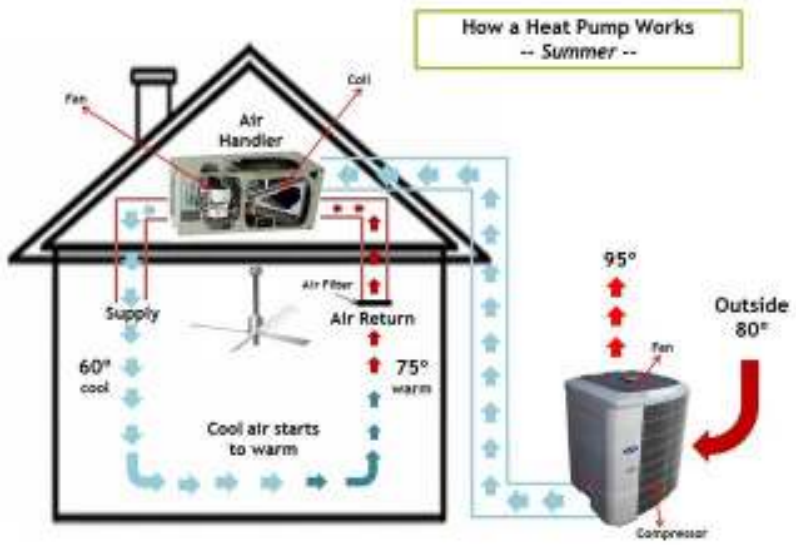
9.0 HEATING & COOLING EQUIPMENT -- TYPE, AGE & OVERALL CONDITION

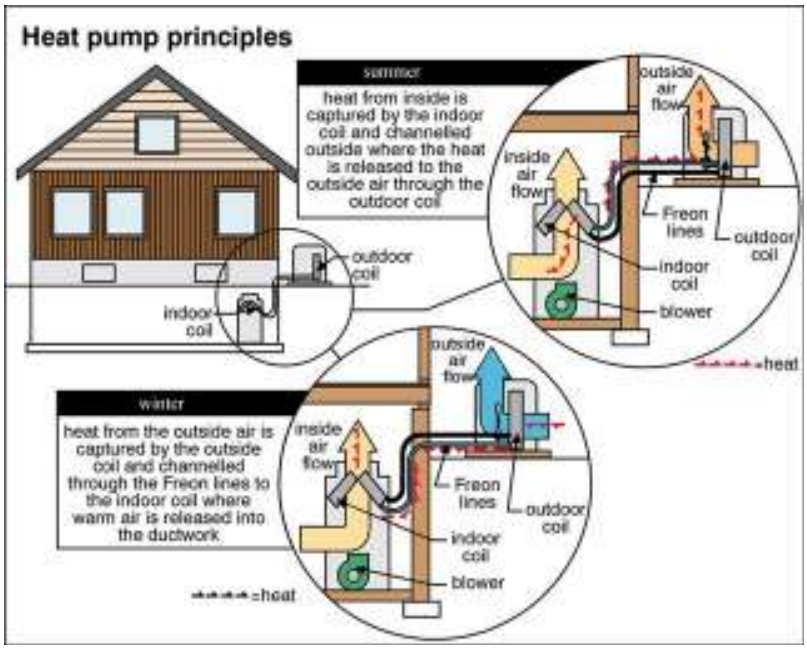
Comments: Inspected

(1) Observed that this home has a heat pump system consisting of an outdoor compressor (4 years old) and an indoor air handler (4 years old) which work together to heat and cool the home. For your reference, outdoor a/c compressors generally last up to 15 years and air handlers up to 20 years and both often longer with good maintenance.

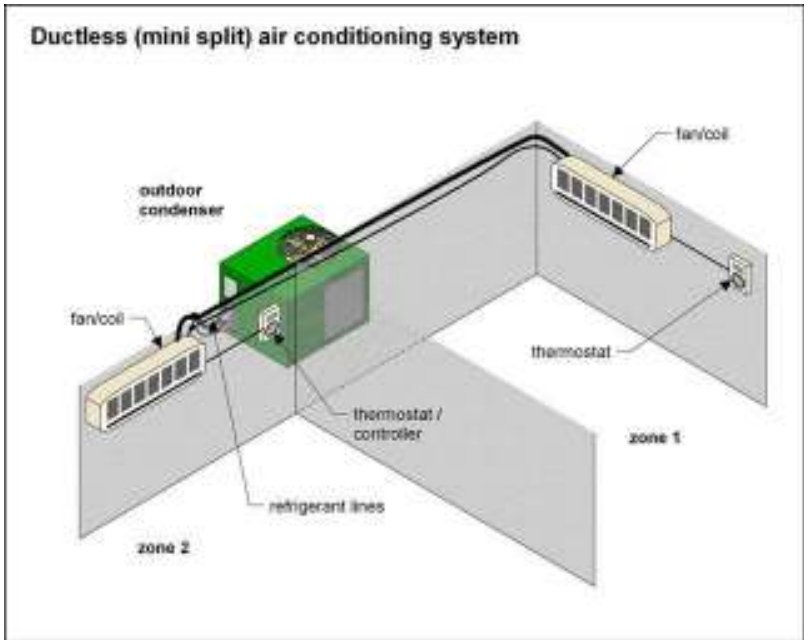
(2)

Good to know! Heat pumps are used for heating and cooling of your home by transferring heat between two reservoirs. In the warmer months, the heat pump acts like an air conditioner, moving heat from inside your home to the outside. During winter months, heat from outdoors is transferred to the interior of your home. Amazingly, even a 32Â° Fahrenheit day still produces enough heat to warm a home via a heat pump!





(3) Observed that there is a ductless system (an outdoor 'briefcase a/c unit and a wall-mount indoor air handler) to heat and cool the second floor. Please note this unit did not cool at all. The outdoor unit may not be charged and/or not working due to the damaged electrical connection. Recommend having a HVAC repairman evaluate further and make the needed repairs so the upstairs has good cooling capability.

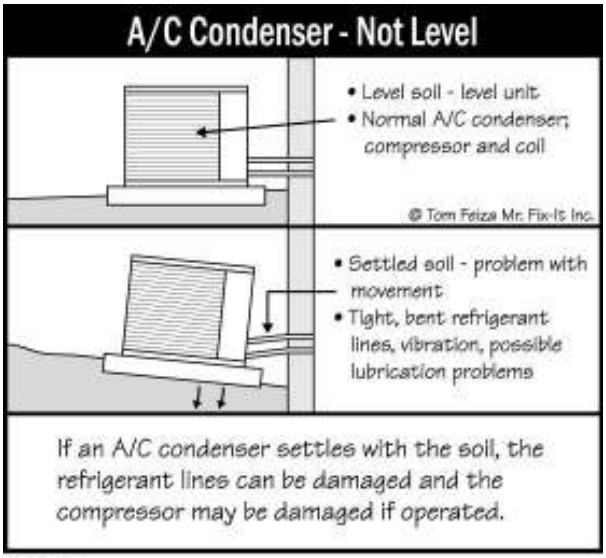


(4) Observed that the weather-proof covering for the outdoor HVAC unit's power cord is loose. Recommend repair.

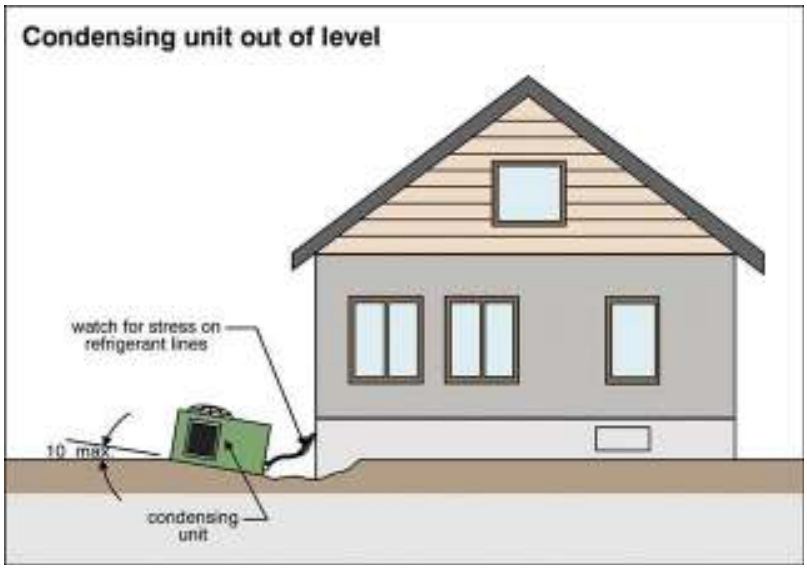
(5) Please note the inside of the air handler has dust and mildew -- this is very common. Recommend having an HVAC repairman service and clean the air handler to help keep it in good condition.

(6) At the outdoor a/c compressor, the suction line is not completely insulated with a foam sleeve -- on this unit, part of the foam sleeve is missing which can cause hinder the home's cooling ability and produce condensation. Recommend having an HVAC repairman insulate the suction line, where needed, for energy savings.

(7) Observed that the outdoor a/c compressor is not level. For your reference, the compressor should not be more than 10 degrees out of level to ensure it is properly lubricated (oil can become trapped if unit is out of level) and to prevent stress/breaking of the refrigerant lines. Recommend having an HVAC repairman level the unit so that it works as it should.



AC037



9.1 HOW THE HVAC SYSTEM WORKS WHEN TESTED

Comments: Inspected

(1) When tested, it appears that the air conditioning for the downstairs is working well. For your reference, there should be at least a 14 degree difference between the air at the return register and where the cooled air enters the home at the supply register to indicate normal functioning. In this case, there was a 22 degree difference. *Please note the heat was not tested since the outside temperature was over 65 degrees to prevent possible damage to the outdoor a/c compressor(s).*

(2) For your reference, the inspector may not have been able to test both the heat and the air conditioning depending on the outside weather. If your home has a heat pump system, it is a generally-accepted practice not to turn on the air conditioning if the outside temperature is below 65 degrees in order to prevent possible damage to the a/c unit. Conversely, when the outside temperature is high (over 90 degrees) the home inspector will likely not test the heat. Because of how a heat pump works, if the air conditioning is working, then it can be reasonably relied upon to assume that the heat is also working and vice versa.

Additionally, this test is to gauge the operation of the HVAC equipment, but does not assess effectiveness of distribution of the heated/cooled air throughout the home, determine freon levels at the a/c compressor or whether there may be a holes/leaks in the coil. Also, we make every attempt to look for indications of cracks in the heat exchanger by inspecting inside the furnace cabinet when possible. However, the exchanger is normally not visually accessible and therefore, we cannot guarantee the condition of this component. Once you're living in the home, you may find that some rooms get more heat than others -- this is normal, even in brand new homes. Rooms over the garage are especially hard to cool in the summer and heat in the winter.

9.2 HVAC CONDENSATION DRAIN LINES & PAN

Comments: Inspected, Good Condition

Good to know! During the hot summer months in Charleston, the air conditioner can produce up to a gallon of water an hour in condensation. This unwanted water is drained through the primary condensation drain line which extends to the exterior of the home (usually near the outdoor a/c compressor). If this line becomes clogged, or the air filter is dirty and needs to be changed (this causes excess condensation), the condensation from the air handler will drip into the pan under unit and will drain through the secondary drain line. Therefore, if there is water coming from the secondary drain line, change the air filter. If this doesn't stop the drip from the secondary drain line, then take at look at your air handler to see what's going on and/or have an HVAC repairman investigate. Changing your air filter every 30 days will help reduce the amount of condensation produced.

9.3 AUTOMATIC SAFETY CONTROLS (Float Switch for Air Handler/Furnace)

Comments: Inspected, Good Condition

Please note the air handler has a 'float switch' which will turn off the outdoor compressor when the condensation pan (for the air handler) fills up to prevent the water from spilling over onto the floor below.

9.4 PRESENCE OF INSTALLED CONDITIONED AIR SOURCE IN EACH ROOM

Comments: Inspected, Good Condition

9.5 AIR FILTERS & AIR DUCTS

Comments: Inspected, Good Condition

(1) Observed that there is a gap where an air duct attached to the air handler in the attic -- this is allowing conditioned air to escape into the attic. Recommend having an HVAC repairman evaluate the air ducts and seal openings, where needed.

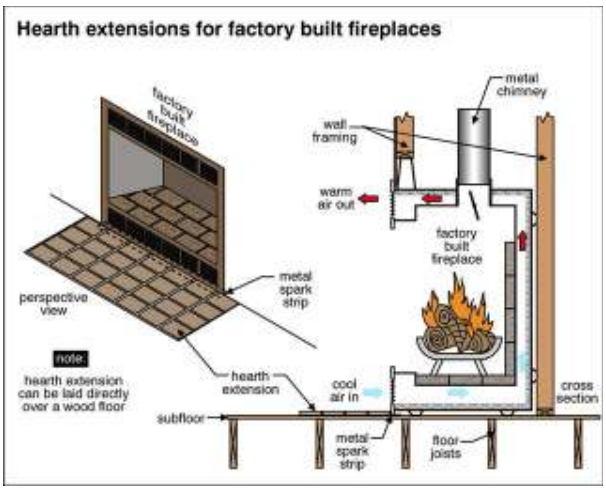
(2) Observed that the size of the air filters for the return registers are 16 X 25.

Good to know! Recommend using an inexpensive air filter and changing it frequently -- ideally once a month. An easy way to remember to change the air filter is to change it when you pay the power bill each month. for your reference, the purpose of the air filter is to keep your furnace/air handler clean. A dirty, clogged filter blocks air flow and reduces the system's efficiency. If dirty air filters aren't changed regularly, the system can produce excess condensation which you may then see as a moisture stain on your ceiling. Please note the higher-end filters make it more difficult for your furnace/air handler to draw and push air throughout your home, putting strain on your furnace/air handler and your energy bills.

9.6 FIREPLACES (and wood stoves)

Comments: Inspected, Good Condition

Observed that this home has a metal insert, wood-burning fireplace.



9.7 CHIMNEYS, FLUES & VENTS (for Gas Fireplaces, Gas Water Heaters & Gas Furnaces)

Comments: Inspected, Good Condition

(1) Observed that the chimney liner appears to be in good condition. Please note there is some, but not a lot, of creosote build-up which can be a fire hazard and may also conceal hairline cracks in the liner. As a safety precaution, we generally suggest having a chimney sweep clean the liner to remove the build-up. Build-up which is 1/8" deep or more should be cleaned. With the build-up removed, the liner can be properly inspected to ensure it is in good condition (ideally) before a fire is made in the fireplace.

(2) Observed that the flue pipe for the fireplace is in contact with the insulation as it travels through the attic -- a fire hazard. Please note the flue pipe can get very hot when in use. Recommend having a contractor or handyman move the insulation away from the flue pipe so its no longer in direct contact and so there is sufficient clear space all the way around for this type of flue, for safety.

(3) Observed that the chimney cap is rusting. Recommend having a handyman paint the cap with rust-proof paint to help keep it in good condition.

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to heating / central air conditioning. 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.

10. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-Opener Brand:
One automatic	Metal-reinforced, high wind resistance	LIFT-MASTER

Inspection Items

10.0 GARAGE CEILINGS (including firewall separation)
Comments: Inspected, Good Condition

10.1 GARAGE WALLS (including firewall separation)
Comments: Inspected, Good Condition

10.2 GARAGE FLOOR
Comments: Inspected, Good Condition

10.3

EXTERIOR DOOR FROM GARAGE TO INSIDE HOME (Is this door fire-rated?)
Comments: Inspected, Good Condition

10.4 GARAGE DOOR (S)
Comments: Inspected, Good Condition

10.5 AUTOMATIC GARAGE DOOR OPENER(S)
Comments: Inspected

(1) Observed that this home has an automatic garage door opener in good working order. Please note that when tested, the garage door will not reverse when met with resistance. Recommend having a handyman adjust the settings for the garage door opener so that the door will reverse when needed -- when someone or something is in its way. All other safety features are in good working condition.

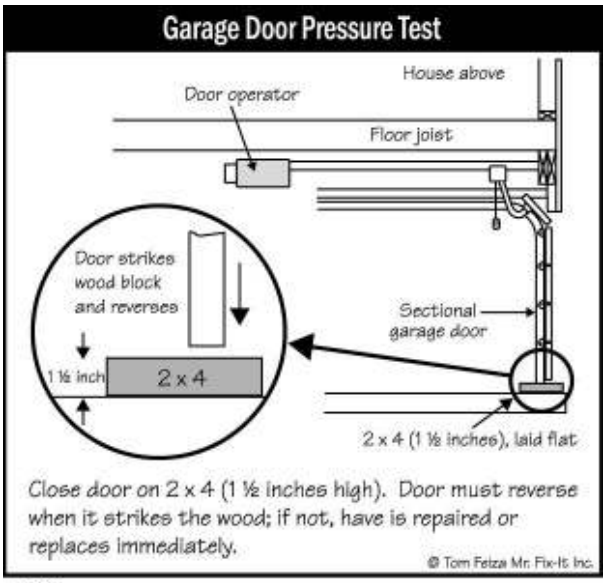
(2)

Good to know! There are three basic safety features on your garage door that should periodically be tested, ideally once a month:

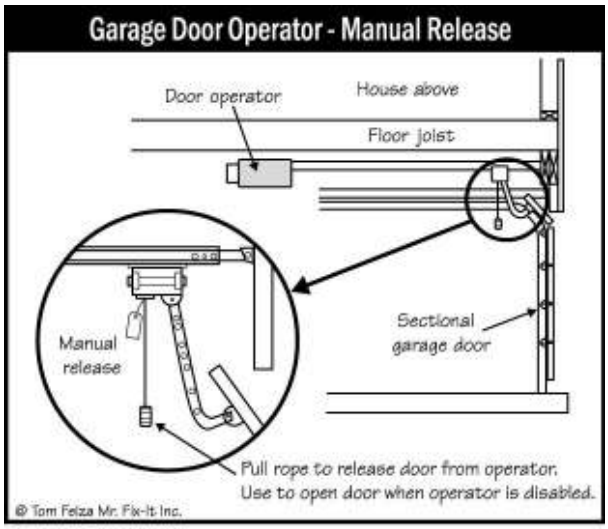
- The first safety feature that should be checked is the safety reverse/photo eye beam. This light beam should be installed at about 6 inches from the floor, and should reverse the direction of the door when the beam is broken. Be sure to refer to the installation instructions for proper mounting of this important safety feature.

- The second safety feature that should be checked is the auto reverse. This feature will reverse the direction of the door should it encounter resistance while in motion (both up and down). This can be tested by placing an object in the path of the door or holding the door while in motion. The holding method is preferred because a faulty auto reverse can do serious damage to the door (usually the top panel will bend or crack where it attaches to the opener). If the opener fails this test, minor adjustments to the sensitivity setting on the opener will often resolve this issue.

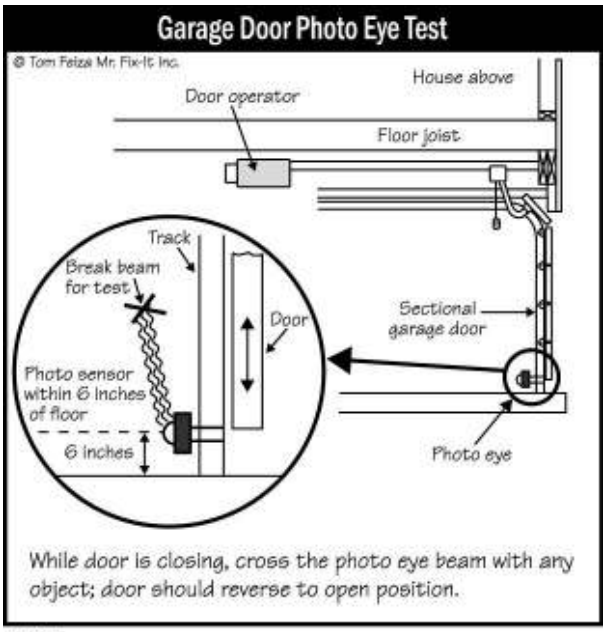
- The final safety feature on your garage door is the manual release cord for the door opener. If the power goes out you'll want to shut and lock the garage.



M016



M015



M017

10.6 GARAGE ROOF

Comments: Inspected

Report Attachments

In addition to your inspection report, we've also attached an overview of the 90-day Limited Warranty provided with your inspection.

Please note the 90-day limited warranty started on the day of the inspection -- this is to help cover the cost of an unforeseen minor repair need not present or detectable at the time of the inspection. That said, your home inspection was very thorough and we do not anticipate any additional repair needs in the near-term. Plus, we encourage you to buy a longer-term home warranty as well – this may come in handy, especially if you're buying an older home. Your realtor is well versed on home warranties and can help you choose one that will best meet your needs. If you are buying a newly constructed house from the builder which is just now being completed, we have not provided a 90-day warranty since the builder provides a 1-year warranty for your home. If you have any questions, just let us know!

American Home Warranty - 90-day Warranty

ASHI Standards of Practice

Solid Ground Inspection Agreement

Spring Home Maintenance Tips

Fall Home Maintenance Tips

Appliance Life Expectancy

ASHI Maintenance Must Do's

In Case of Emergency One Sheet

Tools Every Homeowner Should Have