



Home Inspection Report

Prepared for: Tommy Condo
Date: 9/8/2010



Property address: 789 Palmetto Blvd. Unit 36
Charleston SC 29412

Real estate agent: Suzy Sellers
Home Sweet Home Realty

Inspected by: Stephen Houmar
South Carolina License #2046
Solid Ground Home Inspections, LLC
Professional Member:
-American Society of Home Inspectors
(ASHI)

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. 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:

- 1. Overall Condition** -- This is the home inspector's general takeaway about the condition of the property based on findings from the home inspection. Its purpose is to summarize the condition of the property from the big picture and relative to typical homes of similar age.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. Maintenance & Safety** -- Correction likely involves only a minimal expense and is recommended to properly maintain the home and to ensure safe living conditions. In most cases, these corrections are not urgent and can be completed after closing up to a year after move-in.

Inspection Conditions

Did the home buyer attend inspection?:
No

Dwelling type:
Single Family

Style of home:
Town home

Is it new construction?:
No, Never lived in

When was the home built?:
2008

Age of home:
2 years old

Square footage:
2030

Weather:
Clear Hot and Humid

Outside temperature:
OVER 80 degs

Has it rained in the last 3 days?:
No

Was electricity on?:
Yes

Was water service on?:
No, Locked by the Water Department Re-inspected 9/20/2010

Was gas on?:
Yes

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

Was air conditioning on upon arrival at the house?:
No, Turned on a/c upon arrival to the house

Bedrooms:
2

Bathrooms:
2.5

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

Home Inspection Report Summary

Overall Condition

The overall condition is the home inspector's general takeaway about the condition of the property based on findings from the home inspection. Its purpose is to summarize the condition of the property from the big picture and relative to typical homes of similar age.

11. Inspector's Recap:

11.0 Overall, this townhouse is in GOOD condition

Based on my observations, I find this home to be of sound construction and there are no major structural or mechanical concerns. It appears that this townhouse was well built in 2008 and has been nicely maintained.

Overall, this townhouse is in good condition. Please be sure to read the full report for comments and recommendations.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Solid Ground Home Inspections, LLC

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.

4. Insulation & Ventilation

4.6 VENTING SYSTEMS (Kitchens, Baths & Laundry)

Inspected, Good Condition, Minor Repairs

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.

7. Plumbing

7.0 PLUMBING -- DRAIN, WASTE & VENT SYSTEMS

Inspected, Good Condition, Minor Repairs

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.

8. Electrical

8.7 GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

Inspected, Good Condition, Minor Repairs

(1) Observed that the GFCI outlet for the whirlpool tub will not reset (which is found in the electrical panel) -- this means the whirlpool has no power. Recommend having the builder replace the GFCI breaker so the tub has power and GFCI trips and resets and it should.

9. Heating & Cooling

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

Inspected, Good Condition, Minor Repairs

(3) 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.

10. Garage

10.3 GARAGE DOOR (S)

Inspected, Good Condition, Minor Repairs

Upon my return visit to the home to inspect the plumbing system on 9/20, observed that there is a dent in the bottom panel of the garage door on each side. Also, there are two holes in the stucco above the garage door. Recommend having a contractor make the needed repairs to the door and stucco.

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Home Inspection Report Summary

Maintenance & Safety

The following items likely involve only a minimal expense to correct, potentially less than \$100 each item. Recommendations outlined below will help the homeowner properly maintain the home long-term while ensuring a safe living environment. In most cases, these corrections are not urgent and can be completed after closing up to a year after move-in.

1. Roofing

1.2 GUTTERS

Not Present, Maintenance and Safety

Observed that this home does not have gutters. For your reference, 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, discoloring of the siding materials and soil erosion. Recommend having a gutter system installed when you have the opportunity.

5. Interiors

5.6 WINDOWS

Inspected, Good Condition, Maintenance and Safety

In one of the upstairs bedrooms, there are a couple of stains on the window sill. Please note it was not raining at the time of the inspection and there are no other indications of a leak from this window other than these couple of stains. Recommend monitoring this window during a heavy rain just to ensure water is not finding its way in from high winds.

6. Built-In Kitchen Appliances

6.5 REFRIGERATOR

Not Inspected, Maintenance and Safety

(1) Please note the refrigerator was turned on at the time of the inspection. As a result, it did not have enough time to cool down. However, it did start to cool. When I return to complete the plumbing inspection, I will check the refrigerator temps again if it's been left on such that it's had a chance to cool sufficiently.

7. Plumbing

7.5 MAIN GAS SHUT-OFF

Inspected, Good Condition, Maintenance and Safety

(2) With the presence of any gas-powered appliances in the home, recommend installation of at least two carbon monoxide detectors with loud alarms -- one or more near (but not on top or in front of) the gas appliances and hot water heater and one in the sleeping areas 5 feet from the floor for safety. Recommend testing and changing the batteries in your carbon monoxide detectors when you test and change the batteries in the smoke detectors.



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1. Roofing

Styles & Materials

Roof Covering:
Architectural

Viewed roof covering from:
Binoculars/ Zoom Lens
Ground
Windows

Age of Roof:
2 years old

Chimney (exterior):
N/A

Sky Light(s):
None

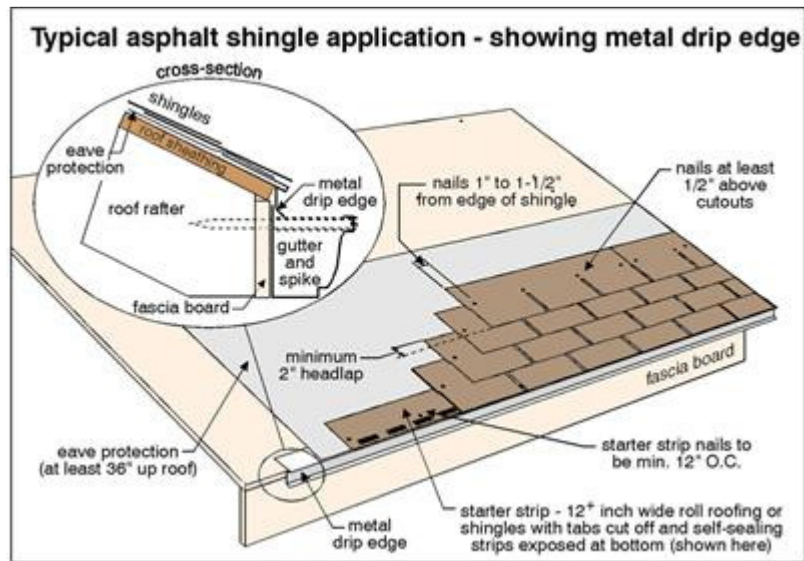
Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected, Good Condition

(1) Observed that this home has architectural shingles which are estimated to be 2 years old. For your reference, the average roof with this type of shingles can last up to 35 years and possibly longer depending on the local climate and roof ventilation. Please note that due to the height and design of the home, I was not able to walk-on the roof. However, I was able to inspect parts of the roof from the ground with binoculars and from the windows.





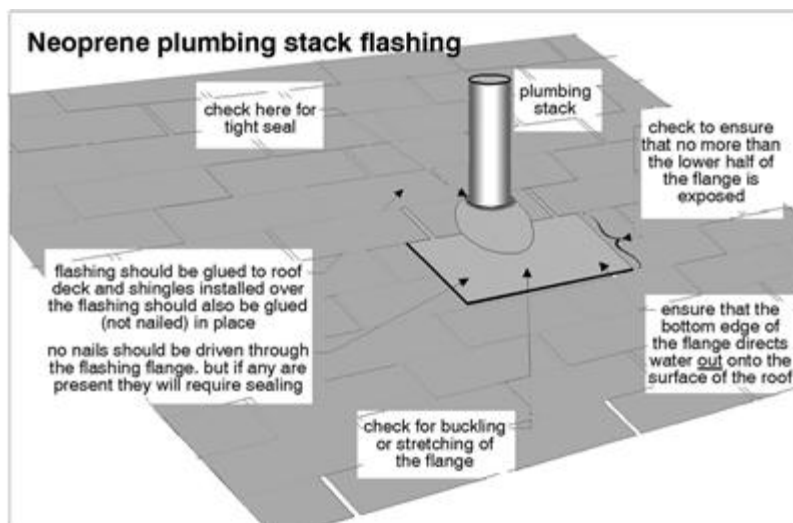
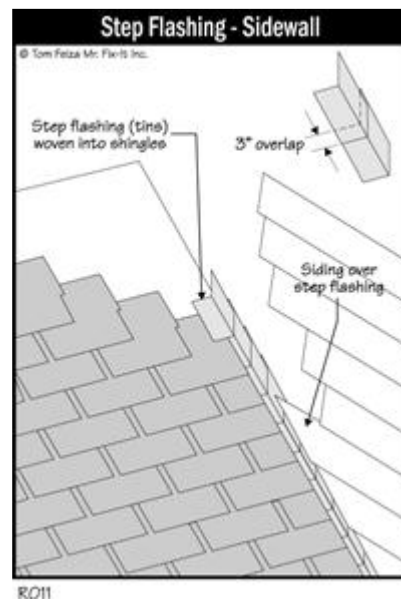
(2) Observed that this home has a metal roof which is estimated to be 2 years old and in good condition. For your reference, the average metal roof can last up to 50 to 70 years and possibly longer depending on maintenance.



1.1 FLASHINGS

Comments: Inspected, Good Condition

Observed that the flashings are in good condition. For your reference, flashing is a sheet of metal or Neoprene 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.



1.2 GUTTERS

Comments: Not Present, Maintenance and Safety

Observed that this home does not have gutters. For your reference, 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, discoloring of the siding materials and soil erosion. Recommend having a gutter system installed when you have the opportunity.

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:
Cement-Fiber

Exterior Entry Doors:
Steel
Insulated glass

Appurtenance:

Driveway:

Opening Protection:

Sidewalk

Brick

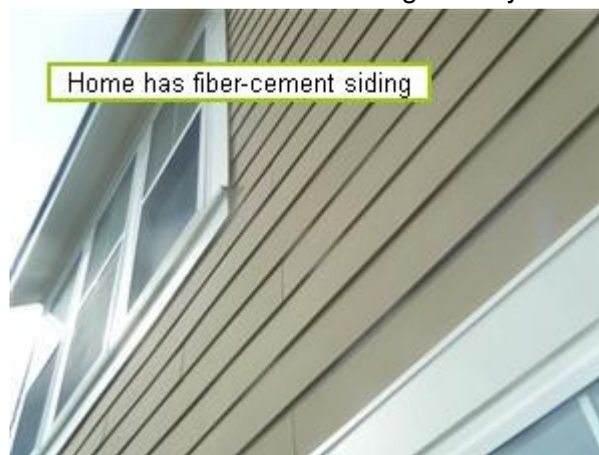
Shatter resistance glass

Inspection Items

2.0 SIDING (Wall Cladding), FLASHING & TRIM

Comments: Inspected, Good Condition

Observed that this home has fiber-cement siding. For your reference, fiber cement siding is a low-maintenance, impact-resistant and durable alternative to wood siding. In essence, it combines the look of natural wood with the durability of cement. For example, HardiPlank, a name you may be familiar with, is a brand name fiber cement product. Also, it is non-combustible and designed to resist wind and hail damage and is naturally resistant to fungus, mildew, termites and deterioration from salt and uv rays. Although fiber cement siding is available in a wide array of colors, it can also be painted any color you choose, should you ever feel in the mood for change and it will hold the paint color. Most cement fiber siding comes with incredible warranties—some run as long as 50 years.



2.1 EXTERIOR DOORS

Comments: Inspected, Good Condition

2.2 WINDOWS

Comments: Inspected, Good Condition

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

Comments: Inspected, Good Condition

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

Comments: Inspected, Good Condition

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:

Masonry block

Method used to observe crawlspace:

Beach House , garage and columns to support the home.

Roof Structure:

2 X 6 Rafters

2 X 8 Rafters

Plywood

Sheathing

Attic info:

Attic access

Light in attic

No Storage

Door

Columns or Piers:

Masonry block

Wall Structure:

not visible

Roof-Type:

Gable

Floor Structure:

Not visible

Ceiling Structure:

Not visible

Method used to observe attic:

Limited accessibility

View obstructed

Roof to Wall Connection:

Can not see due to obstructions

Inspection Items

3.0 FOUNDATION -- Crawlspace, Cement Slab or Basement (Report signs of abnormal or harmful water penetration into the home or signs of abnormal or harmful condensation on home components.)

Comments: Inspected, Good Condition

Observed that this is a beach home with parking directly underneath the house. As a result, this home is built on a system of piers -- there is a gravel area used for parking, there are 4 walls which are screened and open in case of a flood. The home appears to be strapped to the cement filled masonry block piers in case of high winds or flood.



3.1 COLUMNS, PIERS or PILES

Comments: Inspected, Good Condition

3.2 FLOORS (Structural)

Comments: Inspected, Good Condition

Observed that the floor of this beach home is covered (as viewed from inside the garage -- basically, the garage has a ceiling and above that would be the floor). Therefore, we cannot see the sub-floor, floor joists, floor beams and plumbing pipes for inspection.

3.3 WALLS (Structural)

Comments: Inspected, Good Condition

3.4 CEILINGS (Structural)

Comments: Inspected, Good Condition

3.5 ROOF STRUCTURE & ATTIC

Comments: Inspected, Good Condition

(1) Observed that the roof has a traditional stick built structure with a common board.

(2) Observed that there is drywall in the attic which separates this home from the next -- a positive. For your reference, drywall will help reduce the speed at which fire spreads from one home to the next.



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:

R-30 or better
Fiberglass
Batt

Ventilation:

Ridge vents, soffit vent

Floor System Insulation:

Not visible

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Inspection Items

4.0 ATTIC INSULATION

Comments: Inspected, Good Condition

Observed that this home has an amount insulation on the attic floor which equates to R-30 or better. For your reference, 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.

4.1 VAPOR BARRIER (in the attic)

Comments: Not Present

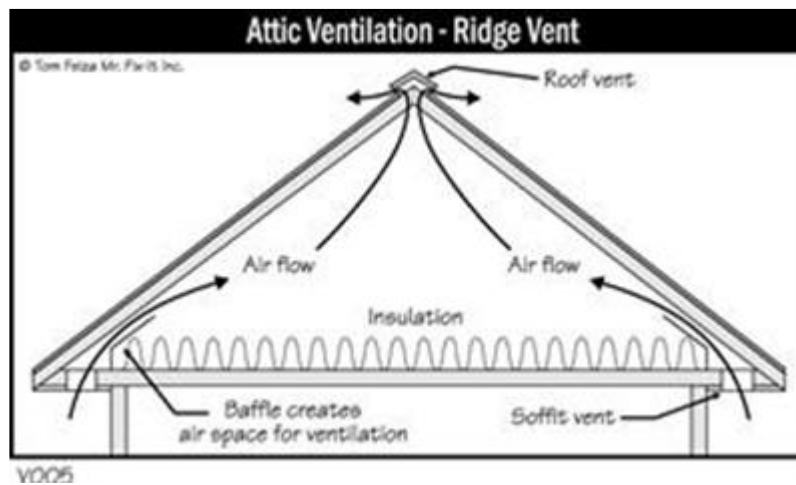
Due to the high humidity in the Charleston area, vapor barriers are not installed in attics since they hold in moisture which would deteriorate the roofing materials.

4.2 ATTIC VENTILATION

Comments: Inspected, Good Condition

Observed that this home has good ventilation in the attic -- the included illustration describes how the attic is ventilated in your home.

For your reference, 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.



4.3 INSULATION UNDER THE FLOOR (inside the crawlspace)

Comments: Not Inspected

Please note the garage is located directly underneath the home and is finished with a ceiling. Therefore, we cannot see the floor insulation. It is common for this style of home to have an insulated floor.

4.4 VAPOR BARRIER (on the crawlspace ground)

Comments: Not Present

Please note that this beach home is built directly above the garage and therefore, there is no need for a plastic vapor barrier.

4.5 FOUNDATION VENTILATION

Comments: Inspected, Good Condition

Observed that there are flood vents/breakaway walls around the perimeter of the home. For your reference, homes built in floodplains are designed so that the exterior walls of the foundation allow for the free flow of floodwater in and out (in the event of a flood) in order to minimize structural damage that unbalanced water levels impose on foundation walls. In other words, if floodwater constantly applies pressure to your foundation, there is a great chance that it will break the foundation walls. By equalizing the water level in the foundation via flood vents, less pressure is placed transversely on the wall, reducing the chance it will collapse under the water pressure.



4.6 VENTING SYSTEMS (Kitchens, Baths & Laundry)

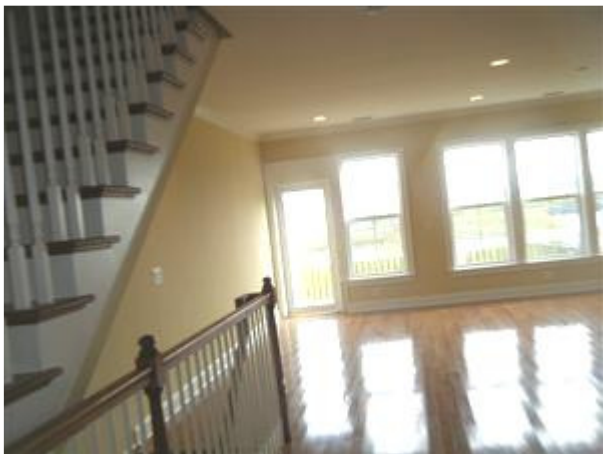
Comments: Inspected, Good Condition, Minor Repairs

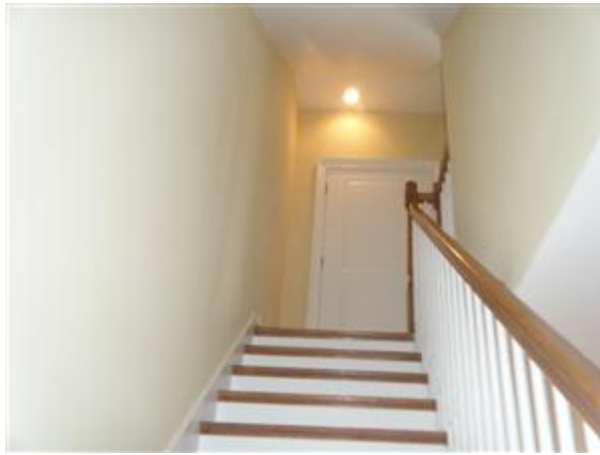
Observed that the vent for the dryer is missing its cover on the exterior of the home. Recommend having a handyman install a cover to prevent pests from entering the home through this opening.



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
(Tongue and Groove)
Tile
Carpet

Window Types:

Thermal Insulated single-hung , Tilt Feature

Cabinetry:

Factory made box cabinets

Countertop:

Granite

Inspection Items

5.0 CEILINGS

Comments: Inspected, Good Condition

5.1 WALLS

Comments: Inspected, Good Condition

5.2 FLOORS

Comments: Inspected, Good Condition

5.3 INTERIOR STEPS, STAIRWAYS, BALCONIES & RAILINGS

Comments: Inspected, Good Condition

5.4 COUNTERS & CABINETS (Kitchen & Bathrooms)

Comments: Inspected, Good Condition

Observed that the kitchen has granite countertops. Granite countertops are beautiful and can add value to your home. Most people think of granite as tough as nails, which it generally is. But even though granite is a hard, natural stone, you still need to use care to maintain its beauty and value. With the proper care, your granite or marble countertop will stay new-looking for years. Stone is one of the easiest surfaces to maintain. And granite, being 7 on the Mohs hardness scale of 1 to 10, is virtually unscratchable. (A stainless steel knife blade is a 6 on the scale.) Please note each specimen of granite has a distinctive color and tone. If a section of your countertop needs to be replaced because it has been damaged, it probably will not match the rest of your countertop. Pay special attention to keeping your granite countertops well-sealed so stains don't discolor its surface.

- Use coasters, especially for alcoholic and citrus beverages, as the acid in these drinks can dull the stone's surface. Keep hot items off the surface.
- Wipe spills up as soon as they happen. Light colored granites stain more easily than darker ones. Foods such as coffee, red wine or tomatoes can stain quickly.
- Clean your counters often to ensure that the grime will not build up. Be sure to avoid placing anything gritty on the surface, and if any grit does get on the countertop, remove it immediately.
- Clean stone surfaces with a few drops of neutral cleaner, stone soap (available in hardware/home improvement stores or from a stone dealer), or mild dishwashing liquid and warm water. Use a soft, clean cloth to clean the granite. Rinse after washing with the soap solution and dry with a soft, clean cloth.
- Do not use ammonia-based products, turpentine or scouring cleaners. Avoid using rust removers or acid-based cleaners and keep oven and drain cleaners off the granite countertops.
- New disinfectant cleaners on the market now come in formulas designed for granite countertops - purchase this type of product if you prefer disinfectant cleaners to other cleaning options.

Reseal the countertop every year or two years according the the manufacturer's directions. This will create a non-porous layer on the surface which protects the naturally porous granite and will help prevent stains and damage. Check with the installer for recommendations. Use a non-toxic sealer on food preparation areas.



5.5 INTERIOR DOORS

Comments: Inspected, Good Condition

5.6 WINDOWS

Comments: Inspected, Good Condition, Maintenance and Safety

In one of the upstairs bedrooms, there are a couple of stains on the window sill. Please note it was not raining at the time of the inspection and there are no other indications of a leak from this window other than these couple of stains. Recommend monitoring this window during a heavy rain just to ensure water is not finding its way in from high winds.



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:
FRIGIDAIRE

Garbage Disposal Brand:
WHIRLPOOL

Exhaust/Range Hood Type and Brand:
RE-CIRCULATE
Built in Microwave/Exhaust vent

Range/Oven Brand:
FRIGIDAIRE

Built-In Microwave Brand:
FRIGIDAIRE

Refrigerator Brand:
FRIGIDAIRE

Dryer Outlet:
4 prong Grounded

Inspection Items

6.0 DISHWASHER

Comments: Inspected, Good Condition

Observed that the dishwasher appears to be working well -- it was run on rinse cycle to test for leaks. For your reference, the average dishwasher will last about 10 years.

6.1 GARBAGE DISPOSAL

Comments: Inspected, Good Condition

For your reference, the average garbage disposal lasts between 10 and 12 years.

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected, Good Condition

Observed that the oven and cooktop appear to be working well --Please note I did not test for maximum temperature.



6.3 RANGE HOOD

Comments: Inspected, Good Condition

6.4 MICROWAVE (Built-In)

Comments: Inspected, Good Condition

Observed that the microwave appears to be working well -- it was tested with a microwave tester to ensure it is operating properly and that there are no door leaks. For your reference, the average microwave lasts 10 years.



6.5 REFRIGERATOR

Comments: Not Inspected, Maintenance and Safety

(1) Please note the refrigerator was turned on at the time of the inspection. As a result, it did not have enough time to cool down. However, it did start to cool. When I return to complete the plumbing inspection, I will check the refrigerator temps again if it's been left on such that it's had a chance to cool sufficiently.



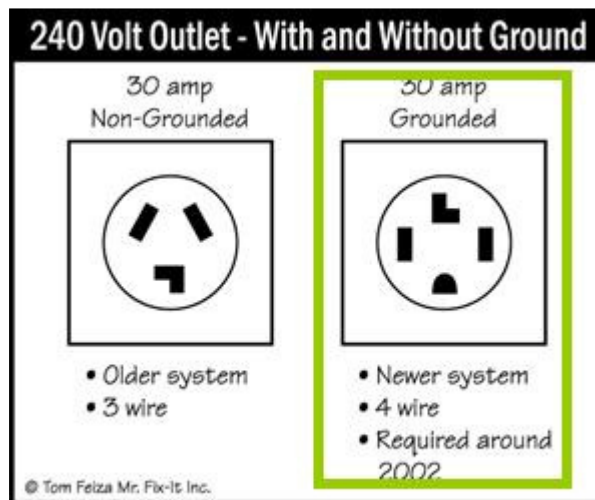
(2) For your reference, the average refrigerator will last between 14 and 19 years. Also, the temperature inside the refrigerator should be kept between 35 and 38 degrees F (and no more than 40 degrees) for food safety. The freezer should be set at 0 degrees F.

(3) Observed that the kitchen has one or more stainless steel appliances. For your reference, 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.

6.6 DRYER OUTLET

Comments: Inspected, Good Condition

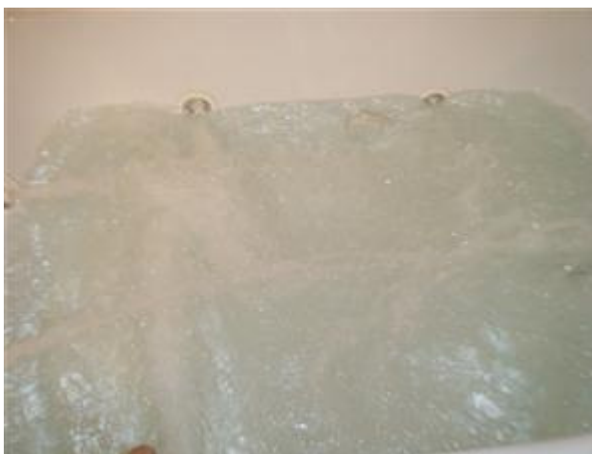
If the plug for your dryer doesn't fit into the dryer outlet, then take this photo to your local home or hardware store and ask for a four prong dryer "pig tail" so that the dryer can be plugged in.



E021

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

Washer Drain Size:
2" Diameter

Water Heater Power Source:

Plumbing Water Supply (into home):
Pex

Plumbing Waste:
PVC

Water Heater Capacity:
Tankless

Plumbing Water Distribution (inside home):
PEX

Plumbing Vent:
PVC

Water Heater Brand:
NORTIZ

Gas (quick recovery)

Age of the Water Heater: GAS:

3 Years Old

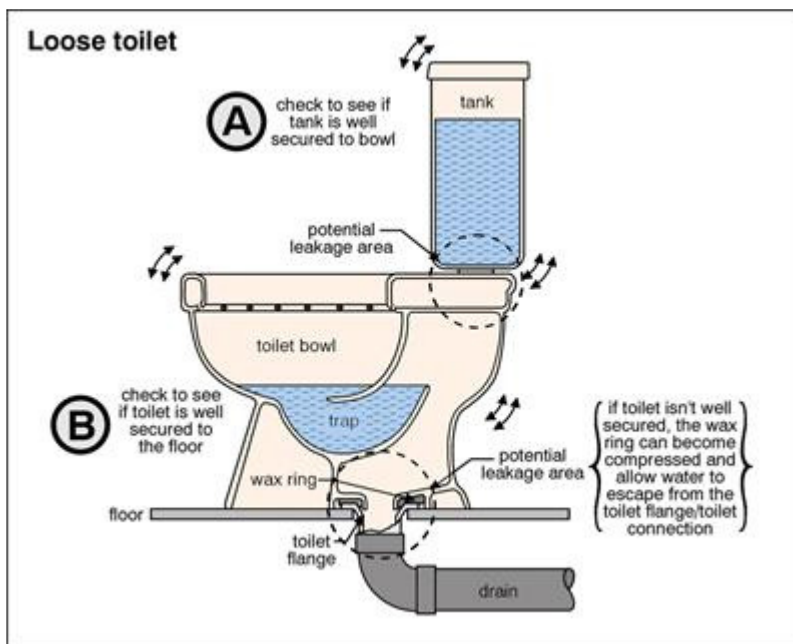
CITY GAS LINE

Inspection Items

7.0 PLUMBING -- DRAIN, WASTE & VENT SYSTEMS

Comments: Inspected, Good Condition, Minor Repairs

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.



7.1 PLUMBING -- WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

Comments: Inspected, Good Condition

Observed that the water supply pipes are PEX. For your reference, PEX (or crosslinked polyethylene) is part of a water supply piping system that has several advantages over metal pipe (copper, iron, lead) or rigid plastic pipe (PVC, CPVC, ABS) systems. It is flexible, resistant to scale and chlorine, doesn't corrode or develop pinholes, is faster to install than metal or rigid plastic, and has fewer connections and fittings.

Additionally, PEX resists the scale build-up common with copper pipe, and does not pit or corrode when exposed to acidic water. PEX is much more resistant to freeze-breakage than copper or rigid plastic pipe. PEX tubing does not transfer heat as readily as copper, and so conserves energy. Water flows more quietly through PEX tube, and the characteristic "water hammer" noise of copper pipe systems is virtually eliminated.

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

Comments: Inspected, Good Condition

Observed that this home has a gas-powered, tankless hot water heater which is two years old. For your reference, a tankless hot water heater heats water on-demand and delivers an endless supply of hot water for as long as you need it. This type of unit has a heating device that is activated by the flow of water when a hot water valve is opened. Once activated, the heater delivers a constant supply of hot water. Tankless hot water heaters save energy and money because it does not heat water 24 hours a day -- only when you need it. For your reference, the average tankless hot water heater should last about 20 years.



7.3 MAIN WATER SHUT-OFF

Comments: Inspected, Good Condition

Observed that the main water shut-off is located in the garage. 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.



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

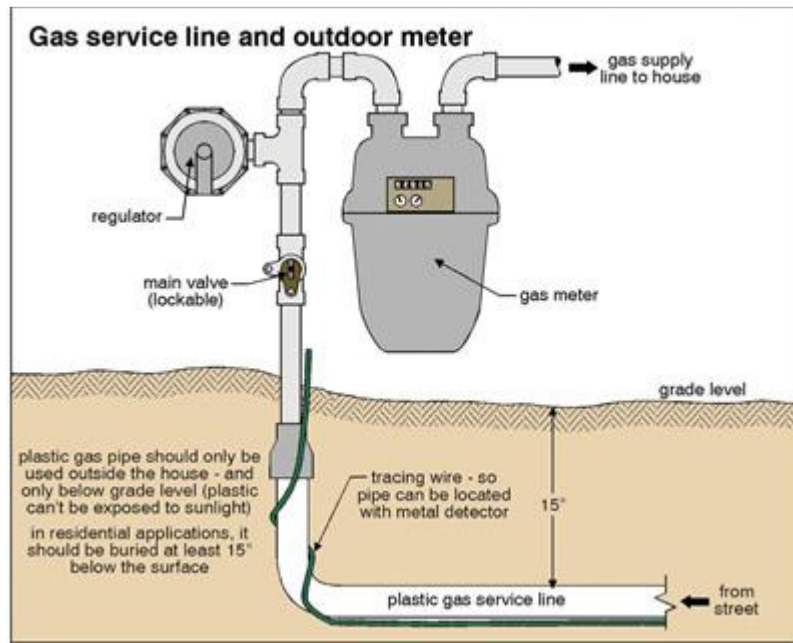
Comments: Inspected, Good Condition

7.5 MAIN GAS SHUT-OFF

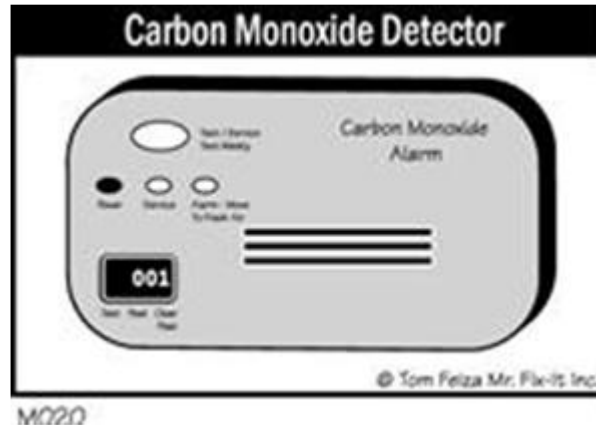
Comments: Inspected, Good Condition, Maintenance and Safety

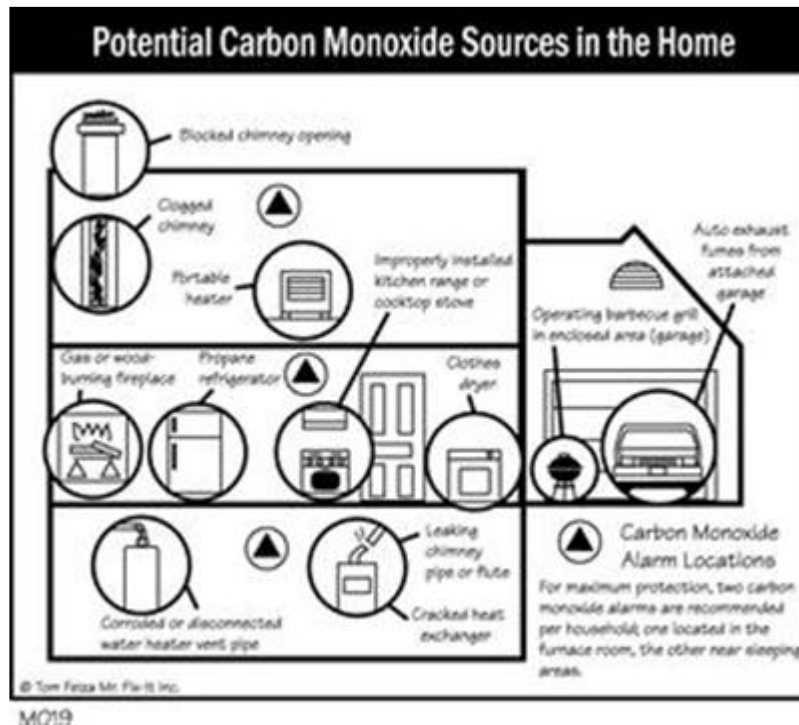
(1) The main fuel/gas shut-off is located at the gas meter outside. In the event that repairs need to be made to the gas line, you'll need to know where the gas shut-off is located.





(2) With the presence of any gas-powered appliances in the home, recommend installation of at least two carbon monoxide detectors with loud alarms -- one or more near (but not on top or in front of) the gas appliances and hot water heater and one in the sleeping areas 5 feet from the floor for safety. Recommend testing and changing the batteries in your carbon monoxide detectors when you test and change the batteries in the smoke detectors.





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

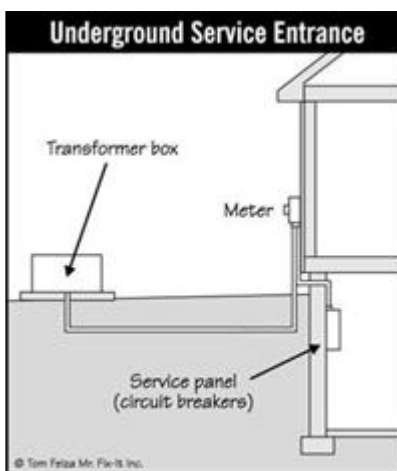
Electrical Service Conductors: Below ground Copper 220 volts	Electrical Service Capacity: 200 amps	Electrical Panel Type: Circuit breakers
Electrical Panel Capacity: 200 AMP	Electric Panel Brand: CUTLER HAMMER	Branch Wire 15 and 20 AMP: Copper
Wiring Methods: Romex (NMC)	GFCI: Kitchen, Bathrooms, Outside, Garage	AFCI: AFCI in the bedrooms

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 located on the side of the home and are in good working condition



8.1 LOCATION OF MAIN ELECTRICAL PANEL(S) & SUB-PANEL(S)

Comments: Inspected, Good Condition

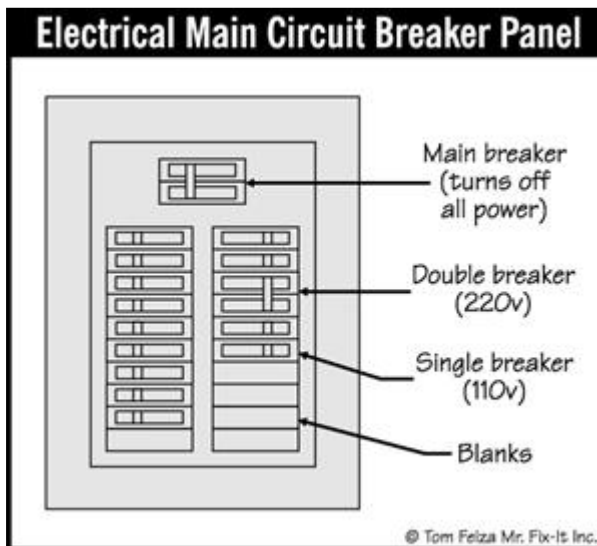
The main electrical panel is located in the garage.



8.2 MAIN POWER SHUT-OFF

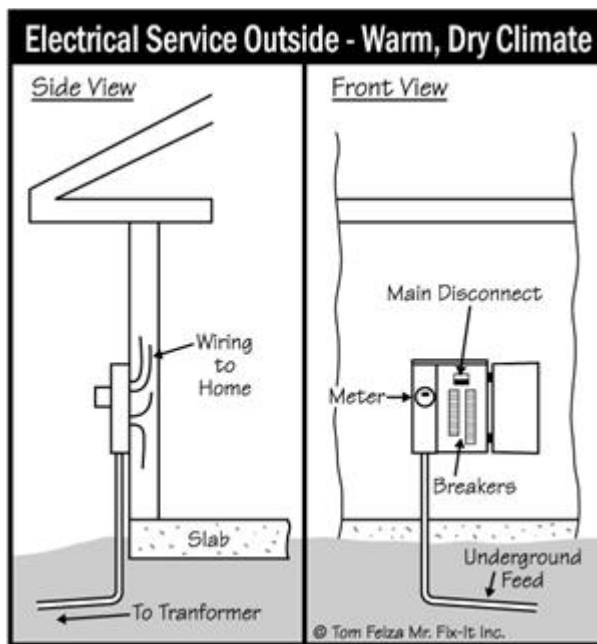
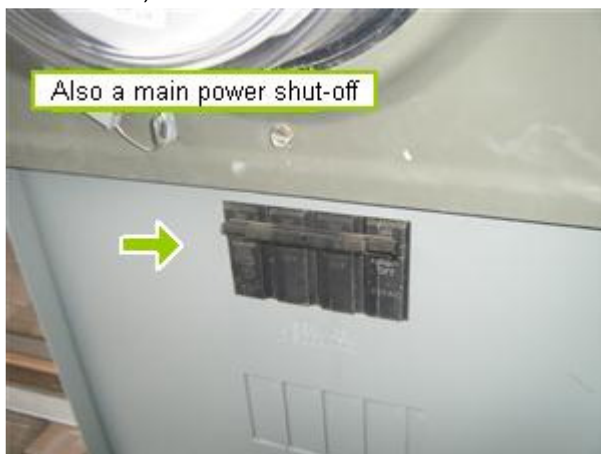
Comments: Inspected, Good Condition

(1) Observed the main electrical disconnect (also called a main breaker) is on located on the main 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

(2) Please note there is a second main electrical disconnect (also called a main breaker) located next to the electrical meter outside.



E019

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

Comments: Inspected, Good Condition

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



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

Comments: Inspected, Good Condition

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

Comments: Inspected, Good Condition

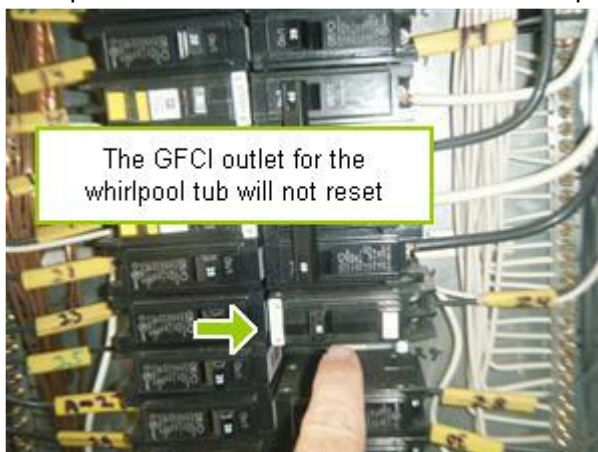
8.6 ELECTRICAL OUTLETS -- OPERATION, GROUNDING & POLARITY

Comments: Inspected, Good Condition

8.7 GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

Comments: Inspected, Good Condition, Minor Repairs

(1) Observed that the GFCI outlet for the whirlpool tub will not reset (which is found in the electrical panel) -- this means the whirlpool has no power. Recommend having the builder replace the GFCI breaker so the tub has power and GFCI trips and resets and it should.



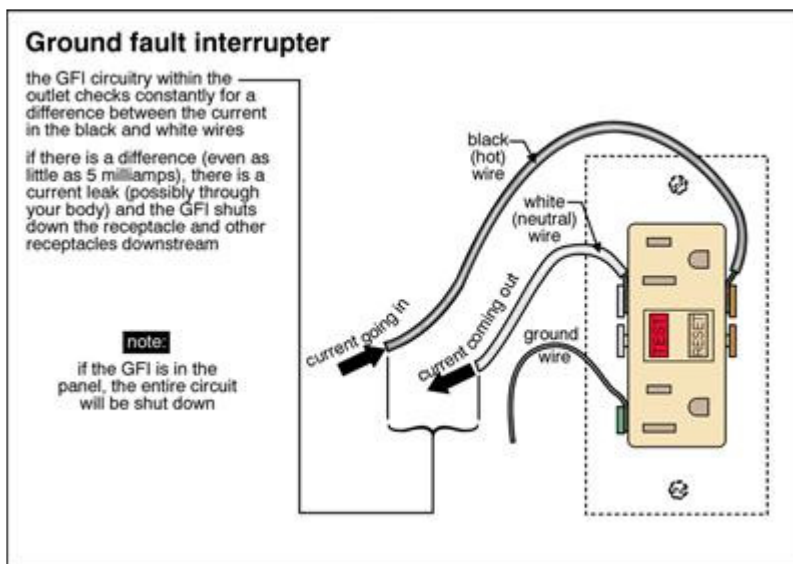
(2) For your reference, GFCI's are electrical outlets which have a modern 'circuit breaker' safety feature built-in.

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.

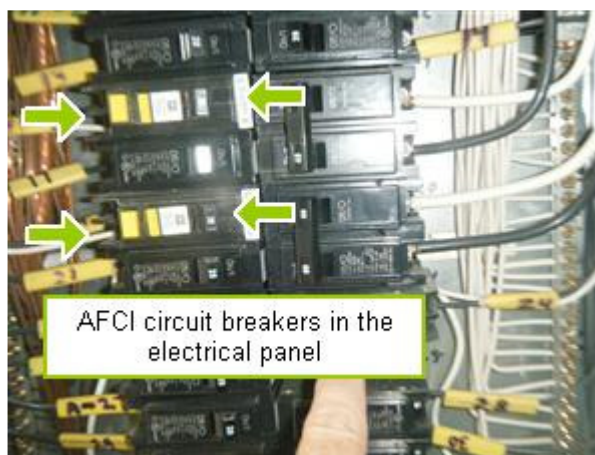
Here's how it may work in your house. Suppose a bare wire inside an appliance touches the metal case. The case is then charged with electricity. If you touch the appliance with one hand while the other hand is touching a grounded metal object, like a water faucet, you will receive a shock. If the appliance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

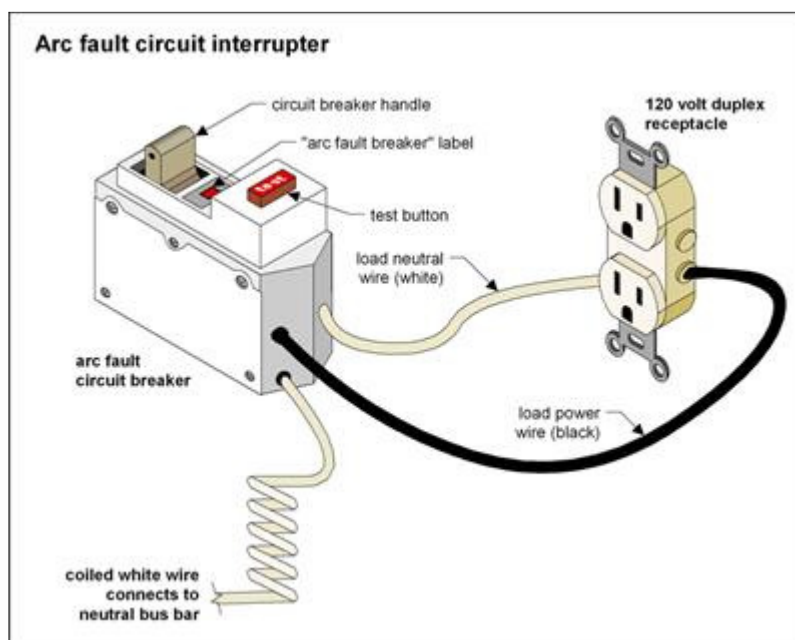


8.8 ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S)

Comments: Inspected, Good Condition

Observed that this home has Arc Fault Circuit Interrupters (AFCI's) -- a new safety device designed to prevent fire hazards. In contrast, GFCIs are designed to prevent electric shock hazards.

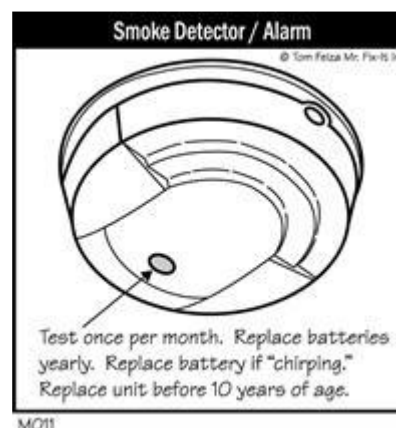
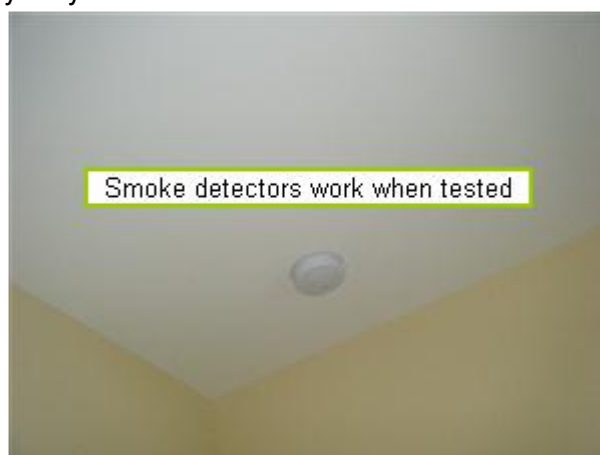




8.9 SMOKE DETECTORS

Comments: Inspected, Good Condition

Observed that this home has smoke detectors which activated when tested. Recommend replacing the batteries in your smoke detectors every six months. Also, suggest testing the detectors every 30 days by pushing the test button. Smoke detectors should be replaced every 10 years.



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 not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Heating & Cooling

Styles & Materials

Type of Heating System: Heat Pump (also provides cool air)	Energy Source (heating): Electric	Number of Heat Systems: One
Heating Equipment Brand: CARRIER	Age of the Heating Equipment: 3 Years old	Heat System Exhaust: Not needed on a Heat Pump
Ductwork: Insulated	Filter Type: Disposable	Filter Size: 14x14 14x30
Number of Working Fireplaces: None	Type of Fireplace(s): None	Chimney or Flue: None
Type of Cooling System: Heat Pump (also provides warm air)	Energy Source (cooling): Electricity	Cooling Equipment Brand: BRYANT
Age of the Cooling Equipment: 3 Years old	Number of AC Only Units: One	

Inspection Items

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

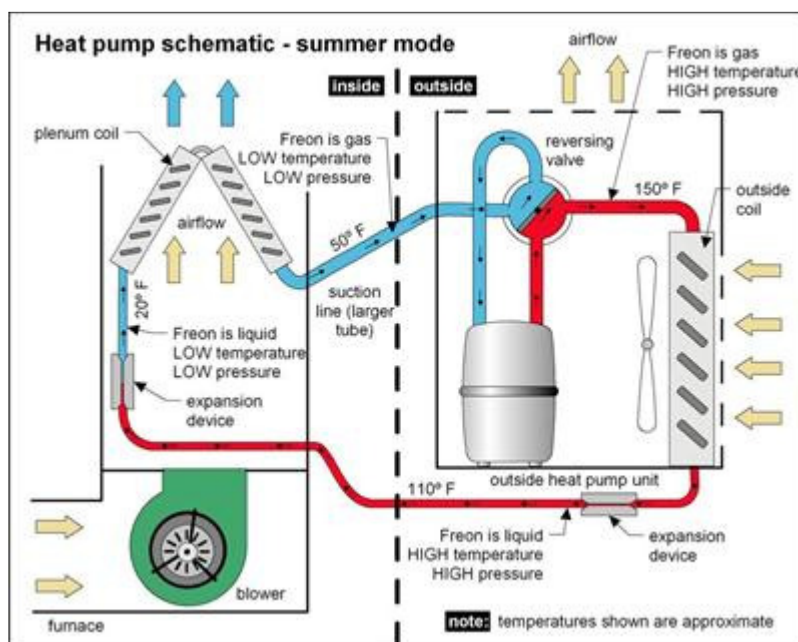
Comments: Inspected, Good Condition, Minor Repairs

(1) Observed that this home has a heat pump system consisting of an outdoor a/c compressor and an indoor air handler which work together to heat and cool the home. Both pieces of equipment are 3 years old. 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)

For your reference, 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 32° Fahrenheit day still produces enough heat to warm a home via a heat pump.



(3) 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.

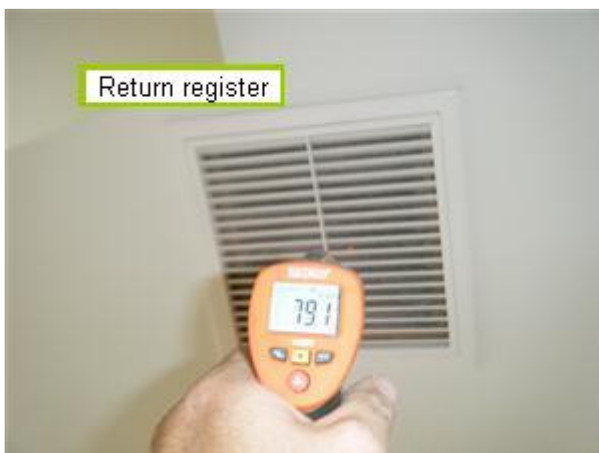


9.1 HOW THE HVAC SYSTEM WORKS WHEN TESTED

Comments: Inspected, Good Condition

(1) When tested, it appears that the air conditioning for the home is working well. For your reference, there should be at least a 14 degree difference between the air at the return air register and where the cooled air enters the home from the supply air register to indicate normal functioning. In this case, there was a 29 degree difference.

Please note the heat was not tested since the outside temperature was above 65 degrees to prevent possible damage to the compressor. It is likely that the heat is also working well.

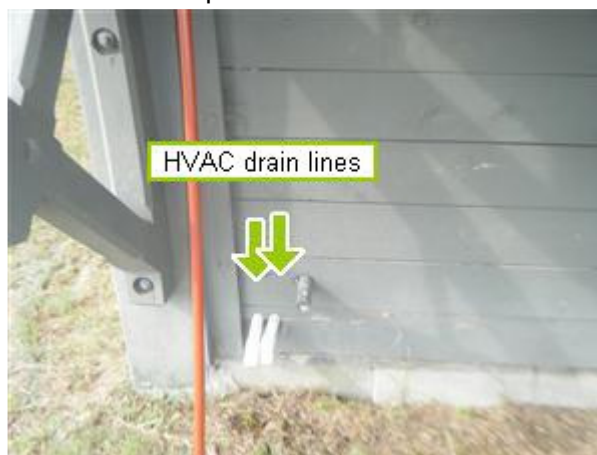


(2) In the summer months, a ceiling fan can cool you off up to seven degrees by creating a "wind chill" effect. As a result, you can inch the thermostat up a bit for energy savings. And for those hot, humid days of summer, there's nothing more wonderful than a cool breeze. In the winter months, run your fan in reverse (on the lowest speed) to recirculate the hot air trapped near the ceiling. This will enable you to turn the thermostat down just a tad for more energy savings. And the best part is that your ceiling fan uses only as much as energy as a 100 watt light bulb. And just as you would a light, remember to turn off the ceiling fan when you leave the room so you don't negate the energy dollars you've saved!

9.2 HVAC CONDENSATION DRAIN LINES & PAN

Comments: Inspected, Good Condition

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 a 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 and DUCTS

Comments: Inspected, Good Condition

Observed that the size of the air filters are 14 x 14 and 14 x 30. 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: Not Present

This home does not have a fireplace

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

Comments: Not Present

No chimney or flue

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 Manufacturer:
One manual	Metal- reinforced High wind resistance	N/A

Inspection Items

10.0 GARAGE CEILINGS

Comments: Inspected, Good Condition

10.1 GARAGE WALLS (including firewall separation)

Comments: Inspected, Good Condition

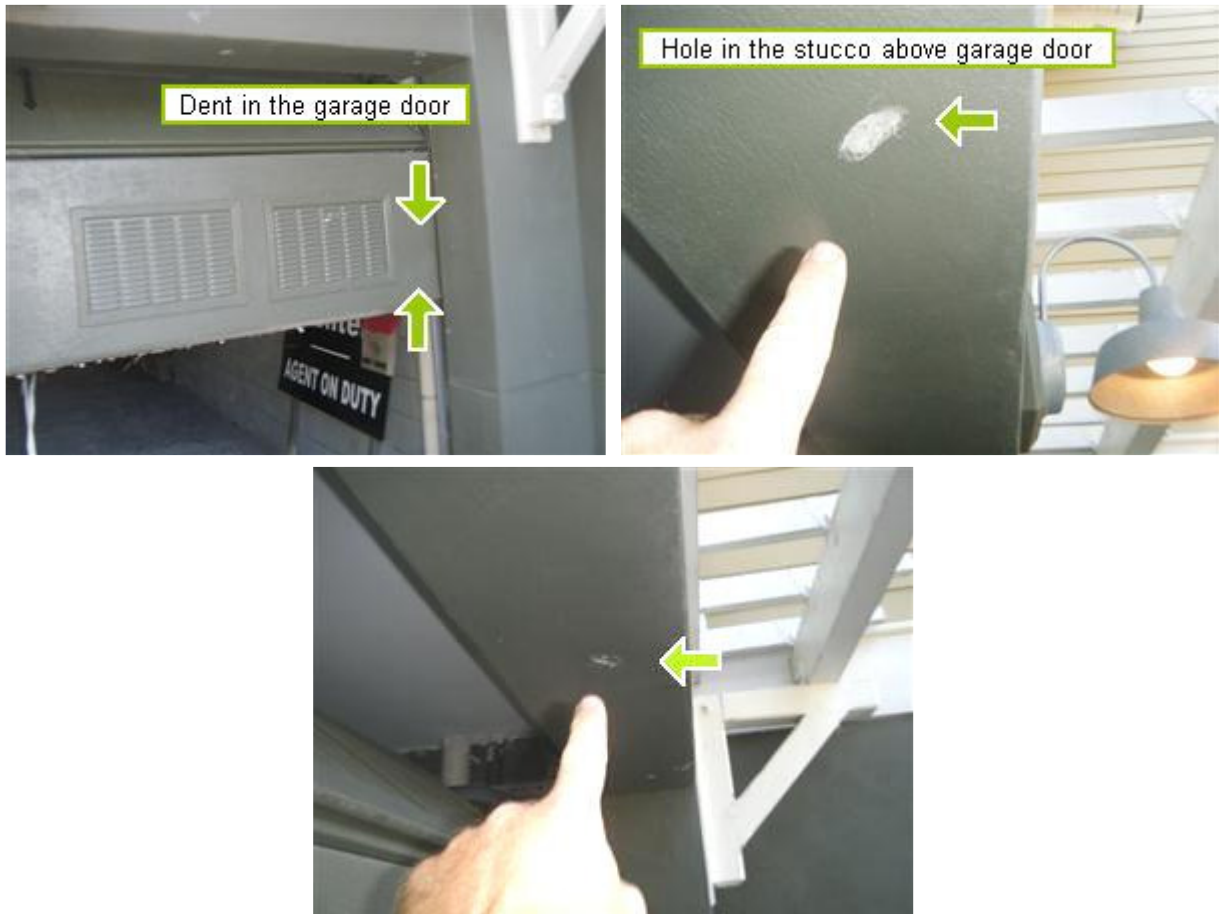
10.2 GARAGE FLOOR

Comments: Inspected, Good Condition

10.3 GARAGE DOOR (S)

Comments: Inspected, Good Condition, Minor Repairs

Upon my return visit to the home to inspect the plumbing system on 9/20, observed that there is a dent in the bottom panel of the garage door on each side. Also, there are two holes in the stucco above the garage door. Recommend having a contractor make the needed repairs to the door and stucco.



10.4 DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected, Good Condition

10.5 AUTOMATIC GARAGE DOOR OPENER(S)

Comments: Not Present

10.6 GARAGE ROOF

Comments: Not Present

11. Inspector's Recap:

Inspection Items

11.0 Overall, this townhouse is in GOOD condition
Comments:

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