



Home Inspection Report

Prepared for: John Porch
Date: 9/27/2010



Property address: 4500 Beachcomber Lane
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 seller attend inspection?:
Yes

Dwelling type:
Single Family

Style of home:
Traditional

Is it new construction?:
No

When was the home built?:
2005

Age of home:
5 years old

Square footage:
2178

Weather:
Clear Hot and Humid

Outside temperature:
around 90 degs

Has it rained in the last 3 days?:
Yes

Was electricity on?:
Yes

Was water service on?:
Yes

Was gas on?:
Yes

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

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

Bedrooms:
4

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.

10. Inspector's Recap:

10.0 Overall, that this home 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 home was well built in 2005 and has been very nicely maintained.

Overall, this house 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.

5. Interiors

5.6 WINDOWS

Inspected, Good Condition, Minor Repairs

Observed that there is a thermal-insulated window in the second floor bedroom at the front of the home near the door to the balcony which has a broken seal causing it to have a cloudy appearance. 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. Unfortunately, this cannot be repaired. Recommend having a contractor replace the window so that it again has a clear view to the outside and is insulated to help conserve energy.

9. Heating & Cooling

9.5 AIR FILTERS and DUCTS

Inspected, Good Condition, Minor Repairs

(1) As viewed from inside the crawlspace, observed that a section of the covering for the main air duct from the outdoor gas pack is damaged and has resulted in excess condensation in this area. Please note there was no air leak noted at the time of the inspection. Recommend having an HVAC repairman properly seal the outer covering of this duct for energy savings and to help stop excess condensation.

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.

4. Insulation & Ventilation

4.4 INSULATION UNDER THE FLOOR (inside the crawlspace)

Inspected, Good Condition, Maintenance and Safety

(2) Observed that one or more sections of the insulation under the floor in the crawlspace has fallen (due to humidity). For your reference, insulation which is hanging down acts as a curtain and blocks the flow of air through the crawlspace, thus reducing ventilation. Again, ventilation is important to help keep the crawlspace as dry as possible to preserve the structural integrity of the wood and masonry components which comprise the foundation. Recommend having an insulation contractor or handyman remove the moist insulation to promote good air flow and installing new insulation in its place, as desired.

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.

9. Heating & Cooling

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

Inspected, Good Condition, Maintenance and Safety

(4) Observed that the dryer vent is located very close to the outdoor a/c unit -- this can clog the HVAC unit with lint and the extra heat (from the dryer vent) can reduce the a/c unit's efficiency and hinder performance. Recommend having a contractor relocate the dryer vent so that it is at least 3 feet away from the a/c unit.

1. Roofing

Styles & Materials

Roof Covering:
Architectural

Viewed roof covering from:
Binoculars/ Zoom Lens
Ground

Age of Roof:
5 Years Old

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

Sky Light(s):
None

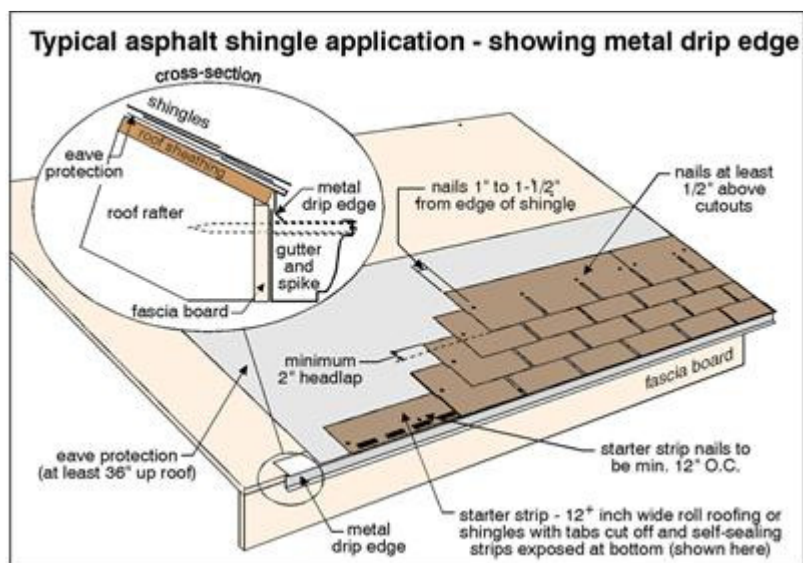
Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected, Good Condition

Observed that this home has architectural shingles which are estimated to be 5 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.

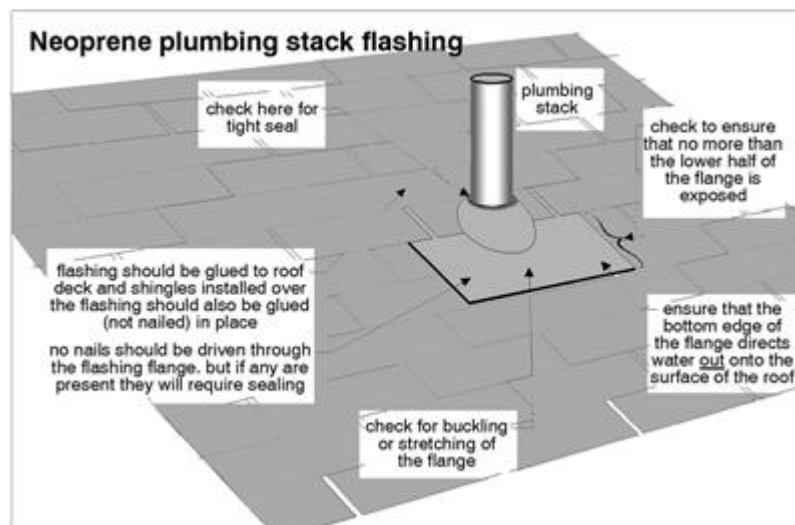
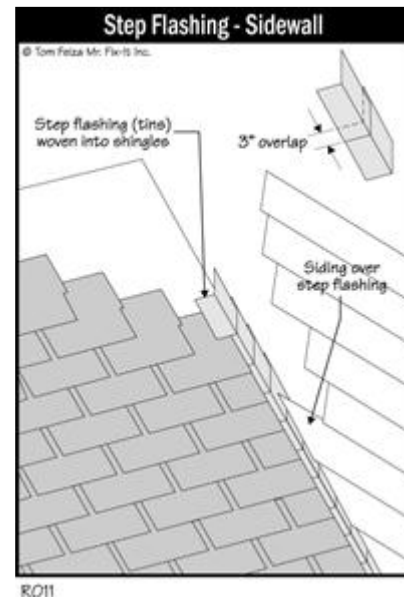




1.1 FLASHINGS

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: Inspected, Good Condition

Observed that there are gutters all the way around this house. 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 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:
Cement-Fiber

Exterior Entry Doors:
Wood
Steel
Insulated glass

Appurtenance:
Covered porch

Driveway:
Concrete
Old Fashion Concrete and Grass

Inspection Items

2.0 SIDING (Wall Cladding), FLASHING & TRIM

Comments: Inspected, Good Condition

(1) 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) Please note the entire crawlspace has been sealed with a steel screen to keep out pests. This was done buy the home seller, very nice.



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: Block Piers Method used to observe crawlspace: Crawled Roof Structure: 2 X 6 Rafters Lateral bracing Common board Plywood Sheathing Attic info: Pull Down stairs Light in attic	Columns or Piers: Masonry block Wall Structure: Wood, not visible due to wall covering Roof-Type: Gable Roof to Wall Connection: Clips (Example Simpsons Strong ties)	Floor Structure: Wood joists Ceiling Structure: Not visible Method used to observe attic: Limited accessibility Crawled, limited access
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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 home's foundation is a system of cement block piers and has a lattice skirting (wall) which encloses the crawlspace. For your reference, the goal is to keep the crawlspace as dry as possible to protect/preserve the structural integrity of the wood and masonry which comprise the foundation. For your reference, wood which has a moisture content of 20% or more (from direct contact with moisture or from a very humid environment) conditions are ripe for the growth of mold/mildew, the decay fungi which leads to wood rot and termites. When rot sets, the wood loses its structural integrity and the rot can spread if not corrected. In most cases, installation of gutters to divert rain water away from the foundation, a vapor barrier on the ground to reduce moisture vapor along with good ventilation in the crawlspace are usually enough to keep moisture content below 20%.



3.1 COLUMNS, PIERS or PILES

Comments: Inspected, Good Condition

Observed that the piers are in good condition. For your reference, columns/piers are an

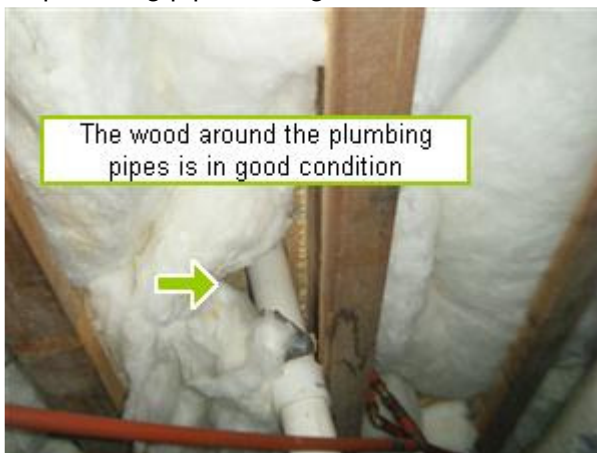
important structural component of the foundation. Their purpose is to transfer loads from beams down through the footings to the soil.



3.2 FLOORS (Structural)

Comments: Inspected, Good Condition

As viewed from inside the crawlspace, the wood (sub-floor and floor joists) around the plumbing pipes is in good condition.



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

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



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- 38 Fiberglass, Blown

Exhaust Fans:
Fan only

Ventilation:
Ridge vents, soffit vent

Dryer Power Source:
220 Electric

Floor System Insulation:
Batts

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-38 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

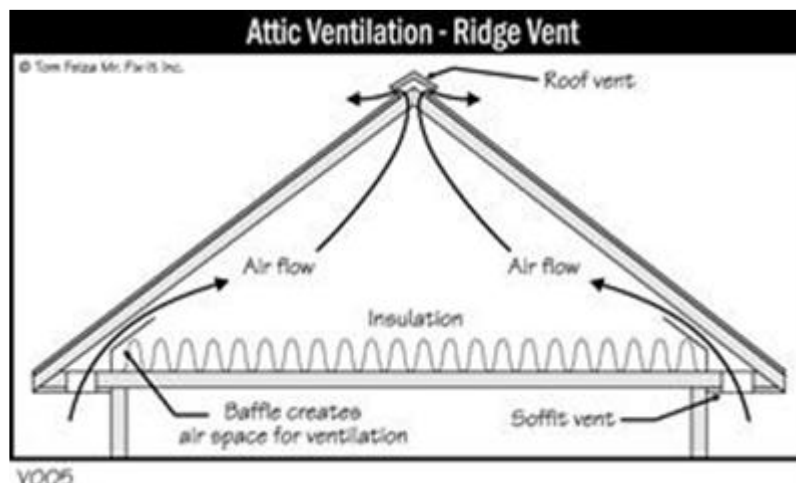
Due to the high humidity in the Charleston area, vapor barriers are not installed in attics since they hold in moisture which would deteriorate the roofing materials.

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.

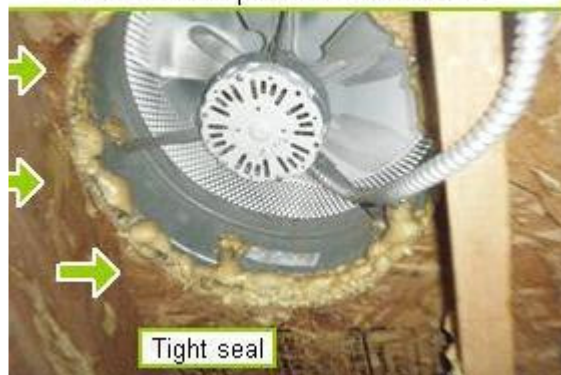


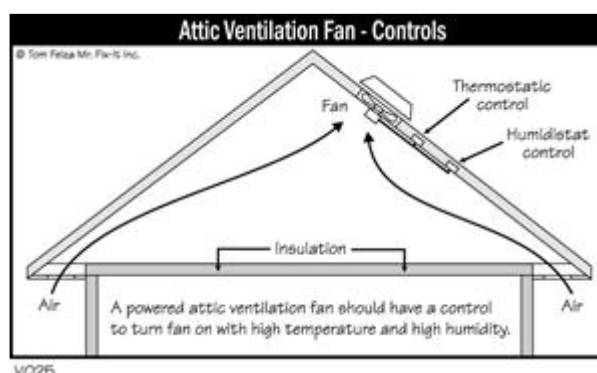
4.3 VENTILATION FANS & THERMOSTATIC CONTROLS (attic)

Comments: Inspected, Good Condition

Observed that there is also a thermostatically-controlled vent fan to help with attic ventilation. For your reference, this type of fan helps to increase the overall comfort of your home while reducing the cost of air conditioning and wear on your system. Additionally, it helps to minimize heat and moisture in this space and fights the growth of mold and mildew.

There is also a thermostatically-controlled vent fan to help with attic ventilation





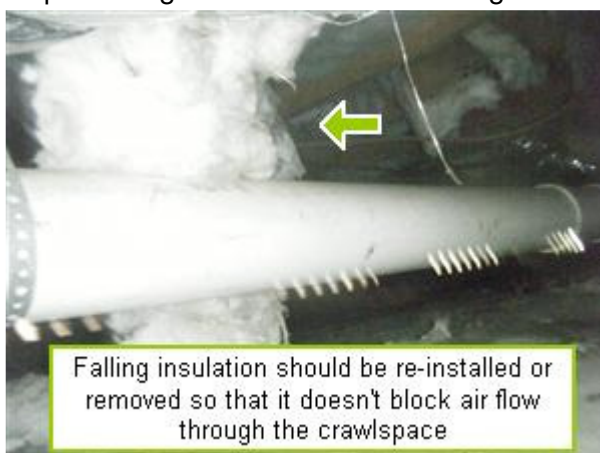
4.4 INSULATION UNDER THE FLOOR (inside the crawlspace)

Comments: Inspected, Good Condition, Maintenance and Safety

(1) Observed that the floor system is insulated -- a positive. Up to 25% of energy can be lost through a non-insulated floor.



(2) Observed that one or more sections of the insulation under the floor in the crawlspace has fallen (due to humidity). For your reference, insulation which is hanging down acts as a curtain and blocks the flow of air through the crawlspace, thus reducing ventilation. Again, ventilation is important to help keep the crawlspace as dry as possible to preserve the structural integrity of the wood and masonry components which comprise the foundation. Recommend having an insulation contractor or handyman remove the moist insulation to promote good air flow and installing new insulation in its place, as desired.

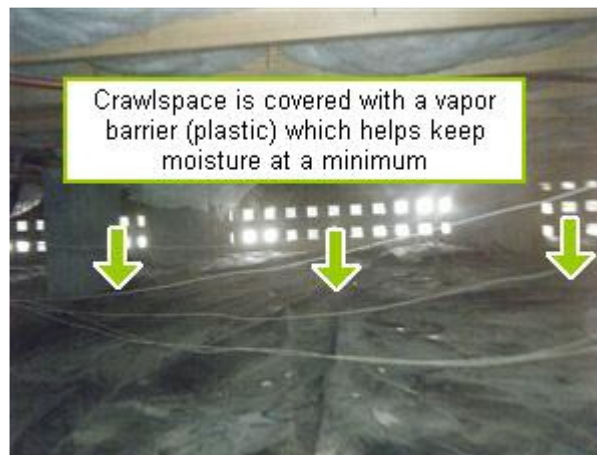


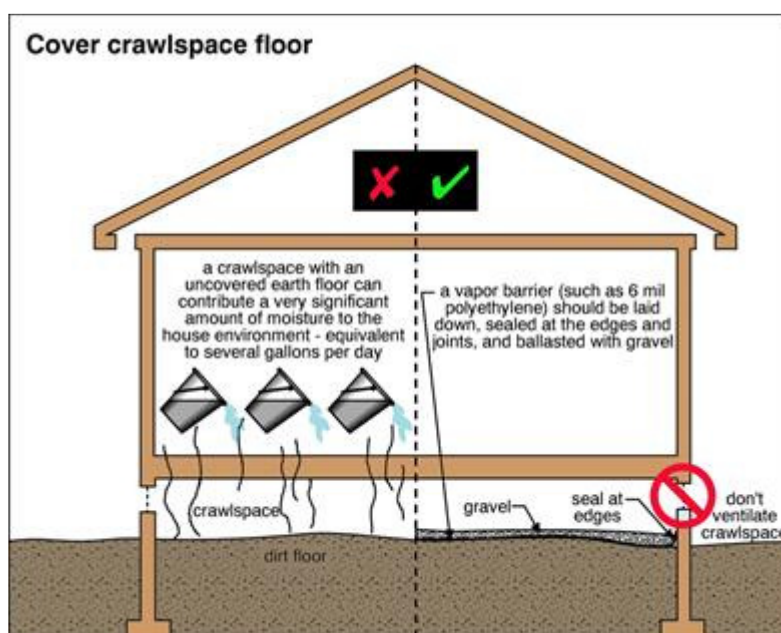


4.5 VAPOR BARRIER (on the crawlspace ground)

Comments: Inspected, Good Condition

Observed that this home has a vapor barrier (plastic) on the ground in the crawlspace and it is in good condition. For your reference, a vapor barrier helps to keep moisture and dampness in the crawlspace at a minimum to preserve the condition of the wood and masonry components that comprise the foundation. Additionally, it helps prevent the house from smelling musty. When there is excess moisture in the crawlspace, conditions are ripe for the growth of mold and mildew, the decay fungi which leads to wood rot and wood-eating insects.

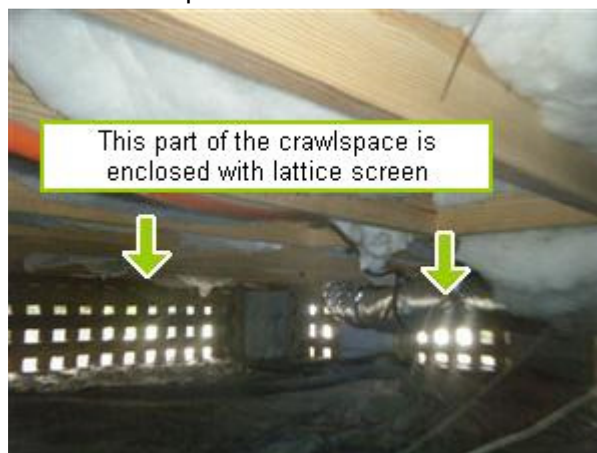




4.6 FOUNDATION VENTILATION

Comments: Inspected, Good Condition

Observed that the crawlspace is partially enclosed with lattice screen and the rest has foundation vents -- this helps keep the crawlspace as dry as possible to protect the structural integrity of the wood and masonry components which comprise the foundation.

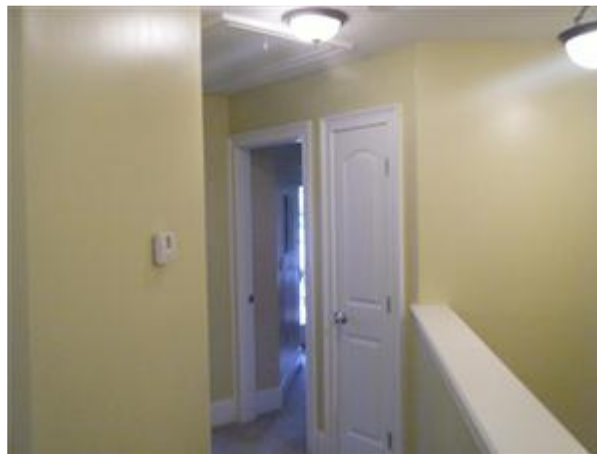
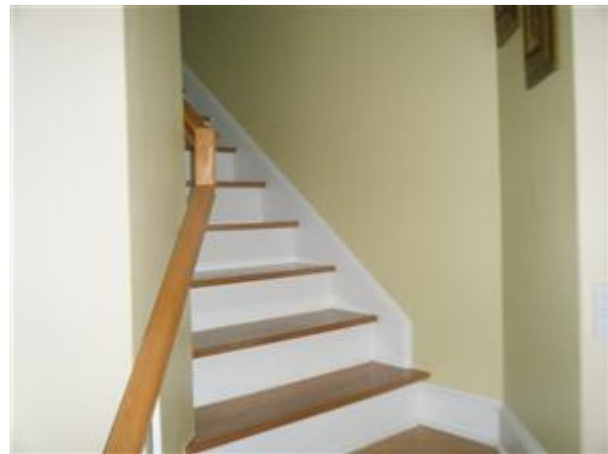


4.7 VENTING SYSTEMS (Kitchens, Baths & Laundry)

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 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:
Masonite
Raised panel

Floor Covering(s):
Hardwood T&G
Tile
Carpet

Window Types:
Thermal Insulated single-hung , Tilt Feature

Cabinetry:
Factory made box cabinets
Wood

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

(1) Observed that this home has granite countertops which did not have any 'hot spots' (high gamma radiation readings) when tested for the possible presence/emission of radon gas.



(2) 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 to 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, Minor Repairs

Observed that there is a thermal-insulated window in the second floor bedroom at the front of the home near the door to the balcony which has a broken seal causing it to have a cloudy appearance. 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. Unfortunately, this cannot be repaired. Recommend having a contractor replace the window so that it again has a clear view to the outside and is insulated to help conserve energy.



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:** GENERAL ELECTRIC **Exhaust/Range Hood Type and Brand:** Built in Microwave/Exhaust vent / RE-CIRCULATE FRIGIDAIRE

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

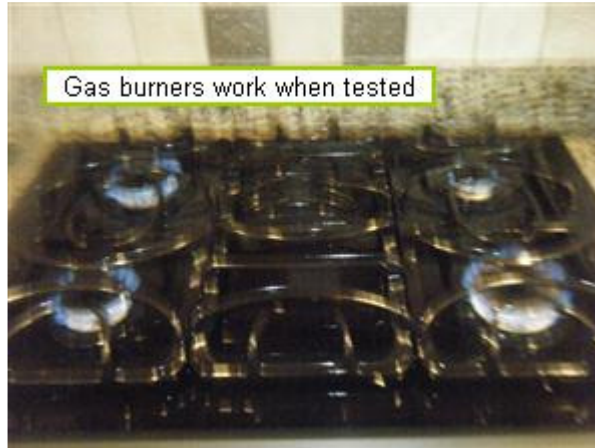
Comments: Inspected, Good Condition

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 gas oven and cooktop appear to be working well -- 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.



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: Inspected, Good Condition

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.

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.

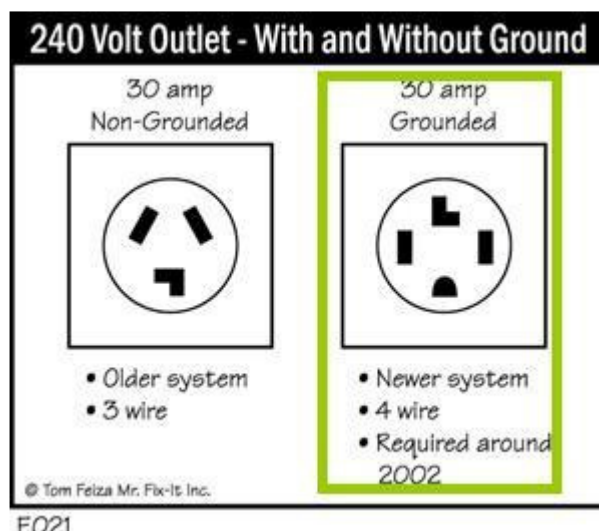
You can use a mixture of soap and water, but if you have hard water or don't remove the soap completely you can leave behind streaks and water marks. The best way to remove fingerprints is to use another item found in most kitchens - olive oil (and even baby oil will work!). Olive oil will remove fingerprints 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.



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	Plumbing Water Supply (into home): Not visible Pex	Plumbing Water Distribution (inside home): PEX
Washer Drain Size: 2" Diameter	Plumbing Waste: PVC	Plumbing Vent: PVC
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Brand: CRAFTMASTER
Age of the Water Heater: 5 Years old	GAS: CITY GAS LINE	

Inspection Items

7.0 PLUMBING -- DRAIN, WASTE & VENT SYSTEMS

Comments: Inspected, Good Condition

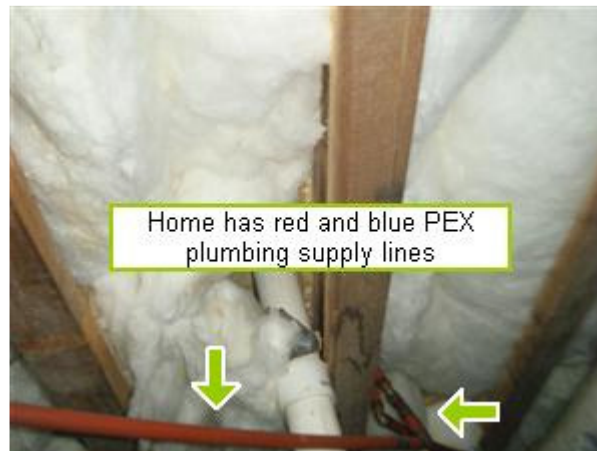
7.1 PLUMBING -- WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

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 the gas water heater, located in the attic, is estimated to be 5 years old. For your reference, the average hot water heater can generally last up to 12 years and possibly longer. Please note there are two drain lines for the hot water heater on the back of the house -- one is for the drain pan, the other is for the TPR valve. If you notice either of these lines dripping, suggest having a plumber evaluate to determine the cause of the drainage -- repairs may be needed.





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.

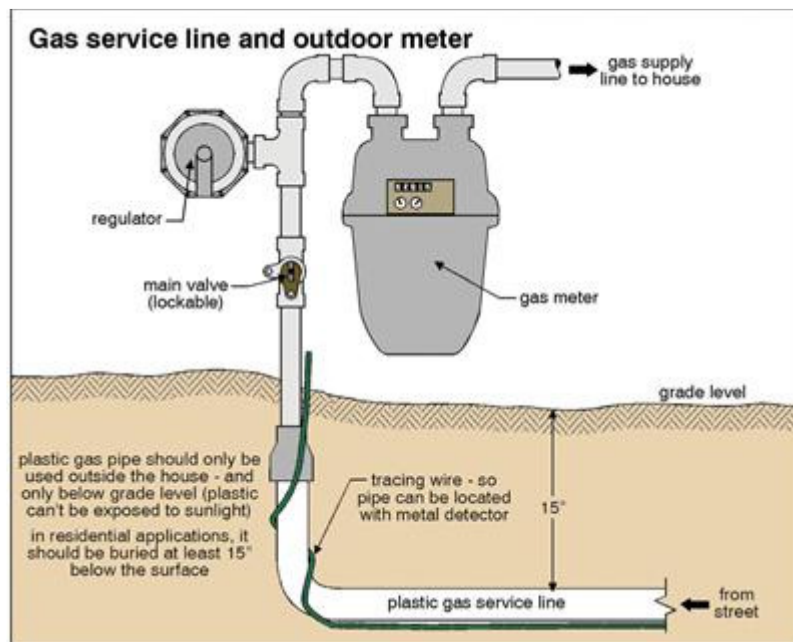
7.4 GAS STORAGE & DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected, Good Condition

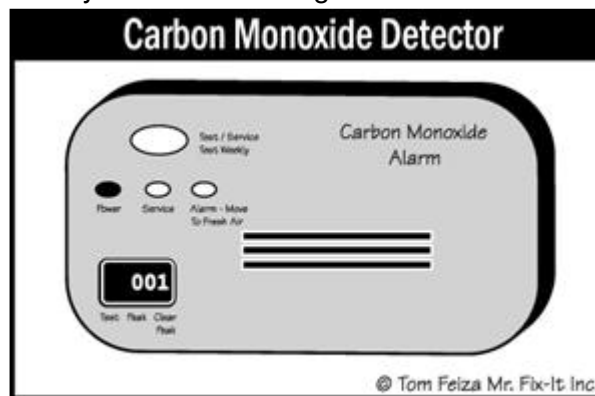
7.5 MAIN GAS SHUT-OFF

Comments: Inspected, Good Condition, Maintenance and Safety

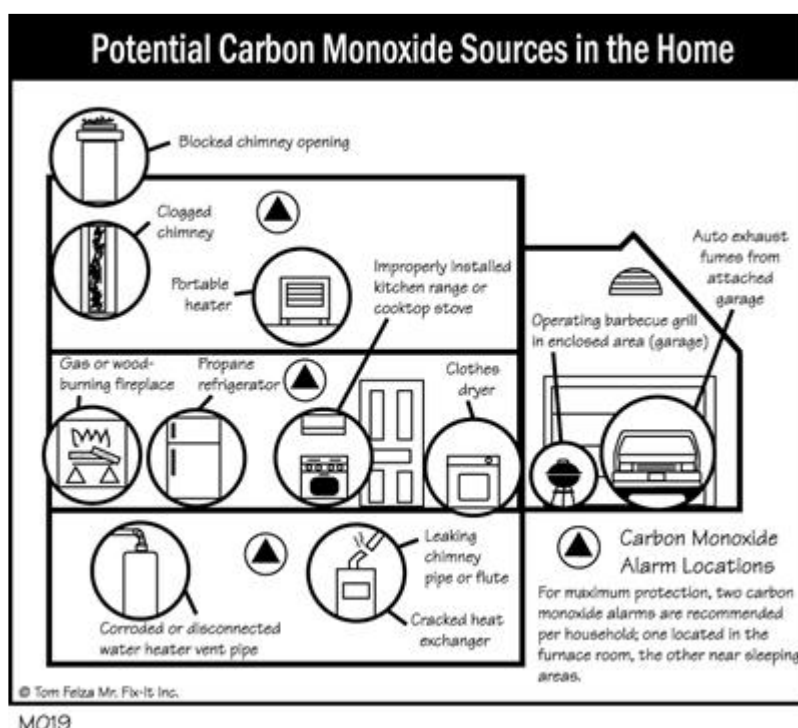
(1) The main fuel/gas shut-off is located at the gas meter outside. In the event that repairs need to be made to the gas line, you'll need to know where the gas shut-off is located.



(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.



M020



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

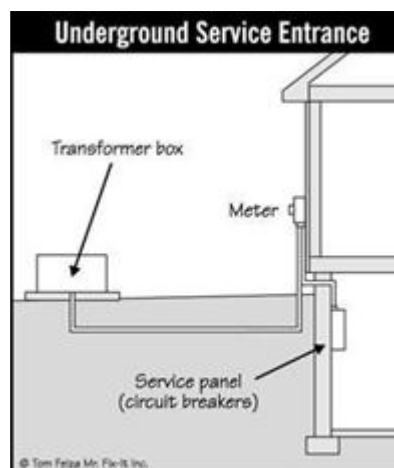
Electrical Service Conductors: Below ground Copper 220 volts	Electrical Service Capacity: 200 amps	Electrical Panel Type: Circuit breakers
Electrical Panel Capacity: 200 AMP	Electric Panel Brand: CUTLER HAMMER	Branch Wire 15 and 20 AMP: Copper
Wiring Methods: Romex (NMC)	GFCI: Kitchen, Bathrooms, Outside,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

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

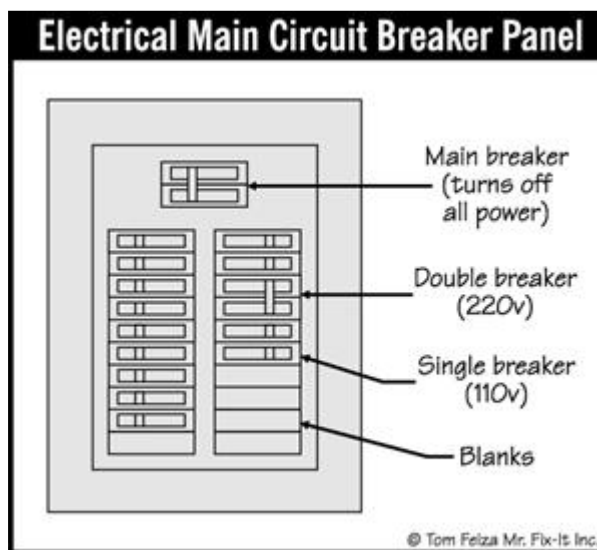
The main electrical panel is located in the hallway.



8.2 MAIN POWER SHUT-OFF

Comments: Inspected, Good Condition

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

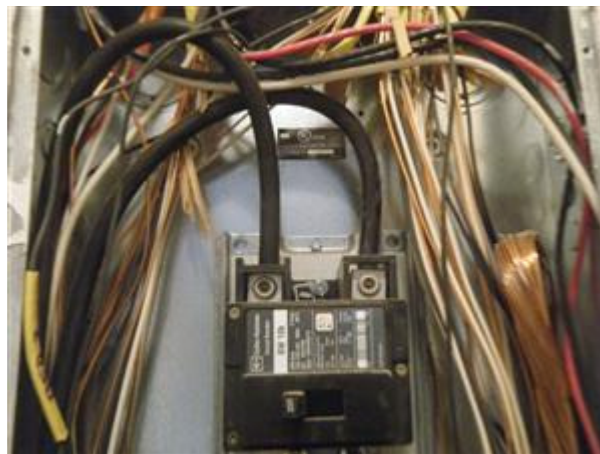
8.3 OVERALL CONDITION OF MAIN ELECTRICAL PANEL(S) & SUB-PANEL(S)

Comments: Inspected, Good Condition

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



The inside of the electrical panel appears to be 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)

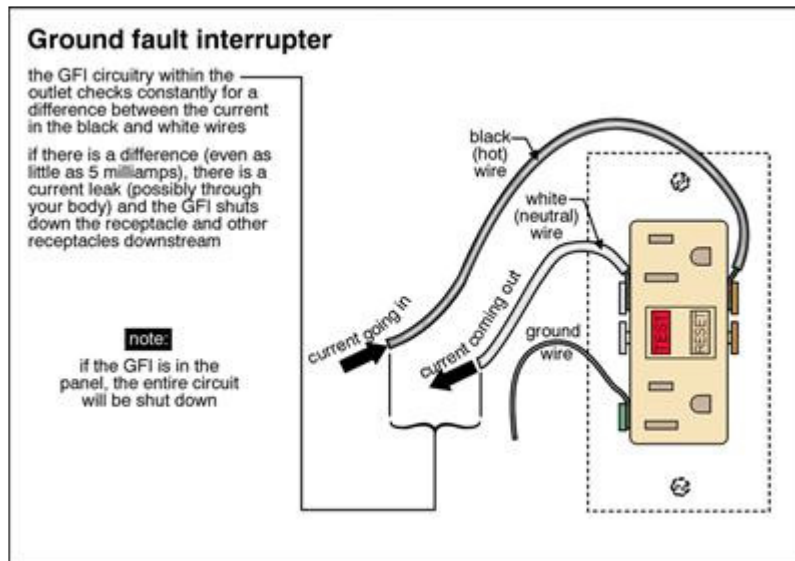
Comments: Inspected, Good Condition

Observed that this home has GFCI electrical outlets in the proper locations. For your reference, 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.

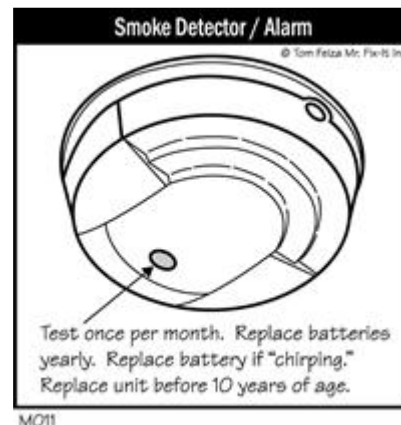
Here's how it may work in your house. Suppose a bare wire inside an appliance touches the metal case. The case is then charged with electricity. If you touch the appliance with one hand while the other hand is touching a grounded metal object, like a water faucet, you will receive a shock. If the appliance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



8.8 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.



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)
Gas Pack (Gas Furnance/ AC unit
combo)

Energy Source (heating):

Electric
Gas

Number of Heat Systems:

Two

Heating Equipment Brand:

GOODMAN

Age of the Heating Equipment:

5 years old

Heat System Exhaust:

Not needed on a Heat Pump
Out door unit has a smiple
vent

Ductwork:

Insulated

Filter Type:

Disposable

Filter Size:

(Two filters)
14 X 24

Number of Working Fireplaces:

One

Type of Fireplace(s):

Metal insert
Solid Fuel

Chimney or Flue:

Metal Pipe

Type of Cooling System:

Heat Pump (also provides warm air)
Gas Pack (Gas Furnance/ AC unit
combo)

Energy Source (cooling):

Electricity

Cooling Equipment Brand:

GOODMAN

Age of the Cooling Equipment:

5 Years old

Number of AC Only Units:

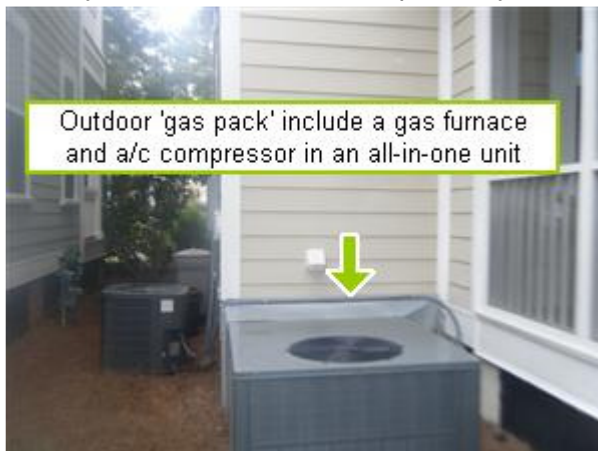
Two

Inspection Items

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

Comments: Inspected, Good Condition, Maintenance and Safety

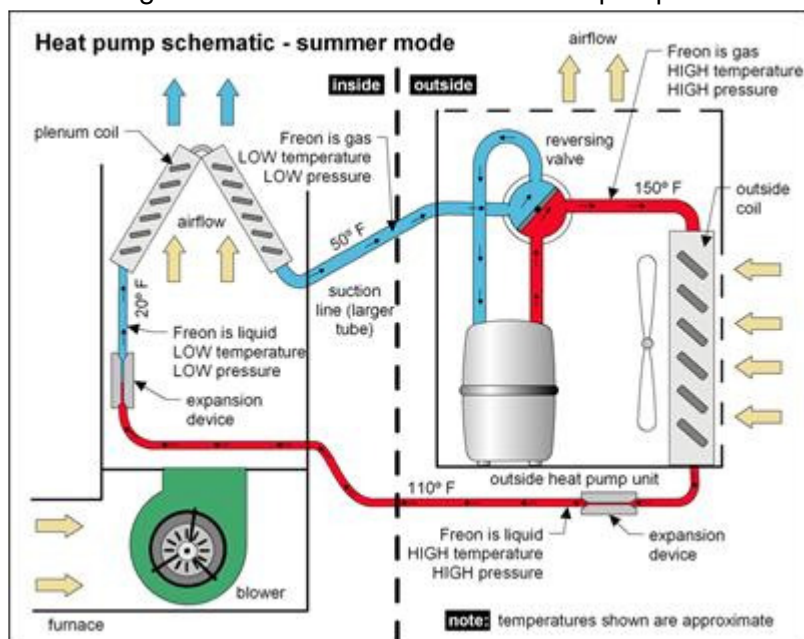
(1) Observed that this home has a heat pump which consists of an outdoor compressor and an indoor air handler to heat and cool the upstairs. Also, there is a forced air gas furnace and an outdoor a/c compressor in an all-in-one unit outside called a 'gas pack' to heat and cool the downstairs. All equipment is estimated to be 5 years old and in good condition. For your reference, gas furnaces generally last between 15 and 20 years, outdoor compressors up to 15 years and air handlers up to 20 years and all often longer with good maintenance.





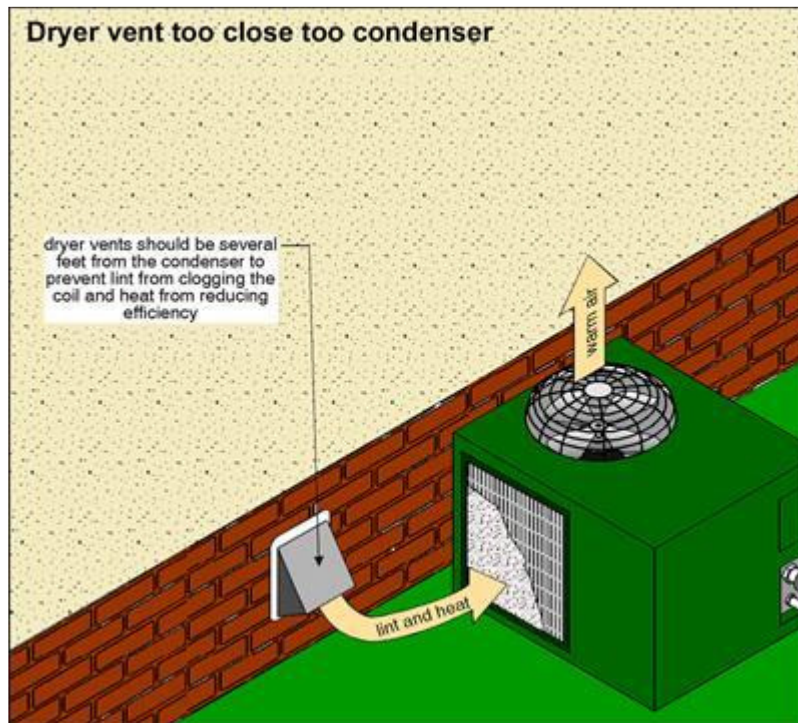
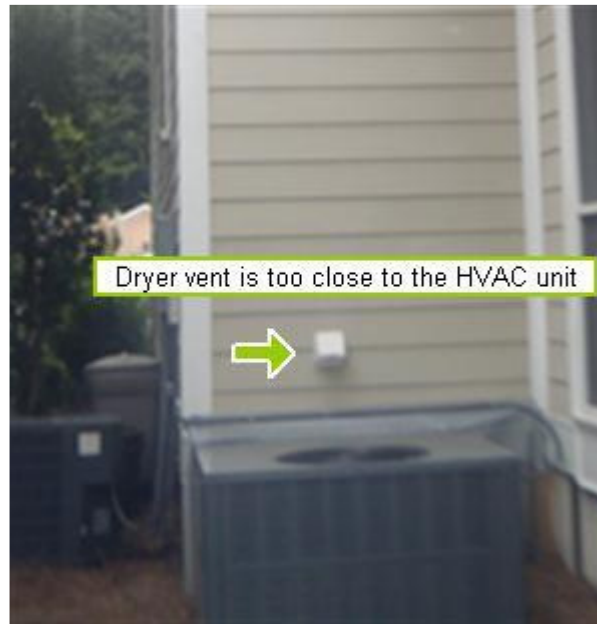
(2)

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 HVAC units have been regularly serviced, very nice.

(4) Observed that the dryer vent is located very close to the outdoor a/c unit -- this can clog the HVAC unit with lint and the extra heat (from the dryer vent) can reduce the a/c unit's efficiency and hinder performance. Recommend having a contractor relocate the dryer vent so that it is at least 3 feet away from the a/c unit.

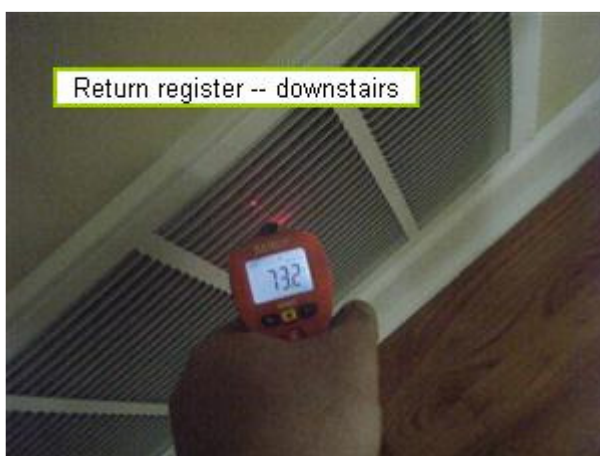


9.1 HOW THE HVAC SYSTEM WORKS WHEN TESTED

Comments: Inspected, Good Condition

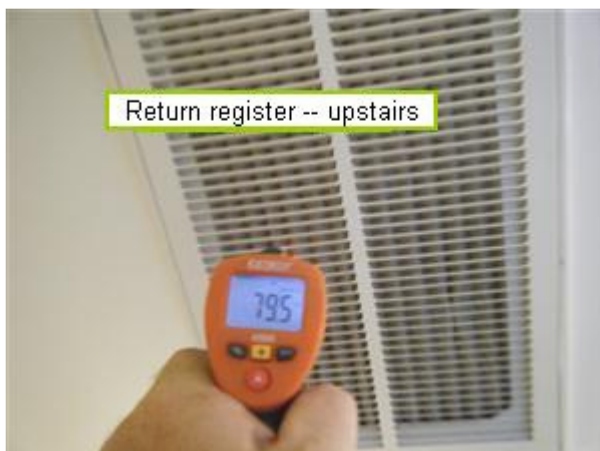
(1) When tested, it appears that the air conditioning for the downstairs is working well. For your reference, there should be at least a 14 degree difference between the air at the return air register and where the cooled air enters the home from the supply air register to indicate normal functioning. In this case, there was a 18 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) When tested, it appears that the air conditioning for the for the upstairs is working well. In this case, there was a 21 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.



(3) 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, Minor Repairs

(1) As viewed from inside the crawlspace, observed that a section of the covering for the main air duct from the outdoor gas pack is damaged and has resulted in excess condensation in this area. Please note there was no air leak noted at the time of the inspection. Recommend having an HVAC repairman properly seal the outer covering of this duct for energy savings and to help stop excess condensation.



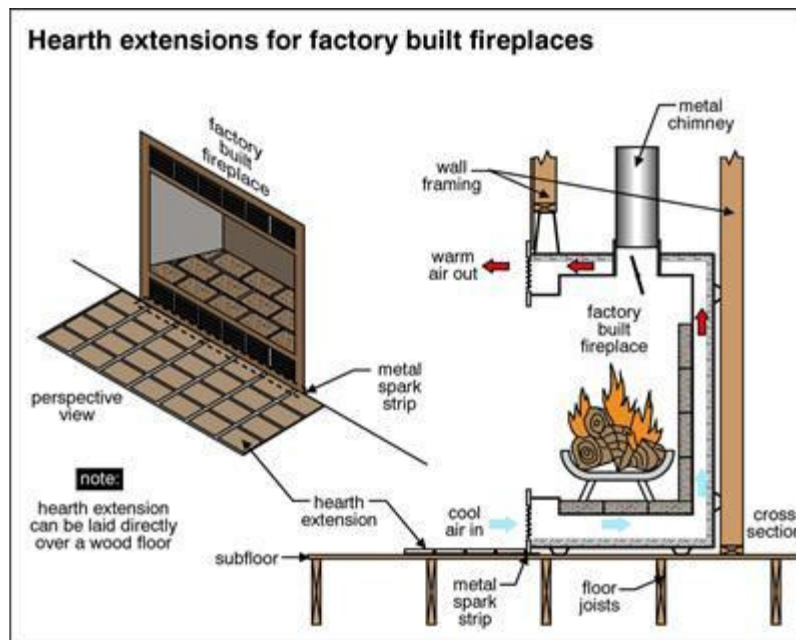
(2) Observed that the size of the air filters are 14 x 24. Recommend using an inexpensive air filter and changing it frequently - ideally once a month. An easy way to remember to change the air filter is to change it when you pay the power bill each month. For your reference, the purpose of the air filter 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. Please note the fireplace is also plumbed for gas, but it does not have gas firelogs.



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

Comments: Inspected, Good Condition

Observed that the chimney liner appears to be in good condition.



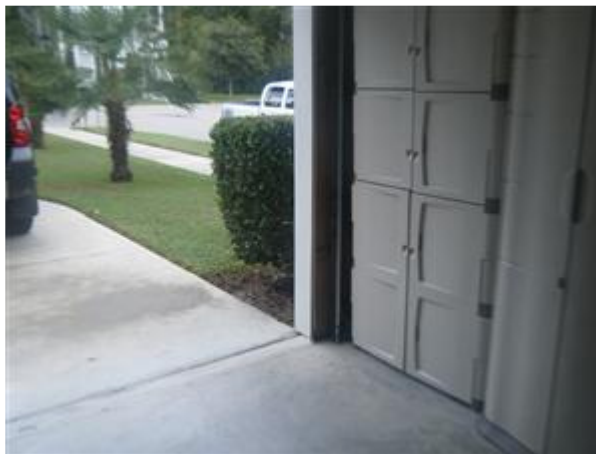
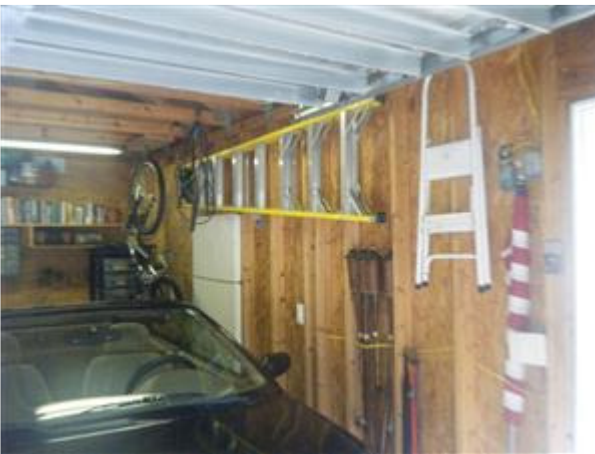
Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to heating / central air conditioning. The heating and cooling system of this home was inspected and reported on with the above information. While the inspector 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. Inspector's Recap:

Inspection Items

- 10.0 Overall, that this home is in GOOD condition**
Comments:

11. Detached Garage



Styles & Materials

Roof Covering:
Architectural

Siding Style:
Lap
Cement Fiber

Garage Door Material:
Metal- reinforced

Garage Door Type:
One automatic

Auto-opener Manufacturer:
Craftsman

Inspection Items

11.0 ROOF COVERINGS

Comments: Inspected, Good Condition

Observed that the garage roof has architectural shingles which are estimated to be 5 years old.



11.1 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Good Condition

(2) Observed that this garage has fiber-cement siding.



11.2 STRUCTURAL

Comments: Inspected, Good Condition

11.3 DOORS (Exterior)

Comments: Inspected, Good Condition

11.4 ELECTRICAL CONNECTED DEVICES AND FIXTURES

Comments: Inspected, Good Condition

11.5 Garage Door

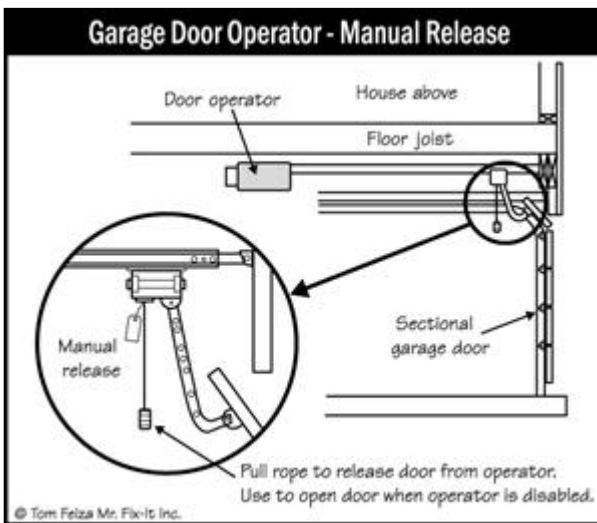
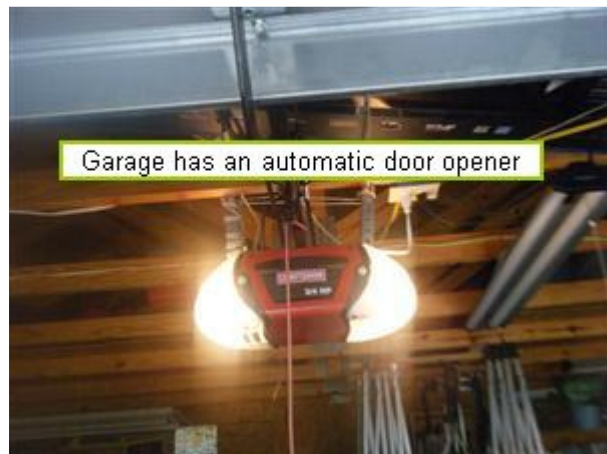
Comments: Inspected, Good Condition

11.6 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

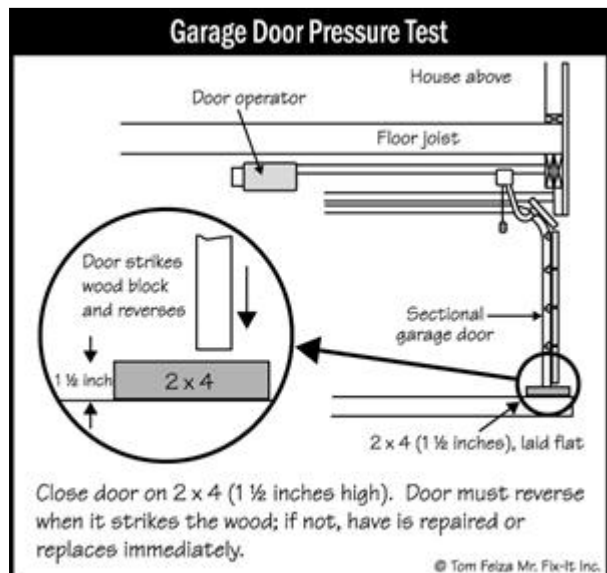
Comments: Inspected, Good Condition

Observed that this home has an automatic garage door opener in good working order. For your reference, there are three basic safety features on your garage door that should periodically be tested, ideally once a month:

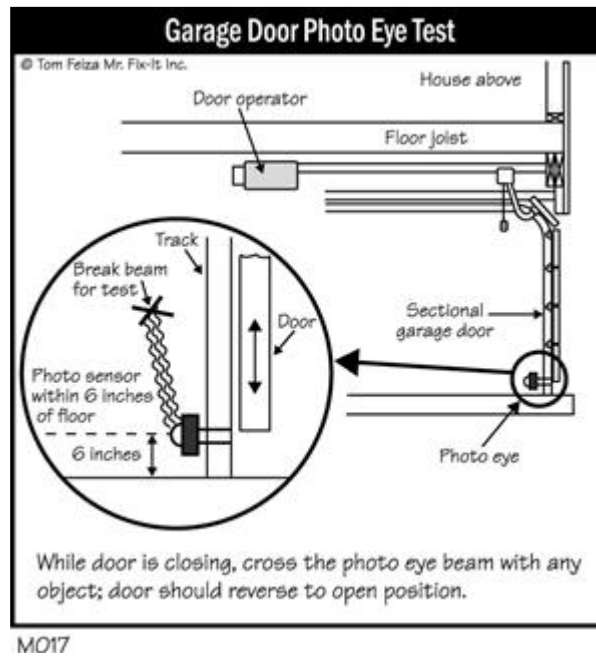
- The first safety feature that should be checked is the safety reverse/photo eye beam. This light beam should be installed at about 6 inches from the floor, and should reverse the direction of the door when the beam is broken. Be sure to refer to the installation instructions for proper mounting of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



MO15



MO16



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