



# Home Inspection Report

Prepared for: Sam Wantstosell  
Date: 12/15/2014



Property address: 6789 Treehouse Dr.  
Summerville SC 29483

Real estate agent: Suzy Sellers  
Home Sweet Home Realty

Inspected by: Stephen Houmard  
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South Carolina License #2046  
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**Let's get to know your home.**



# Home Inspection Report Summary Overview

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

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

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

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

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

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

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

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

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

## Inspection Conditions

**Who attended the inspection?:** Home seller  
**Type of dwelling:** Single Family

**Part of town:** Summerville

**When was the home built?:** 1980  
**Age of home:** 34 years old

**Square footage:** 2300

**Is this home currently being lived in?:** Yes

**Weather:** Clear

**Outside temperature:** around 60 degs

**Has it rained in the last 3 days?:** No

**Was electricity on?:** Yes

**Was water service on?:** Yes

**Was the gas on?:** Not powered by gas

**Was the heat on upon arrival at the house?:** Yes

**Was the air conditioning on upon arrival at the house?:** No

**Water/Sewer:** Public/City Water and Sewer

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

# Home Inspection Report Summary

## Major Repair

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

### 5. Interiors

#### 5.6 WINDOWS

##### Inspected

Observed that there are eight or more windows which have broken seals causing them to have a cloudy appearance (please see photos for locations). 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. Please note I may not have been able to identify all broken seals -- some are hard to see due to time of day and if the windows are dirty. As a result, recommend having a window contractor evaluate the windows further to ensure all broken seals have been identified, then repair or replace these windows, as needed, so that they again have a clear view to the outside and are insulated to help conserve energy.

# Home Inspection Report Summary

## Moderate Repair

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

### 4. Insulation & Ventilation

#### 4.2 INSULATION UNDER THE FLOOR (inside the crawlspace)

##### Inspected

(2) As viewed from inside the crawlspace, observed that some of the wall and ceiling insulation is installed upside down/backwards -- this can trap moisture against the wood which can deteriorate it over time. Instead, the paper side should be attached to the wall/ceiling and the insulation should be visible. Recommend having an insulation contractor or handyman remove and re-install the insulation to help keep the wood in good shape.

### 7. Plumbing

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

##### Inspected

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

# 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.

## 2. Exterior

### 2.0 SIDING (Wall Cladding), FLASHING & TRIM

#### Inspected

(1) Observed that there is minor wood rot along the bottom of the siding on the front of the home. Also, I was not able to reach and touch every part of the wood on the exterior of this home to assess wood rot. As a result, there may be some areas of the wood siding/fascia/soffit/eaves, etc. in areas out of my reach. Recommend having a contractor or handyman evaluate the siding further to ensure all wood rot has been identified, then repair or replace the wood, where needed, to ensure the siding is again in good condition and water tight.

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

#### Inspected, Good Condition

(1) Observed that the deck band is not attached securely to the home. Instead, the deck should be attached with 5/8" galvanized lag screws or carriage bolts about every 36". Recommend having a contractor properly secure the deck to the home, for safety.

### 2.5 EAVES, SOFFITS & FASCIAS

#### Inspected, Good Condition

Observed that the paint is deteriorated on the fascia over the side porch and there may be wood rot in this area as well, but I couldn't reach it to probe. Recommend having a contractor or handyman repair or replace the wood, as needed, and paint to ensure the wood is weather tight.

## 3. Structural Components

### 3.1 COLUMNS, PIERS or PILES

#### Inspected, Good Condition

(1) As viewed from inside the crawlspace, observed that there is an old repair to the floor under the kitchen sink. Please note there is a stack of blocks and bricks used to help support this area of the floor. Recommend having a contractor properly install the supports to ensure the blocks are strong and sturdy as they need to be.

## 4. Insulation & Ventilation

### 4.2 INSULATION UNDER THE FLOOR (inside the crawlspace)

#### **Inspected**

(3) Observed that one or more sections of insulation under the floor in the crawlspace is falling 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.

## 5. Interiors

### 5.5 INTERIOR DOORS

#### **Inspected, Good Condition**

Observed that the bifold doors are off the track in the hallway. Recommend having a handyman re-install the doors so they open and close as they should.

## 8. Electrical

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

#### Inspected

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

(4) Observed that one or more knock-out cover(s) is missing in the electrical panel which presents a safety hazard. Recommend replacing this cover with a new one -- this is an inexpensive item which can be purchased at the local hardware store.

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

#### Inspected

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

(2) Observed the electrical wire which runs from the home to the garage along the ground is UV-protected, but some of the wire is not in a plastic conduit for protection. Recommend having an electrician properly encase this electrical wire, for safety.

### 8.5 ELECTRICAL OUTLETS -- OPERATION, GROUNDING & POLARITY

#### Inspected

(1) Observed that one or more of the electrical outlets in the kitchen, another one or two in the guest bedroom, a couple in the hallway and one in the family room are not grounded. Recommend having an electrician make the needed repairs so these outlets are properly grounded, for safety.

### 8.7 GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

#### Not Present

(1) Observed that this home does not have GFCI electrical outlets -- this was common when this home was built. For your reference, GFCI's are electrical outlets which have a modern 'circuit breaker' safety feature built-in. Recommend having an electrician install GFCI outlets inside and outside of the home within 6 ft. of water (such as near the kitchen sink, in the bathrooms, in the garage and on the exterior), for safety.

## 10. Detached Garage

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

#### Inspected

(1) Observed the auto garage door opener is missing a button inside the garage. Please note there are two wires used to open and close the door. Recommend repair.

# Home Inspection Report Summary

## Maintenance, Safety & Energy

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

### 1. Roofing

#### 1.0 ROOF COVERINGS

##### **Inspected, Good Condition**

(3) Observed that there is some debris on the roof -- this can cause the shingles to age faster than normal if left over time. Recommend having the debris removed and again periodically, as needed, to help keep the shingles in good shape.

#### 1.2 GUTTERS

##### **Inspected, Good Condition**

(1) Observed that there are gutters on the back of the house. Once you move in, you'll start to notice how the rain drains off your home. In some areas, you may see the water pour down -- these are areas where the water will erode the soil over time or pool next to the foundation (and then seep down into the crawlspace). When you have this information, its a good time to have gutters installed. For your reference, gutters carry water away from the home and foundation which helps prevent damage to the soffits, excess rain water from getting into the crawlspace (which is a space you want to keep as dry as possible), water penetration into the home, mold/mildew growth on the siding and soil erosion. Recommend having gutters installed the rest of the way around the home when you have a chance.

(2) Please note the gutters are full of debris. Recommend having the gutters cleaned so that they work as they should. Then, recommend cleaning your gutters twice year -- ideally in the spring and in the fall.

## 2. Exterior

### 2.0 SIDING (Wall Cladding), FLASHING & TRIM

#### Inspected

(3) Observed that some of the paint for the siding, trim, railings, door and window frames, soffits or fascia and gable vent around the home is deteriorated -- this exposes the wood to moisture which can lead to wood rot. Recommend having all exterior wood components (siding, trim, door and window frames, railings, fascia/soffits, etc). painted to protect the wood from the weather and wood rot.

### 2.1 EXTERIOR DOORS

#### Inspected, Good Condition

(1) Observed that the back door does not have weather stripping all the way down. Recommend having a handyman install weather stripping around this door so it is weather tight and for energy savings.

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

#### Inspected, Good Condition

(2) Observed that the spindles/pickets for the front porch railing and for the deck railing on the back of the home are spaced more than 4" apart -- this is a safety concern because it could cause a small child or pet to slip through or get stuck in between. If you have a small child or pet, recommend having a contractor or handyman adjust the spindles so that there is no more than 4" between them, for safety.

(3) Observed that the steps for the sliding glass door don't have hand rails on either side -- this may be a safety concern if you have small children. If so, recommend having a handyman or contractor install hand rails on either side of the door with spindles that are no more than 4" apart, for safety.

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

#### Inspected, Good Condition

Observed that the trees are in contact with the roof. *Good to know! Tree branches in contact with the home can cause damage during a storm with high winds. Plus, debris on the roof can accelerate deterioration of the shingles.* Recommend having a tree company or landscaper trim the tree branches away from the home, where needed.

## 4. Insulation & Ventilation

### 4.0 INSULATION

#### Inspected, Good Condition

(1) Observed that this home has an amount of insulation on the attic floor which equates to R-19 -- very common for a home of this age. To maximize energy efficiency of the home, recommend having a contractor install additional insulation to reach 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.

(2) Observed that some of the insulation on the walls in the attic has fallen. Recommend having an insulation contractor or handyman rehang the insulation, for energy savings.

## 5. Interiors

### 5.0 CEILINGS

#### Inspected

(2) Observed that some of the popcorn has come off the ceiling in the master bedroom -- this can be due to moisture. However when tested with a moisture meter and infrared camera, this area is dry. Recommend repair.

(4) Observed that this home has popcorn ceilings and may contain asbestos given that it was built before 1978 or sometime in the early 1980's (left over inventories were not excluded from asbestos ban). If you want to remove the popcorn to create a smooth ceiling, recommend having your ceiling tested for asbestos first to ensure the renovation is done in a safe manner. Ceilings can be tested via a professional or via a do-it-yourself kit. If you do not plan to remove the popcorn, then the ceiling is consider safe as long as it is not disturbed (such as with repairs, paint, etc.).

## 7. Plumbing

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

#### Inspected

(3) Observed that the plumbing supply pipes which connect to the water heater are not flexible. Ideally, these pipes should be flexible since we are located in an earthquake zone. Recommend having a plumber install flexible pipes in this location when you have a chance.

(4) Observed that the water heater does not have a drain pan. Recommend having a plumber install a drain pan.

### 7.6 CARBON MONOXIDE DETECTORS

#### Not Present

If you have an attached garage, a fireplace and/or if you have any gas-powered appliances in the home, recommend installation of at least two carbon monoxide detectors with loud alarms -- one or more near the gas appliances and hot water heater and one in the sleeping areas 5 feet from the floor for safety.

## 8. Electrical

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

#### Inspected

(2) Observed that one or more of the ground and neutral conductors in the main electrical panel are attached together ("double-lugged") under the same lug/screw. Please note this is an outdated industry practice. Instead, all neutral conductors within the panel should be isolated from the ground conductor according to present industry practices, i.e. 'one wire, one screw'. Recommend having an electrician make the needed repairs so the ground and neutral conductors are properly installed when you have a chance, for safety.

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

#### Inspected

(3) Observed that there is a wire connection in the attic which is not enclosed in an electrical box. Recommend having an electrician enclose this connection in an electrical/junction box with a cover for safety.

### 8.8 ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S)

#### Not Present

Observed that this home does not have Arc Fault Circuit Interrupters (AFCI's) -- this is common for a home of this age. For your reference, this is a type of electrical outlet with a safety device designed to prevent fire hazards. In contrast, GFCI outlets are designed to prevent electric shock hazards. All homes built in 2014 are required to have AFCI outlets in every interior living space except where there is a GFCI. Older homes built in the last ten years or so were only required to have them in the bedrooms. Homes older than this likely do not have them at all. As a result, recommend having an electrician install AFCI outlets in your living spaces, except where a GFCI is needed/exists, when you have a chance, for safety.

### 8.9 SMOKE DETECTORS

#### Inspected

(1) Observed that this home has smoke detectors which activated when tested. *If you don't know how old your smoke detector is, or if it is 10 years old or more, suggest replacing it as soon as possible to ensure that it works when it needs to, for safety.*

## 9. Heating & Cooling

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

#### Inspected, Good Condition

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

# Home Inspection Report Summary

## Monitor

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

## 5. Interiors

### 5.0 CEILINGS

#### Inspected

(1) Observed that there is a settlement crack and repair to the ceiling in the hallway. Upon inspection, there does not appear to be any other indications of unusual settlement (which might indicate an issue with the home's structural integrity). Recommend having a contractor or handyman repair the crack(s) so that the drywall is again in good condition. Then, recommend monitoring the crack over time. If it changes in width or length, the crack will need to be repaired again. Also, new cracking or re-cracking may be cosmetic in nature or could indicate continued movement in an area. *As a result, you may want to consider having a structural engineer evaluate the structural significance of any existing cracks further before closing because foundation repairs can be expensive.*

### 5.1 WALLS

#### Inspected, Good Condition

Observed that there are a couple of settlement cracks in the walls -- one just above the right side of a window in one of the bedrooms and the other over the right top of the door frame. Upon inspection, there are no indications of unusual settlement in the home. Upon inspection, there does not appear to be any other indications of unusual settlement (which might indicate an issue with the home's structural integrity). Recommend having a contractor or handyman repair the crack(s) so that the drywall is again in good condition. Then, recommend monitoring the crack over time. If it changes in width or length, the crack will need to be repaired again. Also, new cracking or re-cracking may be cosmetic in nature or could indicate continued movement in an area. *As a result, you may want to consider having a structural engineer evaluate the structural significance of any existing cracks further before closing because foundation repairs can be expensive.*

## 6. Built-In Kitchen Appliances

### 6.0 DISHWASHER

#### Inspected

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

### 6.1 GARBAGE DISPOSAL

#### Inspected

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

### 6.2 RANGES/OVENS/COOKTOPS

#### Inspected, Good Condition

Observed that the 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.

### 6.5 REFRIGERATOR

#### Inspected

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. Due to age, recommend monitoring the refrigerator for possible problems and plan to replace it, when needed. *Since this is an older appliance, also suggest purchasing a 1-year home warranty at closing -- the 90-day limited warranty provided with your inspection does not cover appliances over 10 years old.*

# 1. Roofing

## Styles & Materials

**Roof Covering:**  
Architectural shingles

**Viewed roof covering from:**  
Zoom Lens HD camera

**Roof Age:**  
likely between 10 to 15 years old

**Chimney (exterior):**  
N/A

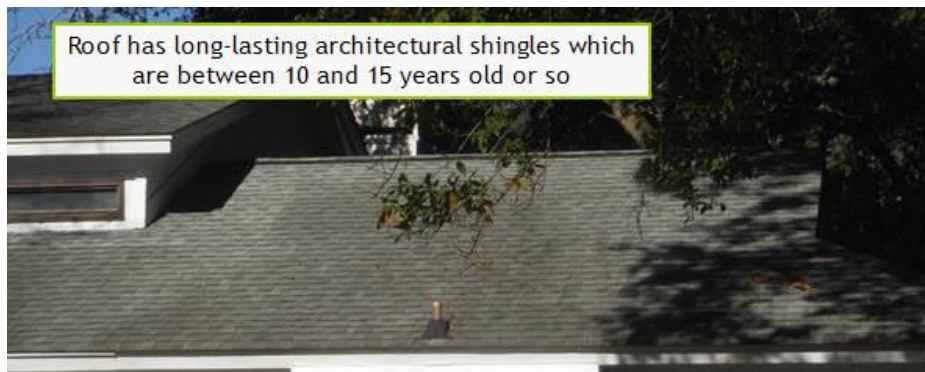
**Gutters:**  
Metal Gutters

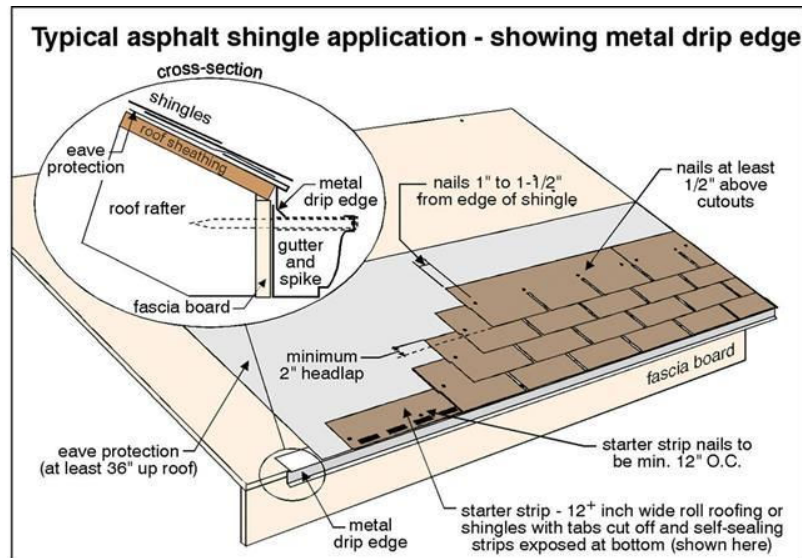
## Inspection Items

### 1.0 ROOF COVERINGS

**Comments:** Inspected, Good Condition

(1) Observed that the roof has long-lasting architectural shingles which are estimated to be about 10 to 15 years old or so. For your reference, the average roof with this type of shingles can last up to 25/30 years and possibly longer depending on the local climate and roof ventilation.





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

(3) Observed that there is some debris on the roof -- this can cause the shingles to age faster than normal if left over time. Recommend having the debris removed and again periodically, as needed, to help keep the shingles in good shape.

## 1.1 FLASHINGS

**Comments:** Inspected, Good Condition

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



## 1.2 GUTTERS

**Comments:** Inspected, Good Condition

(1) Observed that there are gutters on the back of the house. Once you move in, you'll start to notice how the rain drains off your home. In some areas, you may see the water pour down -- these are areas where the water will erode the soil over time or pool next to the foundation (and then seep down into the crawlspace). When you have this information, its a good time to have gutters installed. For your reference, gutters carry water away from the home and foundation which helps prevent damage to the soffits, excess rain water from getting into the crawlspace (which is a space you want to keep as dry as possible), water penetration into the home, mold/mildew growth on the siding and soil erosion. Recommend having gutters installed the rest of the way around the home when you have a chance.



(2) Please note the gutters are full of debris. Recommend having the gutters cleaned so that they work as they should. Then, recommend cleaning your gutters twice year -- ideally in the spring and in the fall.

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**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.** Specifically, the inspector is required to inspect: roofing materials, roof drainage systems, flashings, skylights, chimneys, and roofing penetrations. Please note the inspector is NOT required to inspect: antennas, interiors of vent systems, flues, and chimneys that are not readily accessible and other installed accessories.

### **General Limitations and Exclusions:**

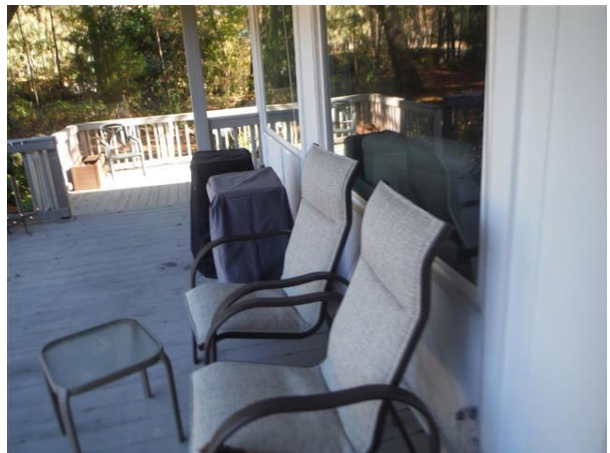
The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in the Standards of Practice. Inspections performed using this Standard are not technically exhaustive, not required to identify and report concealed conditions, latent defects, consequential damages and cosmetic imperfections that do not significantly affect the component's performance of its intended function.

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.

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## 2. Exterior







## Styles & Materials

**Siding Style:**  
T1-11

**Siding Material:**  
Wood

**Exterior Entry  
Doors:**  
Wood

**Type of Windows:**  
Modern, double-pane thermal-insulated  
windows

**Adjacent Structures  
(Appurtenance):**  
Porch w/ steps  
Deck with steps

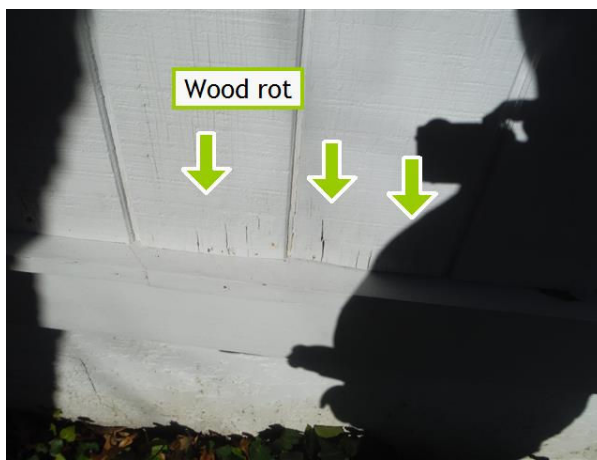
**Driveway:**  
Asphalt

## Inspection Items

## 2.0 SIDING (Wall Cladding), FLASHING & TRIM

### Comments: Inspected

(1) Observed that there is minor wood rot along the bottom of the siding on the front of the home. Also, I was not able to reach and touch every part of the wood on the exterior of this home to assess wood rot. As a result, there may be some areas of the wood siding/fascia/soffit/eaves, etc. in areas out of my reach. Recommend having a contractor or handyman evaluate the siding further to ensure all wood rot has been identified, then repair or replace the wood, where needed, to ensure the siding is again in good condition and water tight.



(2) Observed that this home has T1-11 wood siding. Recommend keeping wood trim and wood door and window frames well painted to protect the wood from the weather and wood rot. For your reference, paint protects wood trim and siding from the weather. When paint deteriorates, the wood is exposed to the elements and will absorb moisture. The wood can become susceptible to the decay fungi which leads to wood rot when its moisture content reaches 20% or more. When rot sets in, the wood loses its strength and structural integrity and the rot can spread if not corrected.

(3) Observed that some of the paint for the siding, trim, railings, door and window frames, soffits or fascia and gable vent around the home is deteriorated -- this exposes the wood to moisture which can lead to wood rot. Recommend having all exterior wood components (siding, trim, door and window frames, railings, fascia/soffits, etc). painted to protect the wood from the weather and wood rot.



## 2.1 EXTERIOR DOORS

**Comments:** Inspected, Good Condition

(1) Observed that the back door does not have weather stripping all the way down. Recommend having a handyman install weather stripping around this door so it is weather tight and for energy savings.



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

## 2.2 EXTERIOR WINDOWS

**Comments:** Inspected, Good Condition

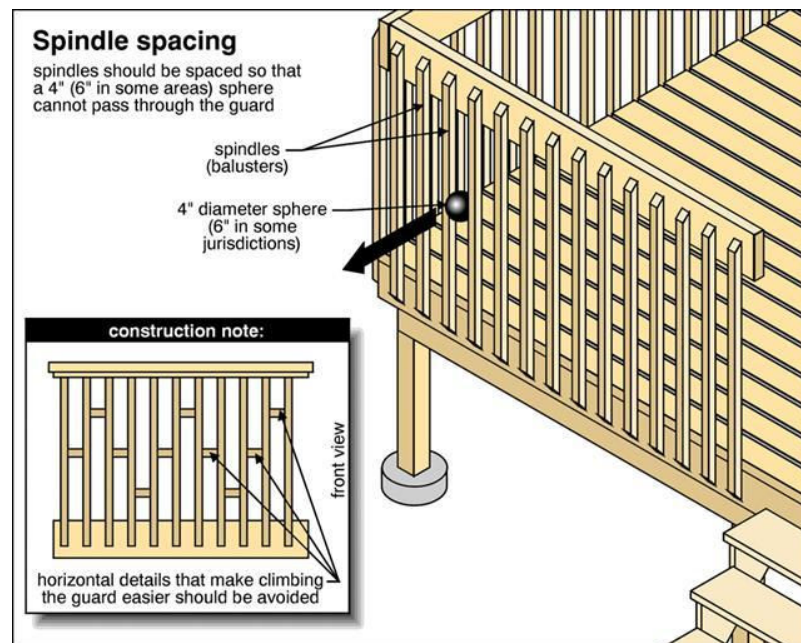
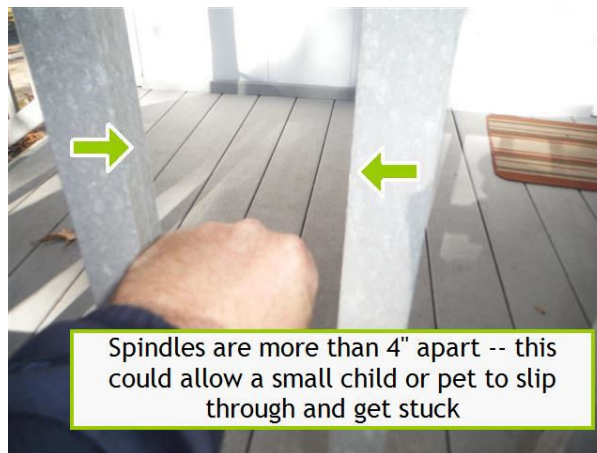
## 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER & RAILINGS

**Comments:** Inspected, Good Condition

(1) Observed that the deck band is not attached securely to the home. Instead, the deck should be attached with 5/8" galvanized lag screws or carriage bolts about every 36". Recommend having a contractor properly secure the deck to the home, for safety.



(2) Observed that the spindles/pickets for the front porch railing and for the deck railing on the back of the home are spaced more than 4" apart -- this is a safety concern because it could cause a small child or pet to slip through or get stuck in between. If you have a small child or pet, recommend having a contractor or handyman adjust the spindles so that there is no more than 4" between them, for safety.



(3) Observed that the steps for the sliding glass door don't have hand rails on either side -- this may be a safety concern if you have small children. If so, recommend having a handyman or contractor install hand rails on either side of the door with spindles that are no more than 4" apart, for safety.



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

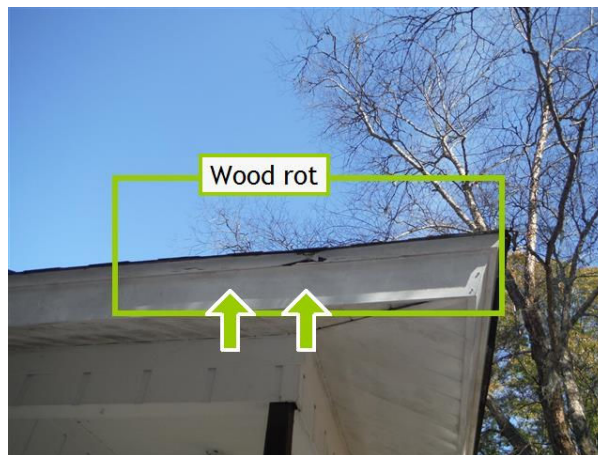
**Comments:** Inspected, Good Condition

Observed that the trees are in contact with the roof. *Good to know! Tree branches in contact with the home can cause damage during a storm with high winds. Plus, debris on the roof can accelerate deterioration of the shingles.* Recommend having a tree company or landscaper trim the tree branches away from the home, where needed.

## 2.5 EAVES, SOFFITS & FASCIAS

**Comments:** Inspected, Good Condition

Observed that the paint is deteriorated on the fascia over the side porch and there may be wood rot in this area as well, but I couldn't reach it to probe. Recommend having a contractor or handyman repair or replace the wood, as needed, and paint to ensure the wood is weather tight.



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**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.** Regarding the exterior, the inspector is required to inspect: wall coverings, flashings, trim, exterior doors, attached/adjacent decks, balconies, stoops, steps, porches, and their associated railings, eaves, soffits, fascia's where accessible from the ground level, vegetation, grading, surface drainage, retaining walls that are likely to adversely affect the building, adjacent and entryway walkways, porches, and drive-ways. Please note the inspector

is NOT required to inspect: screening, shutters, awnings and similar seasonal accessories, fences, boundary walls and similar structures, geological and soil conditions, recreational facilities, outbuildings other than garages and carports, seawalls, break-walls, docks, erosion control and earth stabilization measures.

**General Limitations and Exclusions:**

The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in the Standards of Practice. Inspections performed using this Standard are not technically exhaustive, not required to identify and report concealed conditions, latent defects, consequential damages and cosmetic imperfections that do not significantly affect the component's performance of its intended function.

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.

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## 3. Structural Components

### Styles & Materials

<b>Foundation:</b> Crawlspace w/ block piers Skirting	<b>Columns Piers or Piles:</b> Masonry block	<b>Method used to observe crawlspace:</b> Crawled
<b>Access all parts of crawlspace?:</b> Yes	<b>Floor Structure:</b> Wood joists	<b>Wall Structure:</b> Wood, not visible due to wall covering
<b>Ceiling Structure:</b> 2X6	<b>Roof Structure:</b> Stick-built, Lateral bracing, common board, plywood sheathing. 2 X 6 Rafters	<b>Roof Type:</b> Hip
<b>Method used to observe attic:</b> Walked Limited accessibility	<b>Attic info:</b> Light in attic Door	<b>Roof-to-wall Connection:</b> Toe nailed 8d nails at 6"/6" spacing

### Inspection Items

#### 3.0 FOUNDATIONS & CRAWLSPACES

**Comments:** Inspected, Good Condition

Observed that this home's foundation is a system of cement block piers and has a cement block skirting (wall) which encloses the crawlspace.

*Good to know! 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. When wood 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. If rot sets in, the wood loses its structural integrity and the rot can spread if not corrected. In most cases, wood moisture content can be kept within normal range (less than 20%) with the combination of 1) gutters to divert rain water away from the foundation, 2) a vapor barrier on the crawlspace ground to reduce moisture vapor, and 3) good ventilation thru the crawlspace via foundation vents.*





### 3.1 COLUMNS, PIERS or PILES

**Comments:** Inspected, Good Condition

(1) As viewed from inside the crawlspace, observed that there is an old repair to the floor under the kitchen sink. Please note there is a stack of blocks and bricks used to help support this area of the floor. Recommend having a contractor properly install the supports to ensure the blocks are strong and sturdy as they need to be.



(2) Observed that the piers are in good condition. *Good to know! 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.



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**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.** Specifically, the inspector is required to inspect: structural components including the foundation and framing. Please note the inspector is NOT required to: provide engineering or architectural services or analysis, offer an opinion about the adequacy of structural systems and components, enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches, or traverse attic load-bearing components that are concealed by insulation or by other materials.

**General Limitations and Exclusions:**

The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in the Standards of Practice. Inspections performed using this Standard are not technically exhaustive, not required to identify and report concealed conditions, latent defects, consequential damages and cosmetic imperfections that do not significantly affect the component's performance of its intended function.

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.

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## 4. Insulation & Ventilation

### Styles & Materials

**Attic Insulation:**

R-19 or better

**Attic/Roof Ventilation:**Ridge vents, soffit vent  
Gable vents**Floor System Insulation:**Batts  
R-19**Vapor Barrier:**

Plastic

**Crawlspace Ventilation:**

Foundation vents

**Exhaust Fans:**

Fan only

**Dryer Vent:**

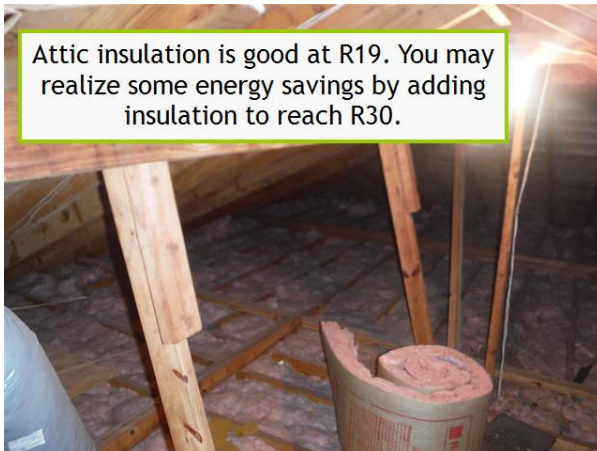
Metal

### Inspection Items

#### 4.0 INSULATION

**Comments:** Inspected, Good Condition

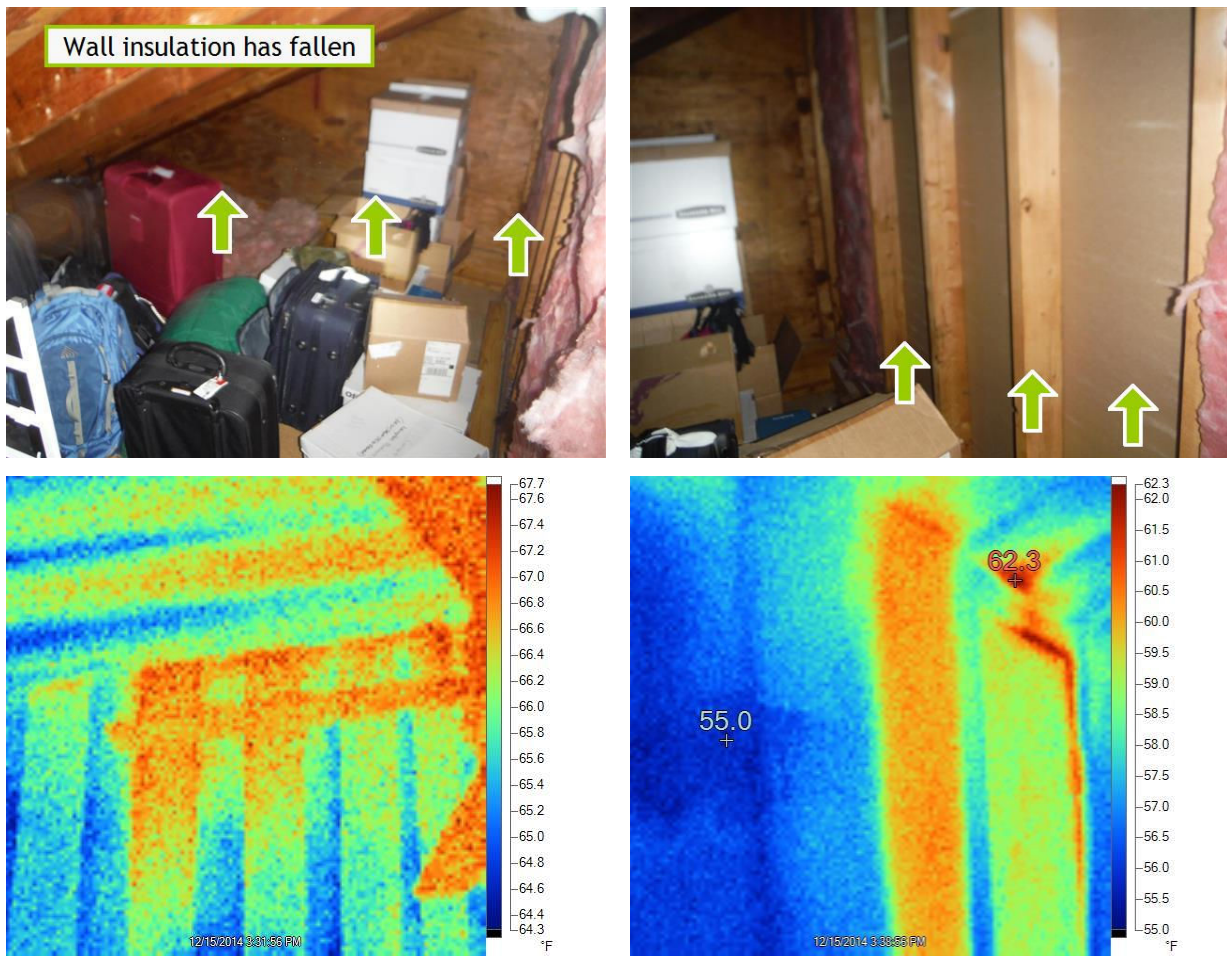
(1) Observed that this home has an amount of insulation on the attic floor which equates to R-19 -- very common for a home of this age. To maximize energy efficiency of the home, recommend having a contractor install additional insulation to reach R-30 or better. For your reference, the effectiveness 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.



Attic insulation is good at R19. You may realize some energy savings by adding insulation to reach R30.



(2) Observed that some of the insulation on the walls in the attic has fallen. Recommend having an insulation contractor or handyman rehang the insulation, for energy savings.

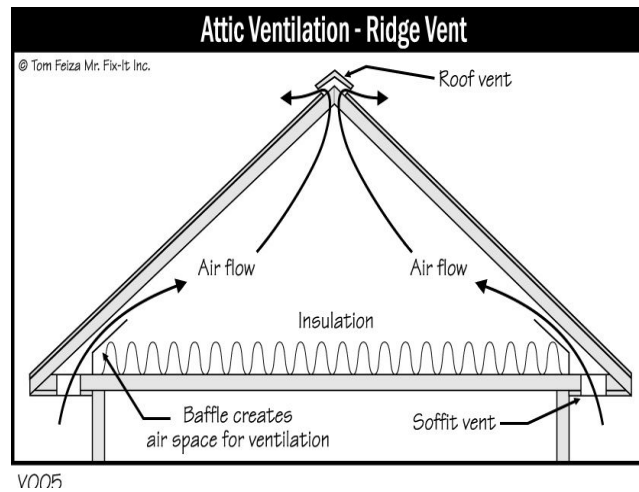


#### 4.1 ATTIC VENTILATION

**Comments:** Inspected, Good Condition

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

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



## 4.2 INSULATION UNDER THE FLOOR (inside the crawlspace)

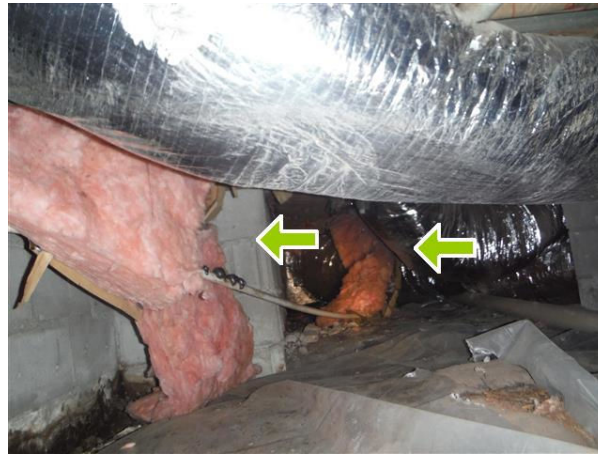
**Comments:** Inspected

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



(2) As viewed from inside the crawlspace, observed that some of the wall and ceiling insulation is installed upside down/backwards -- this can trap moisture against the wood which can deteriorate it over time. Instead, the paper side should be attached to the wall/ceiling and the insulation should be visible. Recommend having an insulation contractor or handyman remove and re-install the insulation to help keep the wood in good shape.

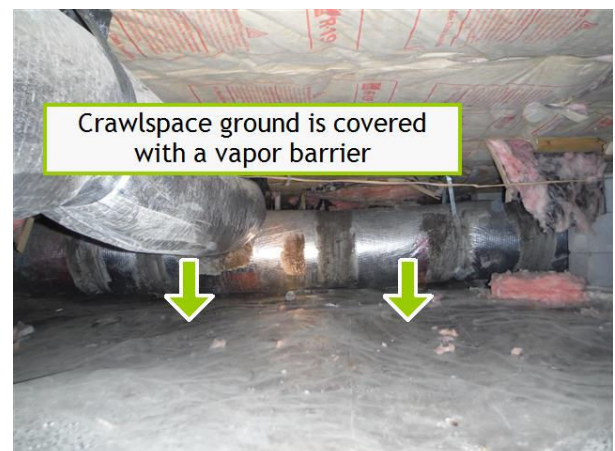
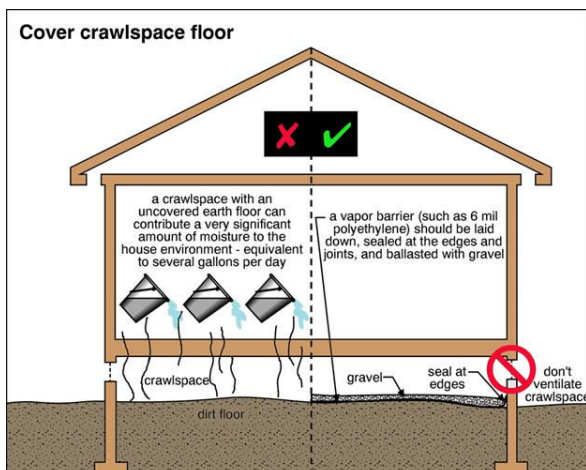
(3) Observed that one or more sections of insulation under the floor in the crawlspace is falling due to humidity. For your reference, insulation which is hanging down acts as a curtain and blocks the flow of air through the crawlspace, thus reducing ventilation. Again, ventilation is important to help 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.



#### 4.3 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.



#### 4.4 FOUNDATION VENTS & FLOOD VENTS/BREAKAWAY WALLS

**Comments:** Inspected, Good Condition

Observed that the crawlspace is well ventilated with 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.

#### 4.5 VENTING SYSTEMS (Kitchens, Baths & Laundry)

**Comments:** Inspected, Good Condition

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**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.** Specifically, the inspector is required to inspect: insulation and vapor retarders in unfinished spaces, ventilation of attics and foundation areas, kitchen, bathroom, laundry and similar exhaust systems, and clothes dryer exhaust systems. Please note the inspector is NOT required to disturb insulation.

#### **General Limitations and Exclusions:**

The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in the Standards of Practice. Inspections performed using this Standard are not technically exhaustive, not required to identify and report concealed conditions, latent defects, consequential damages and cosmetic imperfections that do not significantly affect the component's performance of its intended function.

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.

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## 5. Interiors





## Styles & Materials

### Ceiling Materials:

Sheetrock

### Wall Material:

Sheetrock

### Interior Doors:

Solid  
Wood

### Floor Covering(s):

Engineered hardwood  
flooring  
Tile

### Window Types:

Thermal Insulated Double-hung , Tilt  
Feature  
Thermal Insulated single-hung  
Both  
non opening by design

### Tempered/Safety Glass:

No tempered/safety glass in this  
home

### Cabinetry:

Factory made box cabinets  
Wood

### Countertop:

Corian

## Inspection Items

### 5.0 CEILINGS

#### Comments: Inspected

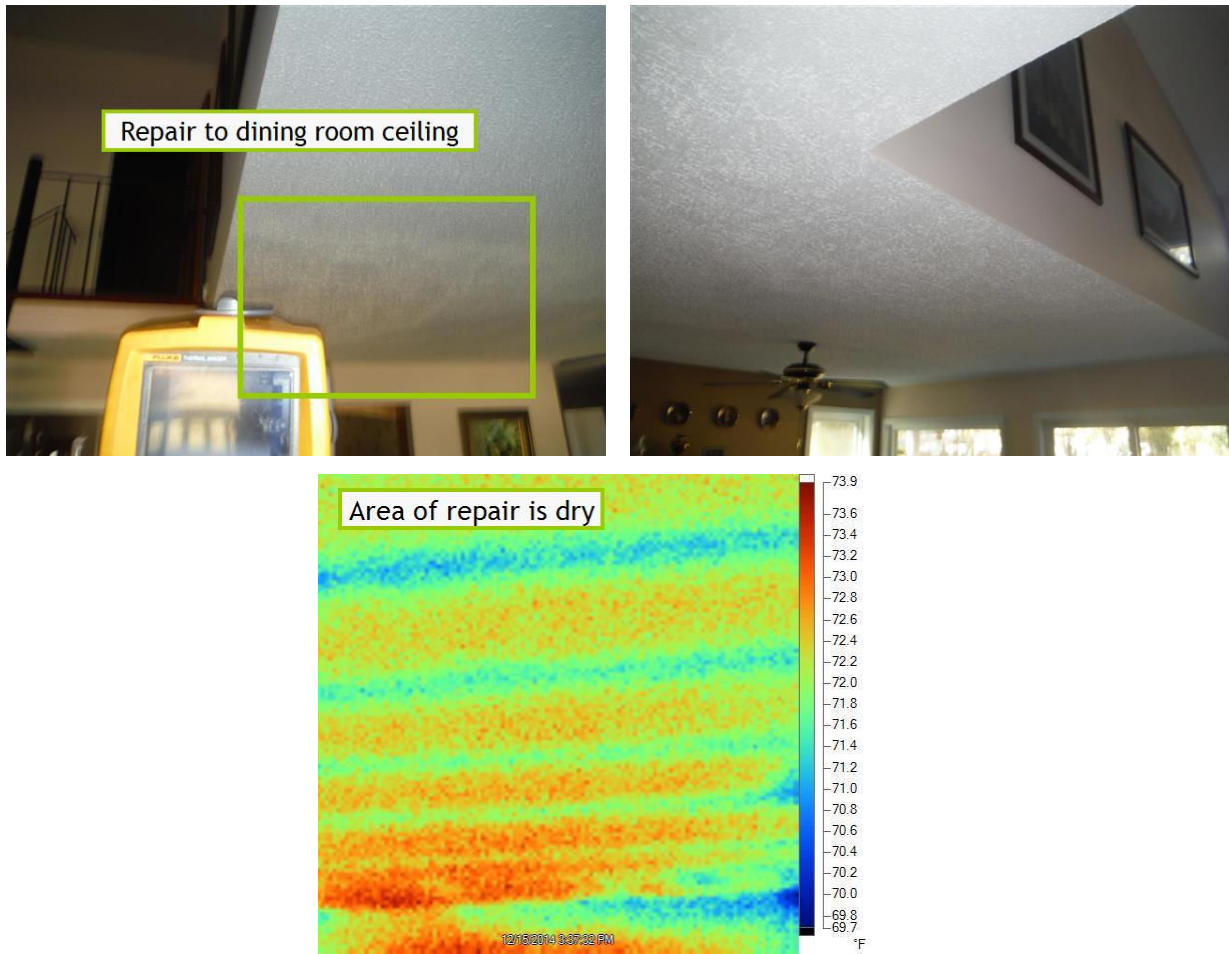
(1) Observed that there is a settlement crack and repair to the ceiling in the hallway. Upon inspection, there does not appear to be any other indications of unusual settlement (which might indicate an issue with the home's structural integrity). Recommend having a contractor or handyman repair the crack(s) so that the drywall is again in good condition. Then, recommend monitoring the crack over time. If it changes in width or length, the crack will need to be repaired again. Also, new cracking or re-cracking may be cosmetic in nature or could indicate continued movement in an area. *As a result, you may want to consider having a structural engineer evaluate the structural significance of any existing cracks further before closing because foundation repairs can be expensive.*



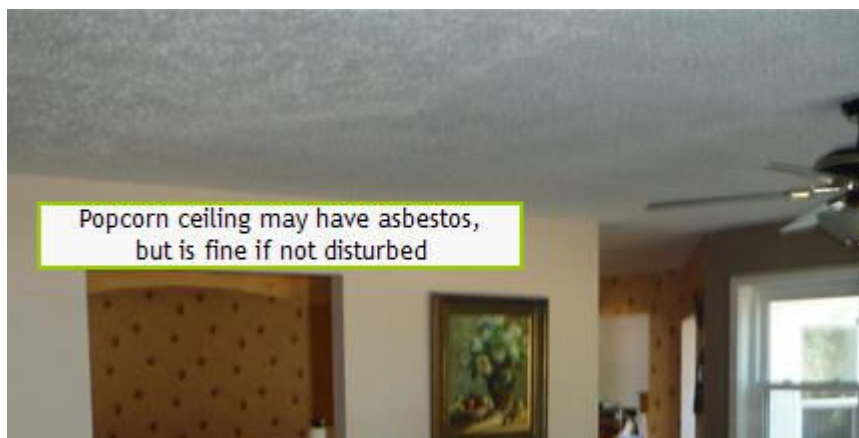
(2) Observed that some of the popcorn has come off the ceiling in the master bedroom -- this can be due to moisture. However when tested with a moisture meter and infrared camera, this area is dry. Recommend repair.



(3) Observed that there is a repair to the ceiling in the dining room. When tested with a moisture meter and scanned with the IR camera, there are no indications of an active leak at this time. Repairs appear to be sufficient. This is an fyi.



(4) Observed that this home has popcorn ceilings and may contain asbestos given that it was built before 1978 or sometime in the early 1980's (left over inventories were not excluded from asbestos ban). If you want to remove the popcorn to create a smooth ceiling, recommend having your ceiling tested for asbestos first to ensure the renovation is done in a safe manner. Ceilings can be tested via a professional or via a do-it-yourself kit. If you do not plan to remove the popcorn, then the ceiling is consider safe as long as it is not disturbed (such as with repairs, paint, etc.).



(5) For your reference, it's not uncommon to find asbestos in acoustic ceilings installed in the 1980's because existing inventories were exempt from the 1978 ban. If you do not plan to remove the popcorn, then the ceiling is consider safe as long as it is not disturbed (such as with repairs, paint, etc.). Asbestos can be encapsulated with a new layer of non-asbestos acoustic sprayed over the top of the existing ceiling. This is the most economical solution to the asbestos. If the ceiling does contain asbestos, it should not be painted because rolling or spraying can release the harmful fibers into the air, where they can then be inhaled. Paint is not an efficient way to encapsulate asbestos fibers, according to the EPA. For more information, please visit the EPA website at <http://www.epa.gov/asbestos/index.html>.

## 5.1 WALLS

**Comments:** Inspected, Good Condition

Observed that there are a couple of settlement cracks in the walls -- one just above the right side of a window in one of the bedrooms and the other over the right top of the door frame. Upon inspection, there are no indications of unusual settlement in the home. Upon inspection, there does not appear to be any other indications of unusual settlement (which might indicate an issue with the home's structural integrity). Recommend having a contractor or handyman repair the crack(s) so that the drywall is again in good condition. Then, recommend monitoring the crack over time. If it changes in width or length, the crack will need to be repaired again. Also, new cracking or re-cracking may be cosmetic in nature or could indicate continued movement in an area. *As a result, you may want to consider having a structural engineer evaluate the structural significance of any existing cracks further before closing because foundation repairs can be expensive.*



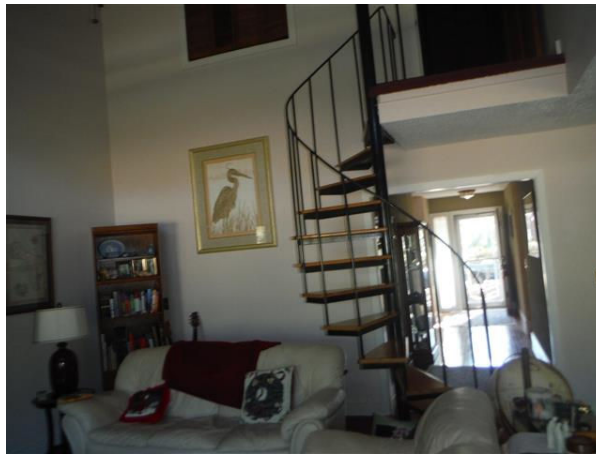
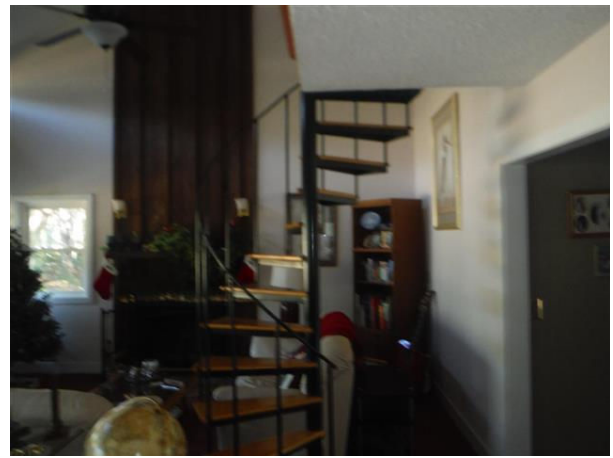
## 5.2 FLOORING

**Comments:** Inspected

## 5.3 INTERIOR STEPS, STAIRWAYS, BALCONIES & RAILINGS, PULL DOWN ATTIC STEPS

**Comments:** Inspected, Good Condition

Observed that this home has a spiral staircase. Please note this type of staircase is a safety concern by design as the steps are small, the railings are low and the spindles are too far apart. Recommend using caution. This is an fyi.



#### 5.4 COUNTERS & CABINETS (Kitchen & Bathrooms)

**Comments:** Inspected, Good Condition

Observed that there are moisture stains inside one or more of the bathroom sink cabinets. Please note that when tested and scanned with an infrared camera, these stains are dry. This is an fyi.





## 5.5 INTERIOR DOORS

**Comments:** Inspected, Good Condition

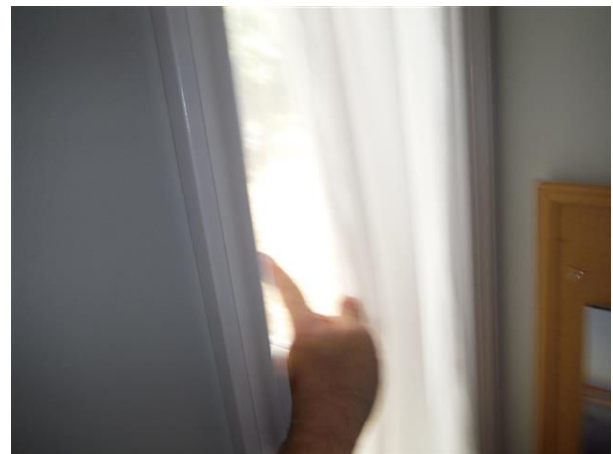
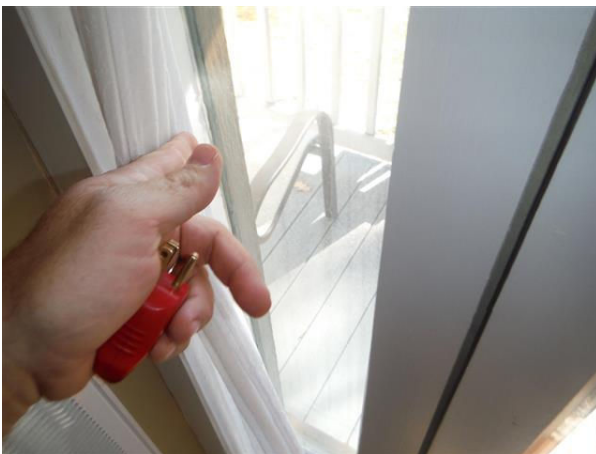
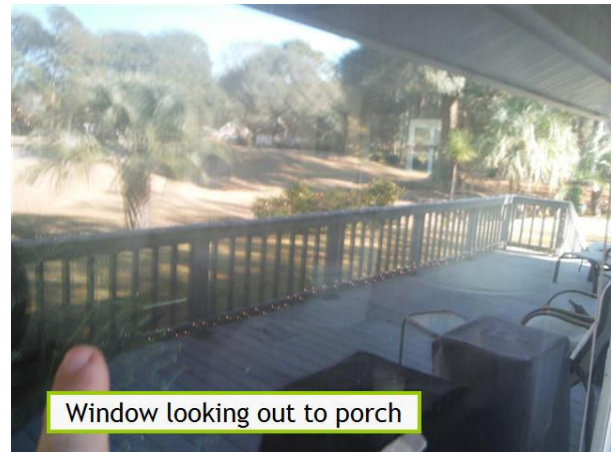
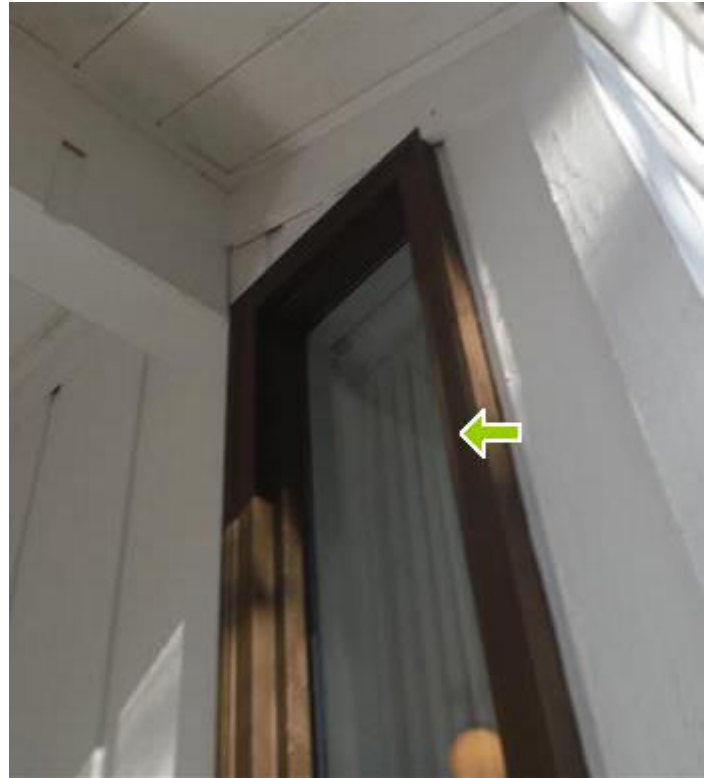
Observed that the bifold doors are off the track in the hallway. Recommend having a handyman re-install the doors so they open and close as they should.



## 5.6 WINDOWS

**Comments:** Inspected

Observed that there are eight or more windows which have broken seals causing them to have a cloudy appearance (please see photos for locations). 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. Please note I may not have been able to identify all broken seals -- some are hard to see due to time of day and if the windows are dirty. As a result, recommend having a window contractor evaluate the windows further to ensure all broken seals have been identified, then repair or replace these windows, as needed, so that they again have a clear view to the outside and are insulated to help conserve energy.





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**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.** Specifically, the inspector is required to inspect: walls, ceilings, floors, steps, stairways, railings, countertops and a representative number of installed cabinets, and a representative number of doors and windows. Please note the inspector is NOT required to inspect: paint, wallpaper, other finishing treatments, floor coverings, window treatments, coatings on and the hermetic seals between panes of window glass, central vacuum systems, and recreational facilities.

**General Limitations and Exclusions:**

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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.

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## 6. Built-In Kitchen Appliances

### Styles & Materials

**Dishwasher Brand:**

Works when tested  
BOSCH

**Garbage Disposal****Brand:**

Works when tested

**Range/Oven Brand:**

Works when tested

**Exhaust/Range Hood Type and Brand:**

Built in Microwave/Exhaust vent / RE-  
CIRCULATE

**Built-In Microwave****Brand:**

Works when tested  
GENERAL ELECTRIC

**Refrigerator Brand:**

Kitchen has one or more stainless steel  
appliances  
Works when tested  
WHIRLPOOL

### Inspection Items

#### 6.0 DISHWASHER

**Comments:** Inspected

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



## 6.1 GARBAGE DISPOSAL

**Comments:** Inspected

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



## 6.2 RANGES/OVENS/COOKTOPS

**Comments:** Inspected, Good Condition

Observed that the 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.





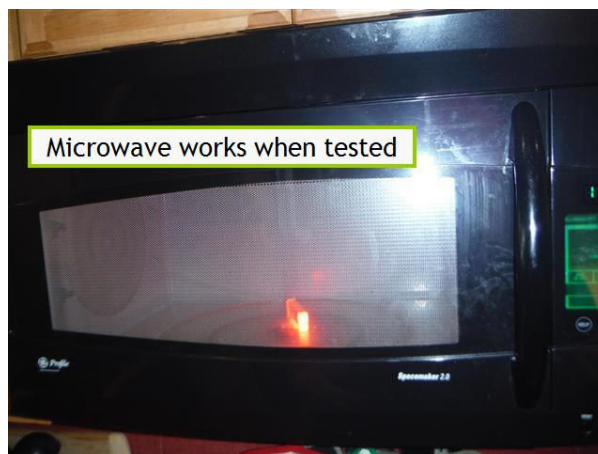
### 6.3 RANGE HOOD

**Comments:** Inspected, Good Condition

### 6.4 MICROWAVE (Built-In)

**Comments:** Inspected

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

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. Due to age, recommend monitoring the refrigerator for possible problems and plan to replace it, when needed. *Since this is an older appliance,*

*also suggest purchasing a 1-year home warranty at closing -- the 90-day limited warranty provided with your inspection does not cover appliances over 10 years old.*



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**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.** Specifically, the inspector is required to inspect: installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders by using normal operating controls to activated the primary function. Please note the inspector is NOT required to inspect: installed and free-standing kitchen and laundry appliances not listed above (such as refrigerators. but we include a brief assessment as a courtesy), appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features and other specialized features of the appliance, or operate / confirm the operation of every control and feature of an inspected appliance.

#### **General Limitations and Exclusions:**

The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in the Standards of Practice. Inspections performed using this Standard are not technically exhaustive, not required to identify and report concealed conditions, latent defects, consequential damages and cosmetic imperfections that do not significantly affect the component's performance of its intended function.

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.

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## 7. Plumbing







## Styles & Materials

### Water Source:

Public

### Water Pressure:

70 psi

### Material: Plumbing Supply Lines (into house):

Copper

### Material: Plumbing Supply Lines (inside house):

Copper

### Material: Plumbing Drain Lines:

PVC

### Material: Plumbing Vent Pipes:

PVC

### Washer Drain Size:

2" Diameter

### Water Heater Power Source:

Electric

### Water Heater Capacity:

50 Gallon (2-3 people)

### Water Heater Brand:

RHEEM

### Water Heater Age:

19 years old

### Gas Type:

No GAS

## 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 this home has copper plumbing water supply pipes.

*Good to know! Copper piping has been around for decades due to a number of advantages. Copper pipes are safe because they do not contain lead. Also, copper is biostatic, which means it inhibits bacteria growth, which results in safer water to drink. Copper piping is very flame-resistant and more prone to withstand earthquakes than PVC.*

Also, copper pipes last for many years and do not degrade over time. In earthquakes, the slightly elastic copper pipes flex so that they don't snap.

That said, copper pipes can sometimes fail when water temperatures are higher than 180 degrees. Copper pipes can freeze and break in very cold weather. Condensation can form in the pipes, which can freeze and block water flow. The pipes can corrode (though copper is less corrosive than other metals) and high levels of corrosion can lead to a metallic taste in the water. Pin hole leaks can occur anytime copper piping is improperly grounded and/or bonded.

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

### Comments: Inspected

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

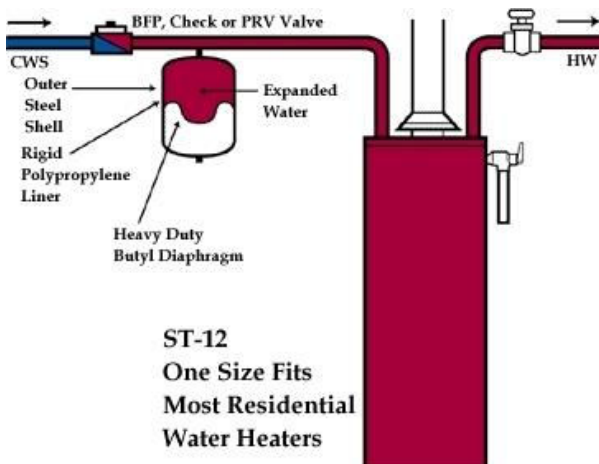


Electric water heater is 19 years old



Hot water works when tested

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



No expansion tank over top

(3) Observed that the plumbing supply pipes which connect to the water heater are not flexible. Ideally, these pipes should be flexible since we are located in an earthquake zone. Recommend having a plumber install flexible pipes in this location when you have a chance.



(4) Observed that the water heater does not have a drain pan. Recommend having a plumber install a drain pan.



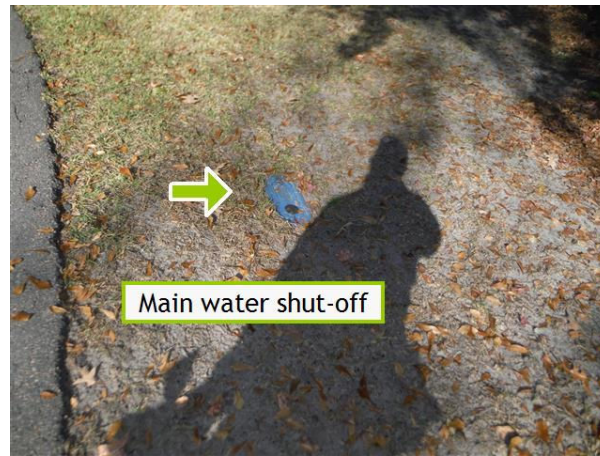
(5)

*Good to know! SCE&G now has a Water Heater Repair & Replacement Program for a very low fee each month added to your power bill. You'll receive complete repair service for your gas or electric water heater no matter what its age. Plus, if they can't repair it, they'll replace it at no additional charge. For more information, visit [sceg.com/repair](http://sceg.com/repair).*

### 7.3 MAIN WATER SHUT-OFF

**Comments:** Inspected, Good Condition

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



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

**Comments:** Not Present

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

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

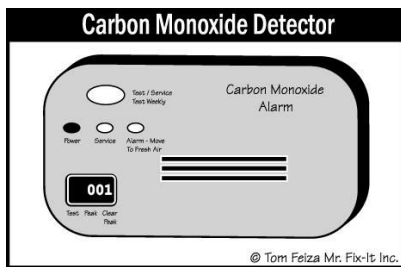
**Comments:** Not Present

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

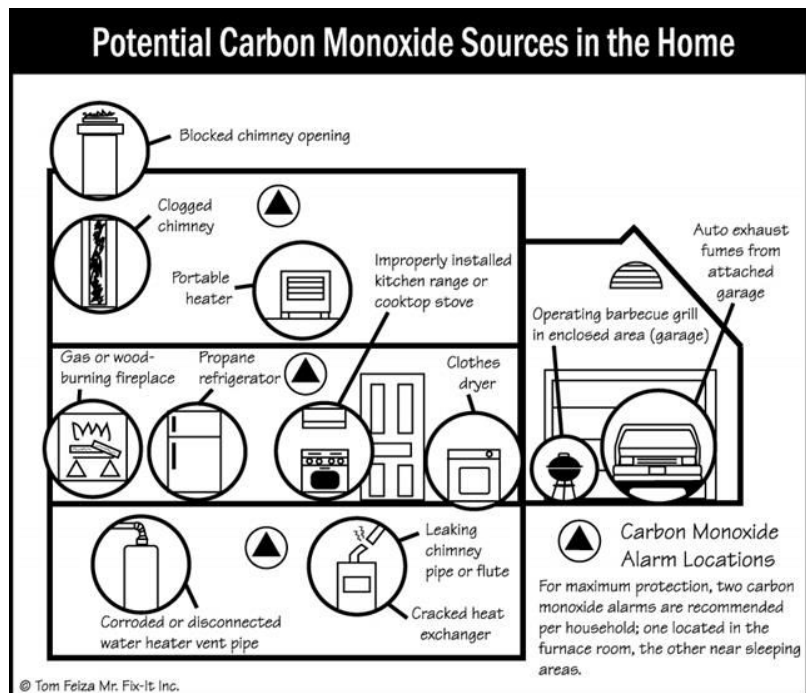
#### 7.6 CARBON MONOXIDE DETECTORS

**Comments:** Not Present

If you have an attached garage, a fireplace and/or if you have any gas-powered appliances in the home, recommend installation of at least two carbon monoxide detectors with loud alarms -- one or more near the gas appliances and hot water heater and one in the sleeping areas 5 feet from the floor for safety.



detector image 1



co image 2

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. Specifically, the inspector is required to inspect: interior water supply and distribution systems including fixtures and faucets, interior drain, waste, and vent systems including fixtures, water heating equipment and hot water supply systems, vent systems, flues, and chimneys, fuel storage and fuel distribution systems,

sewage ejectors, sump pumps, and related piping. Please note the inspector is NOT required to inspect: clothes washing machine connections, interiors of vent systems, flues, and chimneys that are not readily accessible, wells, well pumps, well storage related equipment, water conditioning systems, solar, geothermal and other renewable energy water heating systems, manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems, septic and other sewage disposal systems. Also note the inspector is NOT required to determine: whether water supply and sewage disposal are public or private, water quality, the adequacy of combustion air components, measure water supply flow and pressure, well water quality or fill shower pans and fixtures to test for leaks.

**General Limitations and Exclusions:**

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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.

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## 8. Electrical

### Styles & Materials

**Electrical Service Conductors:**  
Below Ground Service, Copper, 220 volts

**Electrical Service Capacity:**  
200 amps

**Electrical Panel Location:**  
Bedroom

**Electrical Panel Type:**  
Circuit breakers

**Electrical Panel Capacity:**  
200 AMP

**Electrical Panel Brand:**  
MURRAY

**Main Power Shut-Off Location:**  
At the panel

**Branch Wire 15 and 20 AMP:**  
Copper

**Wiring Methods:**  
"Romex style" (NMC) 2 wire with a ground

**Electrical Outlets Grounded?:**  
Some are, some aren't

**GFCI Outlet Locations:**  
This home does not have GFCI outlets

**AFCI Outlet Locations:**  
Not used in a home of this age

**Dryer Outlet Type:**  
3-prong non-grounded 220 volt

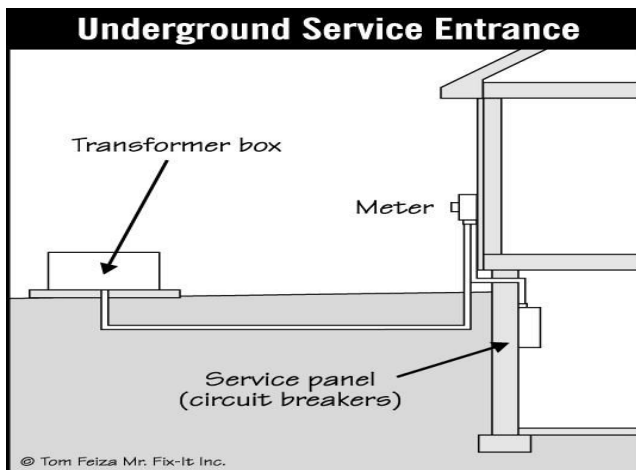
**Smoke Detectors:**  
Activated when tested  
Home is more than 10 years old

### Inspection Items

#### 8.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected, Good Condition

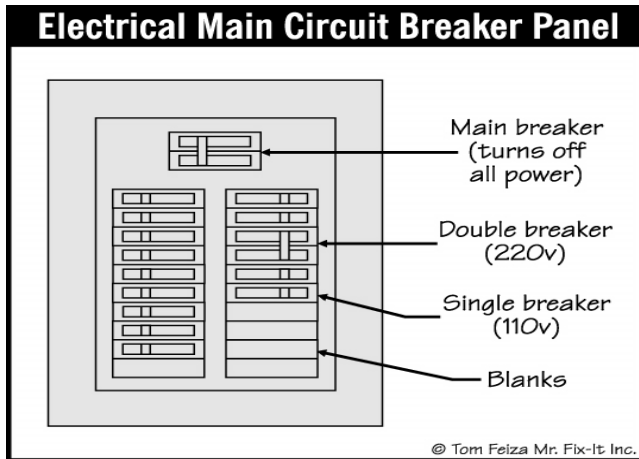
Observed that the underground service entrance conductor (where the power enters the home from the street), electrical meter and grounding rod are in good working condition.



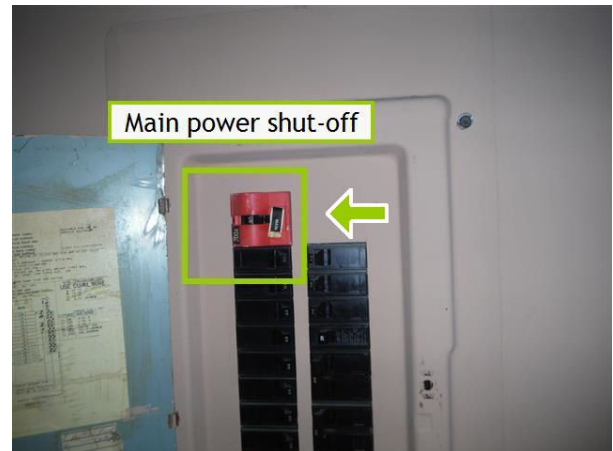
## 8.1 MAIN POWER SHUT-OFF

**Comments:** Inspected, Good Condition

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



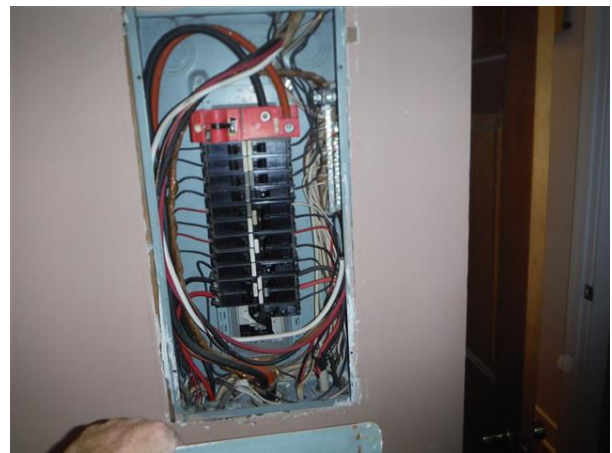
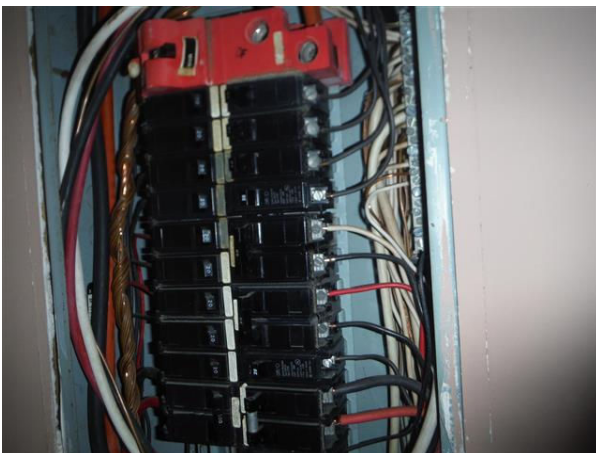
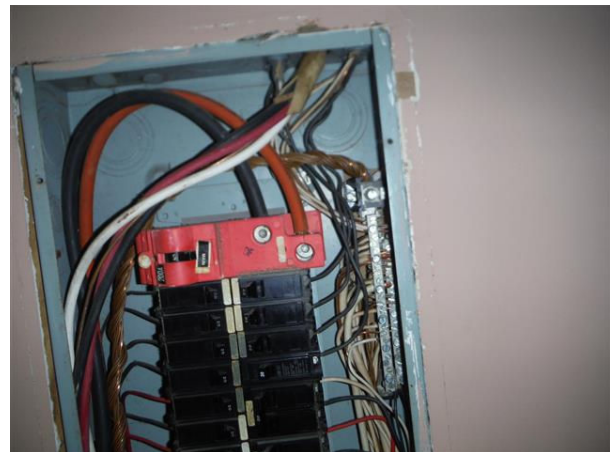
E002



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

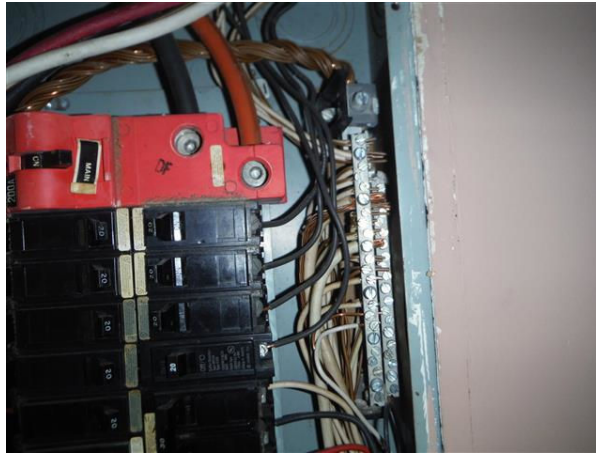
**Comments:** Inspected

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

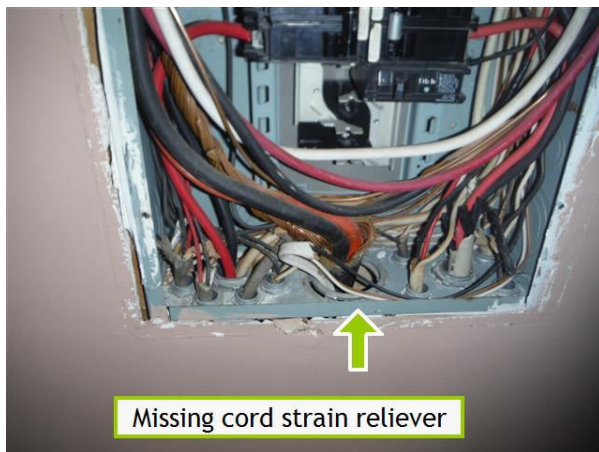


(2) Observed that one or more of the ground and neutral conductors in the main electrical panel are attached together ("double-lugged") under the same lug/screw. Please note this is an outdated industry practice. Instead, all neutral conductors within the panel should be isolated from the ground conductor according to present industry practices, i.e. 'one wire, one screw'. Recommend having an electrician

make the needed repairs so the ground and neutral conductors are properly installed when you have a chance, for safety.



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



(4) Observed that one or more knock-out cover(s) is missing in the electrical panel which presents a safety hazard. Recommend replacing this cover with a new one -- this is an inexpensive item which can be purchased at the local hardware store.



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

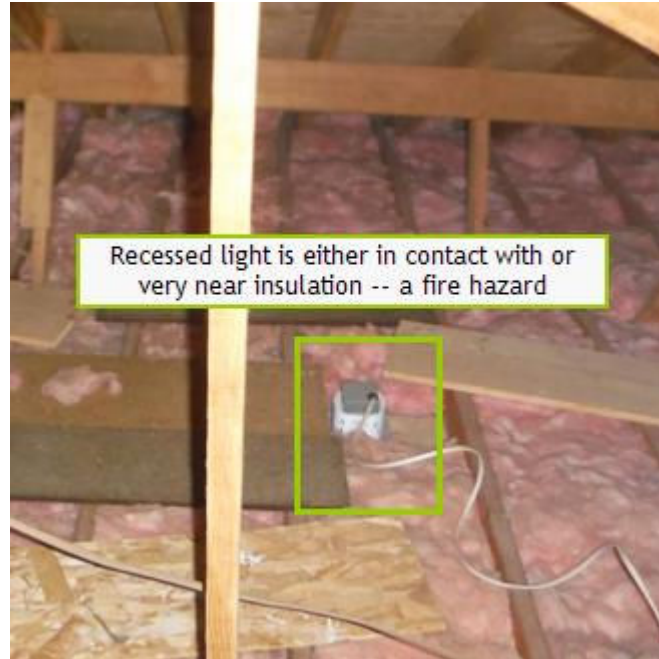
**Comments:** Inspected, Good Condition

### 8.4

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

### Comments: Inspected

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



(2) Observed the electrical wire which runs from the home to the garage along the ground is UV-protected, but some of the wire is not in a plastic conduit for protection. Recommend having an electrician properly encase this electrical wire, for safety.



(3) Observed that there is a wire connection in the attic which is not enclosed in an electrical box. Recommend having an electrician enclose this connection in an electrical/junction box with a cover for safety.



## 8.5 ELECTRICAL OUTLETS -- OPERATION, GROUNDING & POLARITY

**Comments:** Inspected

(1) Observed that one or more of the electrical outlets in the kitchen, another one or two in the guest bedroom, a couple in the hallway and one in the family room are not grounded. Recommend having an electrician make the needed repairs so these outlets are properly grounded, for safety.



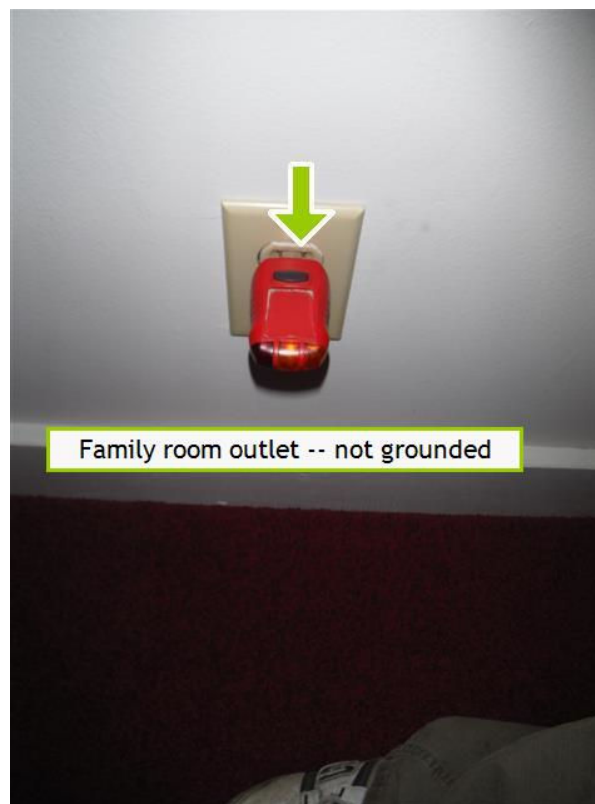
Kitchen outlet is not grounded



Guest bedroom - not grounded



Not grounded



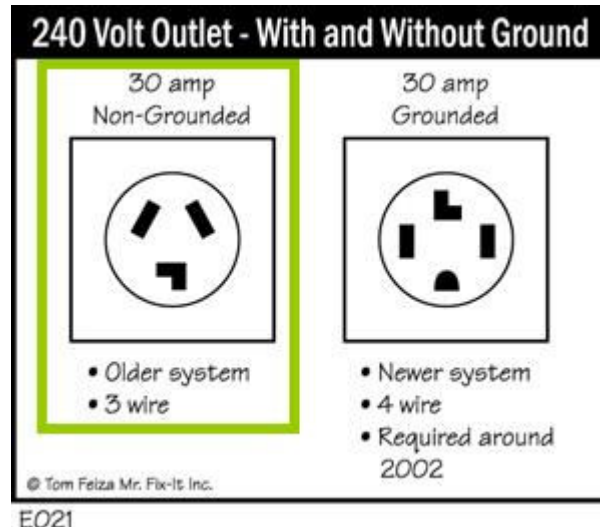
Family room outlet -- not grounded

(2) For your reference, a grounded outlet has a safety ground (the third prong) in addition to the normal two conductors. Specifically, it is a system to redirect electricity out of its intended path (such as a voltage surge or lightening) to the ground and prevent a dangerous shock to the homeowner. In a grounded outlet, the ground wire will redirect electricity to the ground (instead of through the homeowner) when needed.

## 8.6 DRYER OUTLET

**Comments:** Inspected, Good Condition

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



## 8.7 GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

**Comments:** Not Present

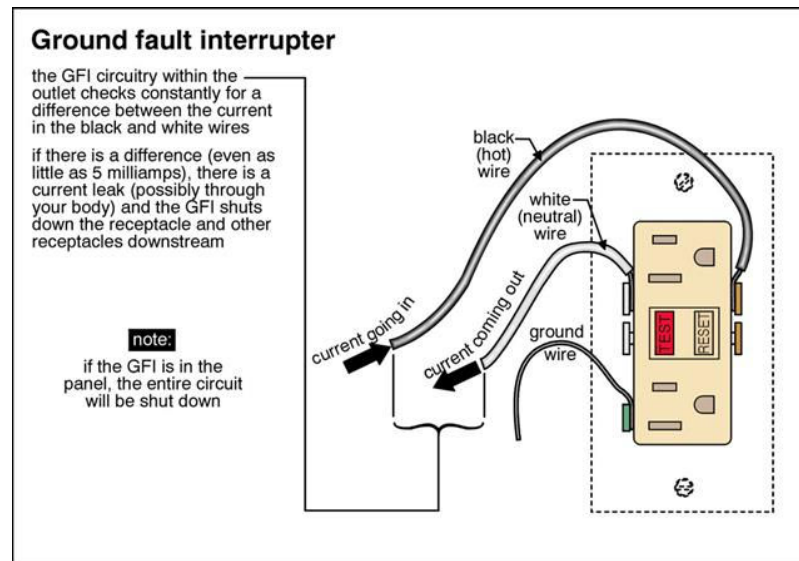
(1) Observed that this home does not have GFCI electrical outlets -- this was common when this home was built. For your reference, GFCI's are electrical outlets which have a modern 'circuit breaker' safety feature built-in. Recommend having an electrician install GFCI outlets inside and outside of the home within 6 ft. of water (such as near the kitchen sink, in the bathrooms, in the garage and on the exterior), for safety.

(2)

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

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

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



## 8.8 ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S)

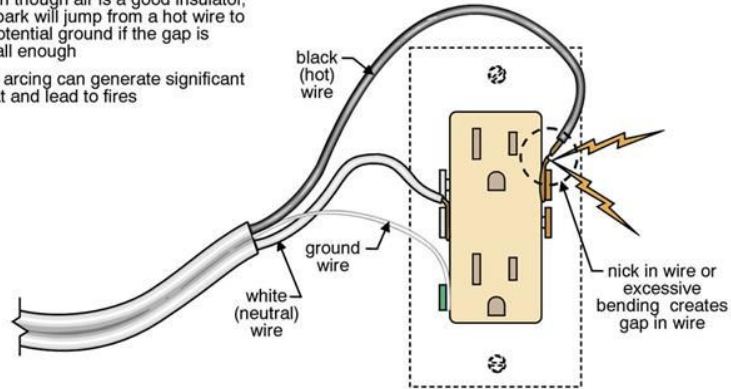
**Comments:** Not Present

Observed that this home does not have Arc Fault Circuit Interrupters (AFCI's) -- this is common for a home of this age. For your reference, this is a type of electrical outlet with a safety device designed to prevent fire hazards. In contrast, GFCI outlets are designed to prevent electric shock hazards. All homes built in 2014 are required to have AFCI outlets in every interior living space except where there is a GFCI. Older homes built in the last ten years or so were only required to have them in the bedrooms. Homes older than this likely do not have them at all. As a result, recommend having an electrician install AFCI outlets in your living spaces, except where a GFCI is needed/exists, when you have a chance, for safety.

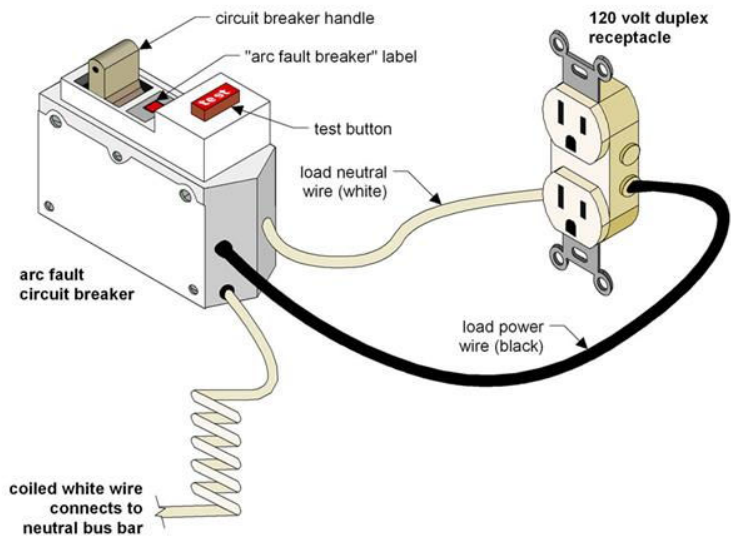
### Arcing and sparks

even though air is a good insulator, a spark will jump from a hot wire to a potential ground if the gap is small enough

this arcing can generate significant heat and lead to fires



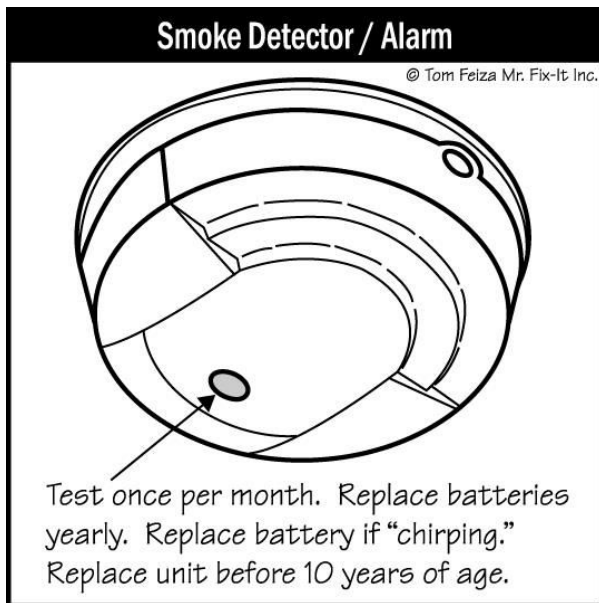
### Arc fault circuit interrupter



## 8.9 SMOKE DETECTORS

**Comments:** Inspected

(1) Observed that this home has smoke detectors which activated when tested. *If you don't know how old your smoke detector is, or if it is 10 years old or more, suggest replacing it as soon as possible to ensure that it works when it needs to, for safety.*



MO11



(2) Good to know! Please note there are two types of smoke detectors -- ionization (the most common) which react faster to open flame fires (such as a cooking fire) and photoelectric which react faster to smoldering fires.

- *To provide the best protection for your home, recommend having both types of smoke detectors installed in separate units. First, check to see what type of smoke detector you have -- the word 'photoelectric' or the capital letter P printed or embossed on them. If not, then recommend installing photoelectric detectors in addition to your ion detectors.*
- If you also have gas appliances, suggest purchasing separate carbon monoxide detectors (not combination units) because they need to be replaced more frequently.
- Please note there should be one smoke detector in each sleeping area/bedroom, another smoke detector in the hallway outside the sleeping area and at least one smoke detector on each level of the home.
- Recommend testing the detectors every 30 days by pushing the test button.
- When the battery needs changing, the smoke alarm will begin to "chirp" every 20 seconds or so, this will persist for a month. This is most likely to start in the middle of the night (when the temperature in the house drops) causing you to get up and remove the battery so you can sleep. To prevent this nuisance, you should pick a special day and give your alarms new batteries once a year. Some fire safety organizations promote "change your clocks, change your batteries" when the change is made back from daylight savings time each fall.
- Smoke detectors should be 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.** Specifically, the inspector is required to inspect: service drop, service entrance conductors, cables and raceways, service equipment and main disconnects, service grounding, interior components of service panels and subpanels, conductors, overcurrent protection devices, a representative number of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters and arc fault circuit interrupters. Please note the inspector is NOT required to inspect: remote control devices, test smoke / carbon monoxide alarms, security systems, or other signaling and warning devices, low voltage wiring systems and components, ancillary wiring systems and components not a part of the primary electrical power distribution system, solar, geothermal, wind, and other renewable energy systems. Also note the inspector is NOT required to measure amperage, voltage, and impedance or determine the age and type of smoke alarms / carbon monoxide alarms.

#### **General Limitations and Exclusions:**

The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in the Standards of Practice. Inspections performed using this Standard are not technically exhaustive, not required to identify and report concealed conditions, latent defects, consequential damages and cosmetic imperfections that do not significantly affect the component's performance of its intended function.

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.

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## 9. Heating & Cooling

### Styles & Materials

<b>Heating System Type:</b> Heat Pump	<b>Heating System Energy Source:</b> Electric	<b># of Air Handlers/Furnaces:</b> One
<b>Heating Equipment Brand:</b> GOODMAN	<b>Heating Equipment Age:</b> 5 years old	<b>Heat System Exhaust:</b> Not needed on a Heat Pump
<b>Air Duct Type(s):</b> Insulated	<b>HVAC Filter(s) for the Return Register(s) Type:</b> Disposable	<b>HVAC Filter Size:</b> 20x30
<b># of Working Fireplaces:</b> One	<b>Type of Fireplace(s):</b> Metal insert / wood burning	<b>Chimney or Flue Type:</b> Metal Flue pipe
<b>Cooling System Type:</b> Heat Pump (also provides warm air)	<b>Cooling System Energy Source:</b> Electricity	<b># of Outdoor A/C Compressors:</b> One
<b>Cooling Equipment Brand:</b> GOODMAN	<b>Cooling Equipment Age:</b> 5 Years old	<b>Outdoor Compressor Size (Tons):</b> 4.5 ton

### Inspection Items

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

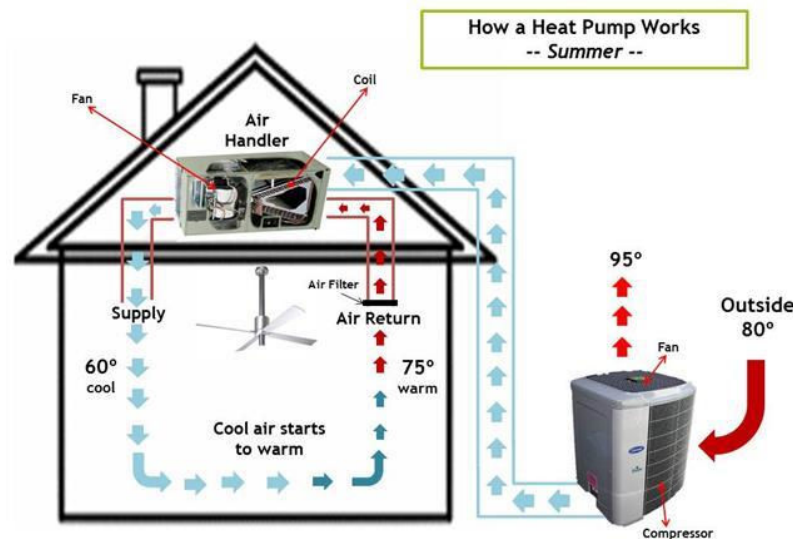
**Comments:** Inspected, Good Condition

(1) Observed that there is an outdoor package heat pump (a/c compressor and air handler in one piece of equipment) to heat and cool the the home. Please note this unit is 5 years old. For your reference, outdoor heat pumps generally last up to 12 years and sometimes longer with good maintenance.



(2)

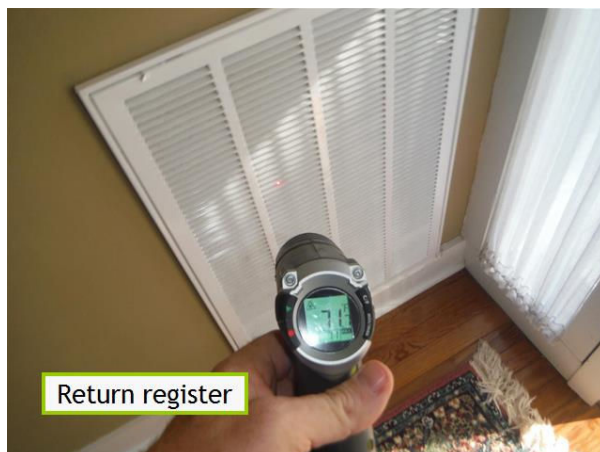
*Good to know! Heat pumps are used for heating and cooling of your home by transferring heat between two reservoirs. In the warmer months, the heat pump acts like an air conditioner, moving heat from inside your home to the outside. During winter months, heat from outdoors is transferred to the interior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



## 9.1 HOW THE HVAC SYSTEM WORKS WHEN TESTED

**Comments:** Inspected, Good Condition

(1) When tested, it appears that the heat is working well. For your reference, there should be at least a 14 degree difference between the air at the return register and where the heated air enters the home at the supply register to indicate normal functioning. In this case, there was a 31 degree difference. Please note the air conditioning was not tested since the outside temperature was below 65 degrees to prevent possible damage to the a/c compressor(s).



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

Additionally, this test is to gauge the operation of the HVAC equipment, but does not assess effectiveness of distribution of the heated/cooled air throughout the home, determine freon levels at the

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

## 9.2 HVAC CONDENSATION DRAIN LINES & PAN

**Comments:** Inspected, Good Condition

*Good to know! During the hot summer months in Charleston, the air conditioner can produce up to a gallon of water an hour in condensation. This unwanted water is drained through the primary condensation drain line which extends to the exterior of the home (usually near the outdoor a/c compressor). If this line becomes clogged, or the air filter is dirty and needs to be changed (this causes excess condensation), the condensation from the air handler will drip into the pan under unit and will drain through the secondary drain line. Therefore, if there is water coming from the secondary drain line, change the air filter. If this doesn't stop the drip from the secondary drain line, then take 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 PRESENCE OF INSTALLED CONDITIONED AIR SOURCE IN EACH ROOM

**Comments:** Inspected

Observed the room over the kitchen is not part of the central HVAC system. Instead, this room uses a built-in portable window unit.



## 9.4 AIR FILTERS & AIR DUCTS

**Comments:** Inspected, Good Condition

Observed that the size of the air filters for the return registers are 20 X 30.

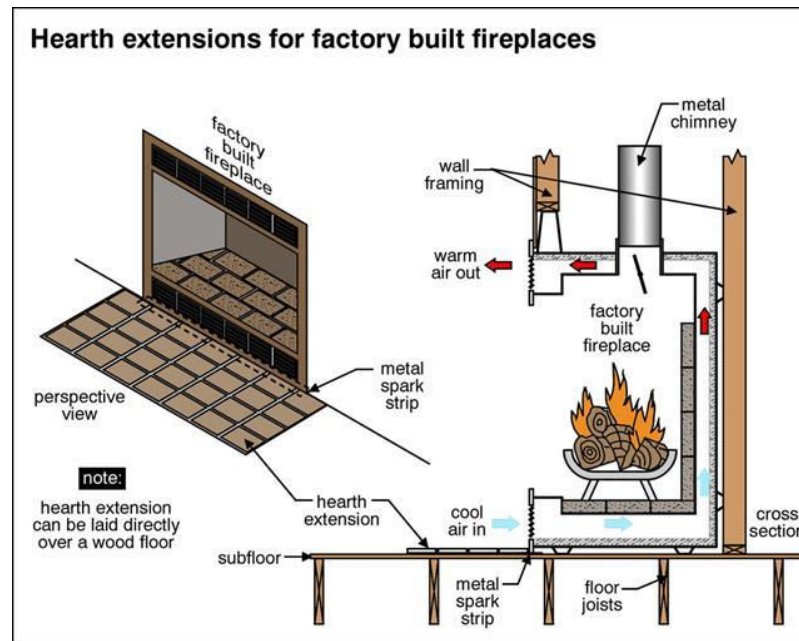
*Good to know! Recommend using an inexpensive air filter and changing it frequently -- ideally once a month. An easy way to remember to change the air filter is to change it when you pay the power bill each month. For your reference, the purpose of the air filter is to keep your furnace/air handler clean.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



## 9.5 FIREPLACES (and wood stoves)

**Comments:** Inspected, Good Condition

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



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

**Comments:** Inspected, Good Condition

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



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**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.** Specifically, the inspector is required to inspect: open and readily accessible panels, installed heating equipment, vent systems, flues and chimneys, heating / cooling distribution systems, central and permanently-installed cooling equipment. Also as it pertains to the fireplaces and fuel-burning appliances, the inspector is required to inspect: fuel-burning fireplace, stove, fireplace inserts, fuel-burning accessories installed in fireplaces, chimneys and vent systems. Please note the inspector is NOT required to inspect: interiors of vent systems, flues, and chimneys that are not readily accessible, heat exchangers, humidifiers, dehumidifiers, electric air cleaning and sanitizing devices, heating systems or cooling systems using ground-source / water-source / solar and renewable energy technologies, heat-recovery and similar whole-house mechanical ventilation systems, cooling units that are not permanently installed or that are installed in windows, or determine cooling supply adequacy and distribution balance. Also as it pertains to fireplace and fuel-burning appliances the inspector is NOT required inspect: interiors of vent systems, flues, and chimneys that are not readily accessible, fire screens and doors, seals and gaskets, automatic fuel feed devices, mantels and fireplace surrounds, combustion air components to determine their adequacy, heat distribution assists (gravity fed and fan assisted), fuel-burning fireplace and appliances located outside the inspected structure, determine the draft characteristics, or move fireplace inserts and stoves or firebox contents.

**General Limitations and Exclusions:**

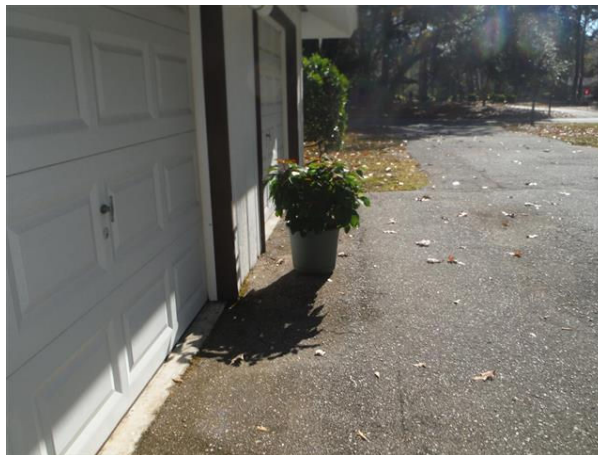
The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in the Standards of Practice. Inspections performed using this Standard are not technically exhaustive, not required to identify and report concealed conditions, latent defects, consequential damages and cosmetic imperfections that do not significantly affect the component's performance of its intended function.

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.

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## 10. Detached Garage





## Styles & Materials

**Roof Covering:**  
Architectural

**Siding Style:**  
T-111

**Garage Door Material:**  
Metal

**Garage Door Type:**  
Two automatic

**Auto-opener Manufacturer:**  
GENIE

## Inspection Items

### 10.0 ROOF COVERINGS

**Comments:** Inspected, Good Condition

### 10.1 WALL CLADDING FLASHING AND TRIM

**Comments:** Inspected, Good Condition

### 10.2

**STRUCTURAL**

**Comments:** Inspected, Good Condition

**10.3 WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected, Good Condition

**10.4 DOORS (Exterior)**

**Comments:** Inspected, Good Condition

**10.5 INTERIOR**

**Comments:** Inspected, Good Condition

**10.6 ELECTRICAL CONNECTED DEVICES AND FIXTURES**

**Comments:** Inspected, Good Condition

**10.7 Garage Door**

**Comments:** Inspected, Good Condition

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

**Comments:** Inspected

(1) Observed the auto garage door opener is missing a button inside the garage. Please note there are two wires used to open and close the door. Recommend repair.

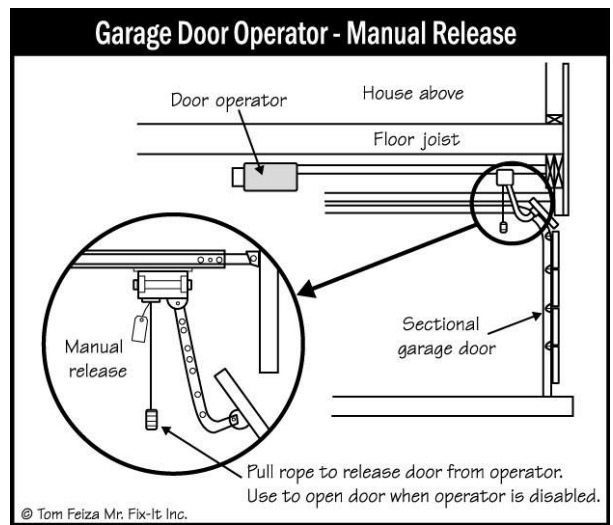


(2) Observed that this home has two automatic garage door openers in good working order. For your reference, there are three basic safety features on your garage door that should periodically be tested, ideally once a month:

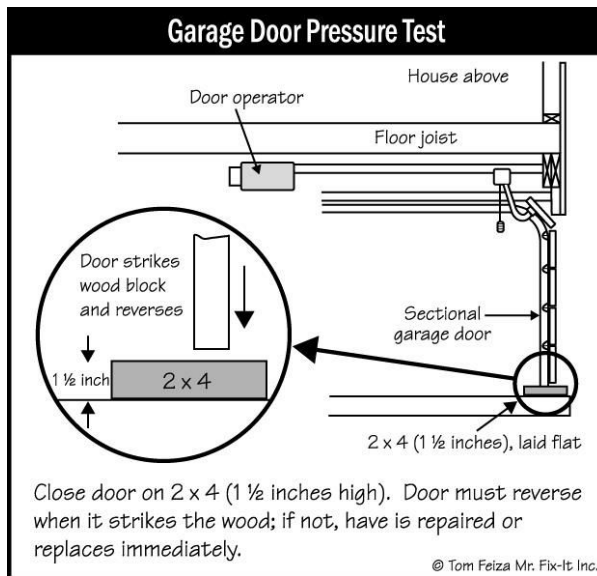
- The first safety feature that should be checked is the safety reverse/photo eye beam. This light beam should be installed at about 6 inches from the floor, and should reverse the direction of the door when the beam is broken. Be sure to refer to the installation instructions for proper mounting of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

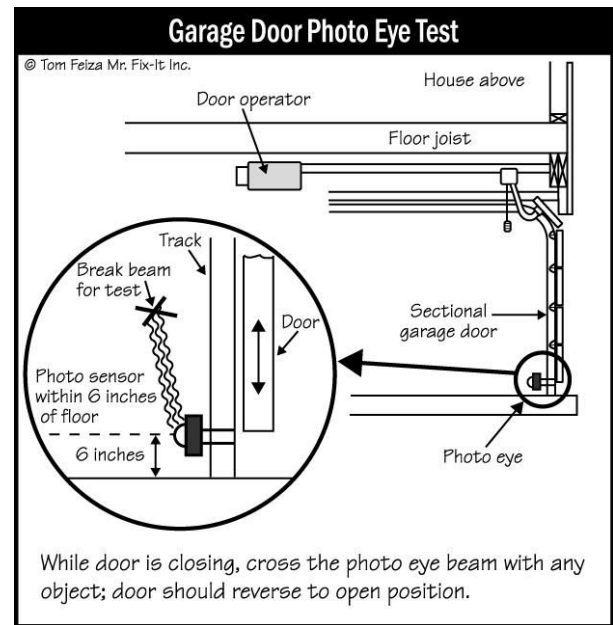
- The final safety feature on your garage door is the manual release cord for the door opener. If the power goes out you'll want to shut and lock the garage.



M015



MO16



MO17