



# Home Inspection Report

Prepared for: Janie Johnson  
Date: 7/6/2010



Property address: 350 Summer Lane  
North Charleston SC 29420

Real estate agent: Suzy Sellers  
Home Sweet Home Realty

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

**Let's get to know your home.**

# Home Inspection Report Summary Overview

This summary is intended to highlight the structural and mechanical condition of the inspected home on the day of the inspection and to list any needed or recommended repairs. Please note the home inspection is a snapshot of the home at a moment in time to reflect it's general overall condition and is subject to change at any point after the home inspection. This report should be read in its entirety to give the reader a full comprehension of the home's overall condition. All items have been inspected per the Standards of Practice for the American Society of Home Inspectors (ASHI) unless otherwise noted.

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

This summary is grouped into five parts:

- 1. Overall Condition** -- This is the home inspector's general takeaway about the condition of the property based on findings from the home inspection. Its purpose is to summarize the condition of the property from the big picture and relative to typical homes of similar age.
- 2. Major Repairs** -- Correction likely involves a significant expense, potentially \$1,000 or more to repair or replace. These corrections normally involve a substantial repair in terms of scope and importance or, a piece of equipment or component that is at the end of its service life and needs to be replaced in the near future. Generally, if a major item needs immediate attention, it will be noted in the report.
- 3. Moderate Repairs** -- Correction likely involves a moderate expense, potentially less than \$1,000 to repair or replace. These corrections normally involve a more substantial repair in terms of scope or importance or, a piece of equipment or component that is at the end of its service life and needs to be replaced in the near future. Generally, if a moderate item needs immediate attention, it will be noted in the report.
- 4. Minor Repairs** -- Correction likely involves only a minor expense, potentially less than \$300 to repair or replace. In most cases, these items are needed to ensure the home works as it should for normal living activities. As a result, some minor corrections may be needed before closing or within a few months after move-in. Generally, if a minor item needs immediate attention, it will be noted in the report.
- 5. Maintenance & Safety** -- Correction likely involves only a minimal expense and is recommended to properly maintain the home and to ensure safe living conditions. In most cases, these corrections are not urgent and can be completed after closing up to a year after move-in.

## Inspection Conditions

**Did the home buyer attend inspection?:**  
Yes

**Dwelling type:**  
Town House

**Style of home:**  
Town home

**Is it new construction?:**  
Yes

**When was the home built?:**  
2010

**Age of home:**  
New Construction

**Square footage:**  
1583

**Weather:**  
Clear Hot and Humid

**Outside temperature:**  
OVER 90 degs

**Has it rained in the last 3 days?:**  
Yes

**Was electricity on?:**  
Yes

**Was water service on?:**  
Yes

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

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

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

**Bedrooms:**  
4

**Bathrooms:**  
2.5

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

# Home Inspection Report Summary

## Overall Condition

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

### 10. Inspector's Recap:

#### 10.0 Overall, this townhome is in GOOD condition

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Based on my observations, I find this home to be of sound construction and there are no major structural or mechanical concerns. It appears that this newly constructed townhome is well built.

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

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# 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, Good Condition, Minor Repairs**

(2) Observed that a section of siding on the screen porch is loose. Recommend notifying the builder so it can be repaired.

## 5. Interiors

### 5.5 INTERIOR DOORS

#### **Inspected, Good Condition, Minor Repairs**

Observed that the door latch for the rear left side bedroom ( rear the steps) is not aligned right. Recommend notifying the builder so repairs can be made.

## 8. Electrical

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

#### **Inspected, Good Condition, Minor Repairs**

Observed that the power shut-off for the outdoor a/c compressor is loose. Recommend notifying the builder so repairs can be made.

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

#### **Inspected, Good Condition, Minor Repairs**

(1) Observed that the upside down outlet in the rear left bedroom has an outlet where the top has no power, the bottom is controlled by a switch and is powered. Also, the outlet near the wall is also without power. Recommend notifying the builder so repairs can be made.

(2) Observed that the two right side bedrooms have upside down outlets which are installed upside down. In this case, the continuous power is on top prong and the bottom prong is controlled by a switch. This should be reversed. Recommend notifying the builder so repairs can be made.

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# Home Inspection Report Summary

## Maintenance & Safety

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

### 1. Roofing

#### 1.2 GUTTERS

##### **Not Present, Maintenance and Safety**

Observed that this home does not have gutters. Normally, gutters are not a standard feature on a new house -- *this is something that most homeowners have to have installed after they move in*. For your reference, gutters carry rain water from the roof and drain it away from the home and the foundation which prevents water damage to the soffits or foundation, discoloring of the siding materials and soil erosion. Recommend having a gutter system installed when you have the opportunity.

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# 1. Roofing

## Styles & Materials

**Roof Covering:**  
3-Tab asphalt / fiberglass shingles

**Viewed roof covering from:**  
Binoculars/ Zoom Lens  
Windows

**Age of Roof:**  
New roof  
NEW CONSTRUCTION

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

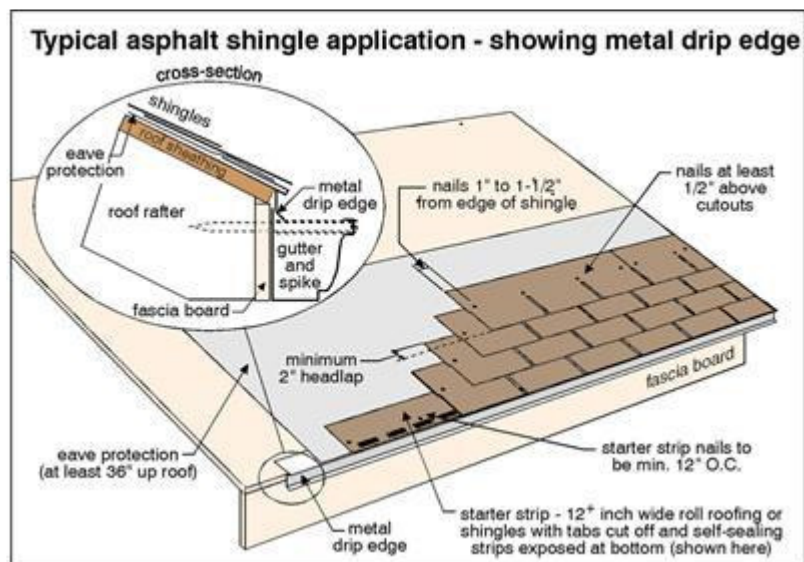
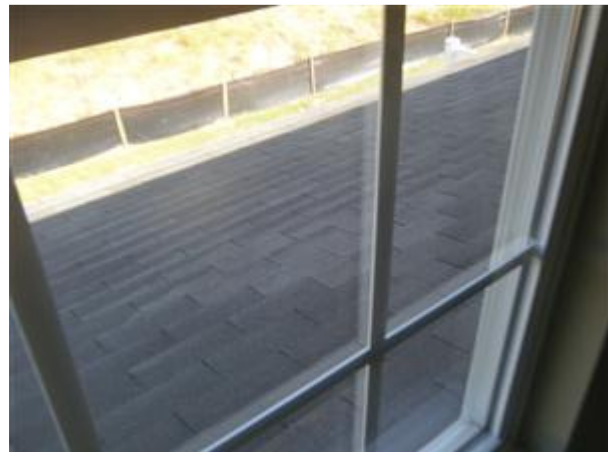
**Sky Light(s):**  
None

## Inspection Items

### 1.0 ROOF COVERINGS

**Comments:** Inspected, Good Condition

Observed that the roof has 3-tab fiberglass shingles which are estimated to be new. For your reference, the average roof with this type of shingles can last up to 18 years and possibly longer depending on the local climate and roof ventilation.



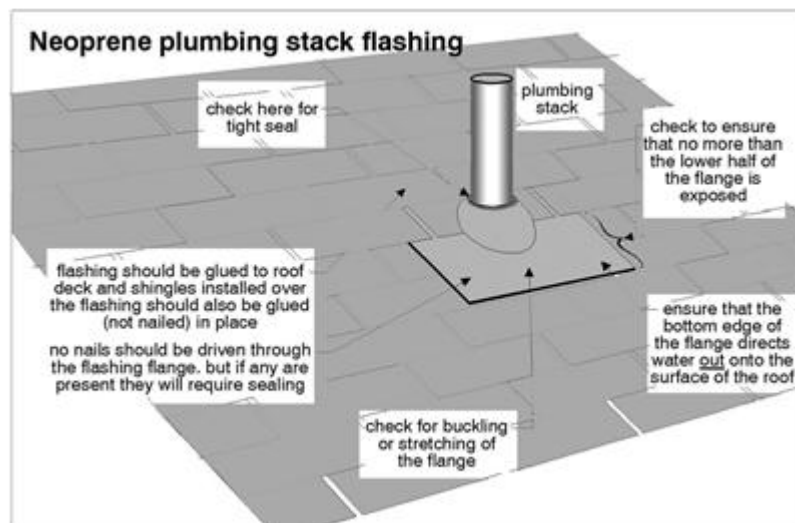
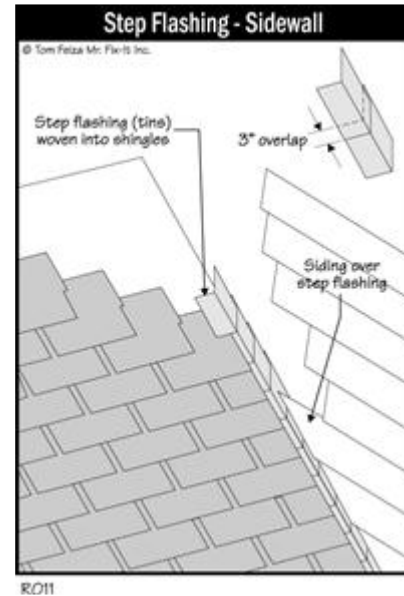
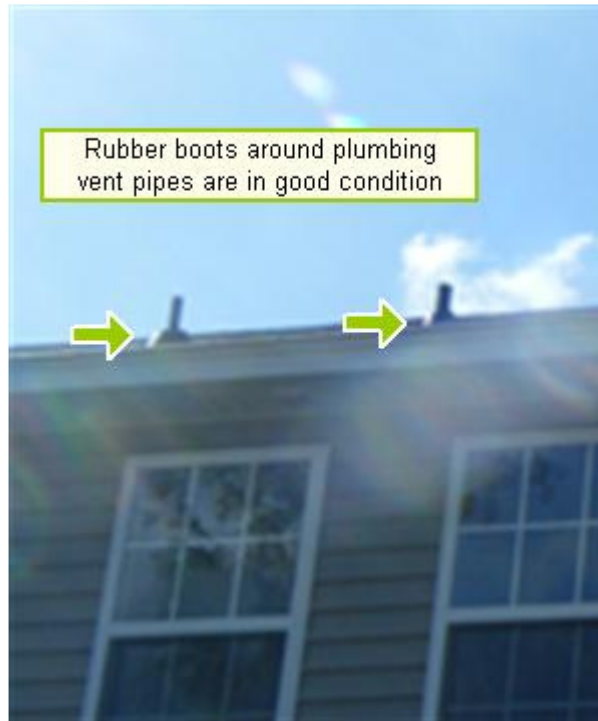
### 1.1 FLASHINGS

**Comments:** Inspected, Good Condition

Observed that the flashings are in good condition. For your reference, flashing is a sheet of metal or Neoprene which is installed around pipes and chimneys traveling through the roof to



ensure these areas are water tight. Also, flashing is applied along the sidewalls where different parts of the roof come together as well.



## 1.2 GUTTERS

**Comments:** Not Present, Maintenance and Safety

Observed that this home does not have gutters. Normally, gutters are not a standard feature on a new house -- *this is something that most homeowners have to have installed after they move in*. For your reference, gutters carry rain water from the roof and drain it away from the home and the foundation which prevents water damage to the soffits or foundation, discoloring of the siding materials and soil erosion. Recommend having a gutter system installed when you have the opportunity.

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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. 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:**

Lap

**Siding Material:**

Vinyl

**Exterior Entry Doors:**

Steel

**Appurtenance:**

Covered porch  
Sidewalk

**Driveway:**

Concrete

### Inspection Items

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

**Comments:** Inspected, Good Condition, Minor Repairs

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

While vinyl siding is durable, attractive, and easy to maintain, it does occasionally need

attention. When needed, you can wash vinyl siding with a soft cloth or ordinary long-handled, soft bristle brush. For textured surfaces, use only a soft bristle brush to keep the grooves in the texture stain-free. For best results, start at the bottom of the house and work up and rinse the cleaning solution completely before it dries. If your house has brick facing, cover the brick so that it is not affected by the runoff. Vinyl siding can be power washed, but be sure to carefully read the washer instructions before use. When cleaning, hold the power washer straight at eye level to keep the water on top of the siding where it can clean most effectively. Do not aim the power washer upward as water may collect behind the siding. Small spots of mold and mildew can be handled with cleaners such as Fantastik® or Windex®. For larger sections, a solution of vinegar (30%) and water (70%) has proven successful. Also, be sure to keep heat sources such as barbeque grills away from the siding (too close and the heat can melt it!).



(2) Observed that a section of siding on the screen porch is loose. Recommend notifying the builder so it can be repaired.



## 2.1 EXTERIOR DOORS

**Comments:** Inspected, Good Condition

## 2.2 WINDOWS

**Comments:** Inspected, Good Condition

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

**Comments:** Inspected, Good Condition

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

**Comments:** Inspected, Good Condition

## **2.5 EAVES, SOFFITS & FASCIAS**

**Comments:** Inspected, Good Condition

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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.** 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

**Foundation:**  
Poured concrete slab

**Method used to observe crawlspace:**  
No crawlspace home is on a slab

**Roof Structure:**  
Engineered wood trusses, Plywood Sheathing

**Attic info:**  
Scuttle hole

**Columns or Piers:**  
None, Slab

**Wall Structure:**  
Wood, not visible due to wall covering

**Roof-Type:**  
Gable

**Roof to Wall Connection:**  
Clips ( Example Simpsons Strong ties )

**Floor Structure:**  
Slab

**Ceiling Structure:**  
Not visible

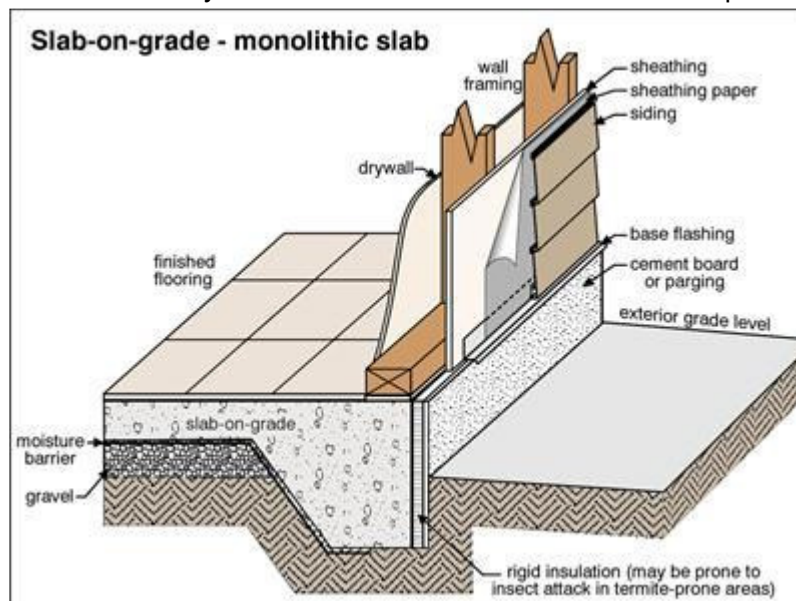
**Method used to observe attic:**  
Walked  
Limited accessibility

#### Inspection Items

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

**Comments:** Inspected, Good Condition

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



##### 3.1 COLUMNS, PIERS or PILES

**Comments:** Not Present

This home does not have columns or piers because it is built on a slab.

##### 3.2 FLOORS (Structural)

**Comments:** Inspected, Good Condition

Observed the home is on a slab.

##### 3.3 WALLS (Structural)



**Comments:** Inspected, Good Condition

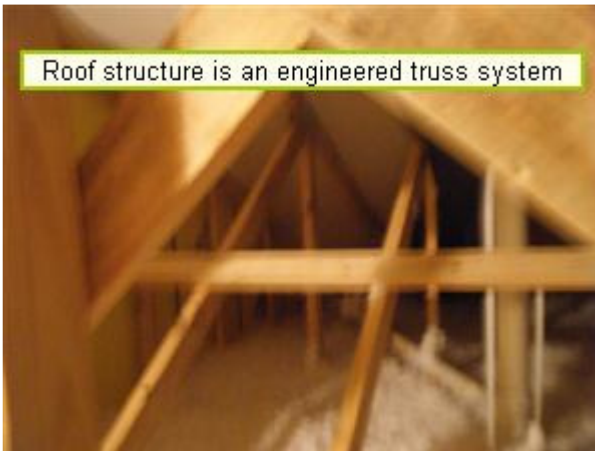
### 3.4 CEILINGS (Structural)

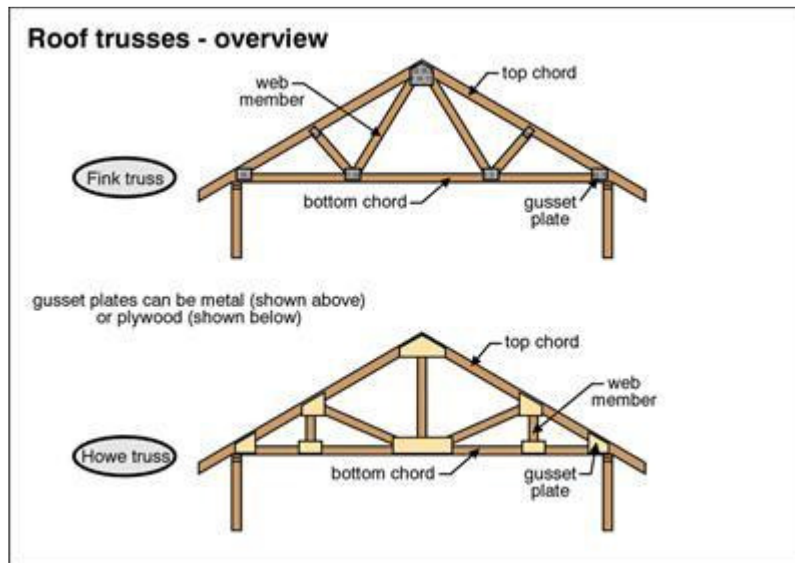
**Comments:** Inspected, Good Condition

### 3.5 ROOF STRUCTURE & ATTIC

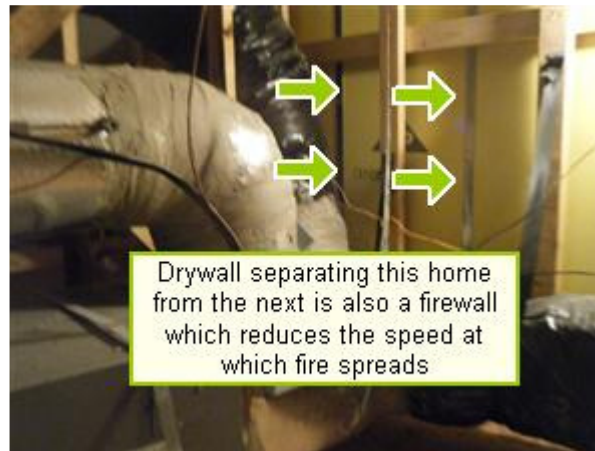
**Comments:** Inspected, Good Condition

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





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




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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.** 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- 30 Fiberglass Blown

**Ventilation:**  
Ridge vents, soffit vent

**Floor System Insulation:**  
NONE  
Home is on a slab

**Exhaust Fans:**  
Fan only

**Dryer Power Source:**  
220 Electric

**Dryer Vent:**  
A hole in the wall

### Inspection Items

#### 4.0 ATTIC INSULATION

**Comments:** Inspected, Good Condition

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



#### 4.1 VAPOR BARRIER (in the attic)

**Comments:** Not Present

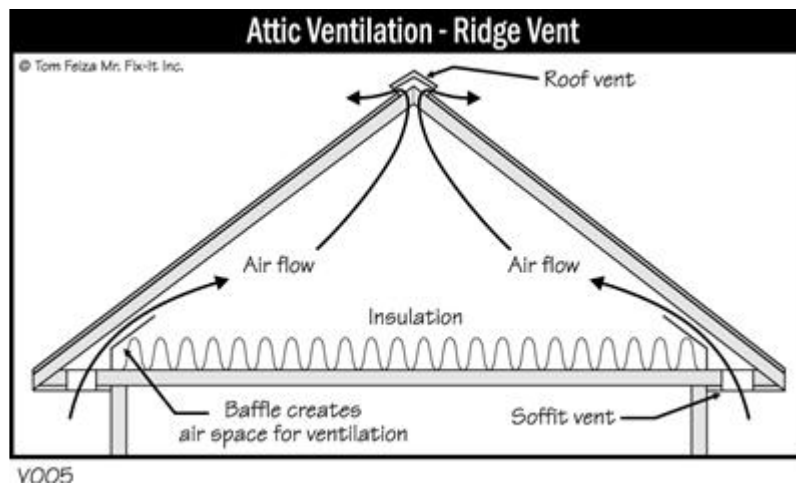
Due to the high humidity in the Charleston area, vapor barriers are not installed in attics since they hold in moisture which would deteriorate the roofing materials.

#### 4.2 ATTIC VENTILATION

**Comments:** Inspected, Good Condition

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

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



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

**Comments:** Not Present

This home does not have insulation under the floor because it is built on a slab.

#### 4.4 VAPOR BARRIER (on the crawlspace ground)

**Comments:** Not Present

This home is built on a slab and does not have a crawlspace or basement.

#### 4.5 FOUNDATION VENTILATION

**Comments:** Not Present

This home is built on a slab.

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

**Comments:** Inspected, Good Condition

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to insulation and ventilation. The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this

inspection report.

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## 5. Interiors



### Styles & Materials

**Ceiling Materials:**

Sheetrock

**Wall Material:**

Sheetrock

**Interior Doors:**

Hollow core

Masonite

Raised panel

**Floor Covering(s):**

Carpet

Vinyl

**Window Types:**

Thermal Insulated single-hung , Tilt Feature

**Cabinetry:**

Factory made box cabinets

Wood

**Countertop:**

Laminate

### Inspection Items

#### 5.0 CEILINGS

**Comments:** Inspected, Good Condition

#### 5.1 WALLS

**Comments:** Inspected, Good Condition

#### 5.2 FLOORS

**Comments:** Inspected, Good Condition

#### 5.3 INTERIOR STEPS, STAIRWAYS, BALCONIES & RAILINGS

**Comments:** Inspected, Good Condition

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

**Comments:** Inspected, Good Condition

#### 5.5 INTERIOR DOORS

**Comments:** Inspected, Good Condition, Minor Repairs

Observed that the door latch for the rear left side bedroom ( rear the steps) is not aligned right. Recommend notifying the builder so repairs can be made.



## 5.6 WINDOWS

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

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## 6. Built-In Kitchen Appliances

### Styles & Materials

**Dishwasher Brand:**  
GENERAL ELECTRIC

**Garbage Disposal Brand:**  
BADGER

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

**Range/Oven Brand:**  
GENERAL ELECTRIC

**Built-In Microwave Brand:**  
GENERAL ELECTRIC

**Refrigerator Brand:**  
GENERAL ELECTRIC

**Dryer Outlet:**  
4 prong Grounded

### Inspection Items

#### 6.0 DISHWASHER

**Comments:** Inspected, Good Condition

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

#### 6.1 GARBAGE DISPOSAL

**Comments:** Inspected, Good Condition

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

#### 6.2 RANGES/OVENS/COOKTOPS

**Comments:** Inspected, Good Condition

Observed that the oven and cooktop appear to be working well -- they were tested with a infrared red thermometer to ensure they are heating as they should. Please note I did not test for maximum temperature. For your reference, the average electric range will last about 17 years (gas ranges last about 19 years) and the cooktop will last between 13 and 20 years.





**6.3 RANGE HOOD**

**Comments:** Inspected, Good Condition

**6.4 MICROWAVE (Built-In)**

**Comments:** Inspected, Good Condition

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

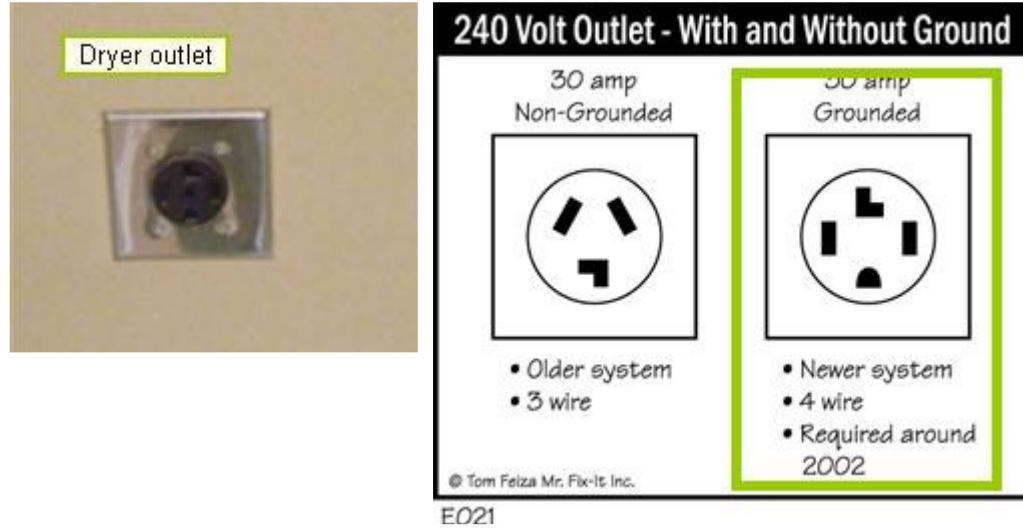
**6.5 REFRIGERATOR**

**Comments:** Not Inspected

**6.6 DRYER OUTLET**

**Comments:** Inspected, Good Condition

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



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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.** 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

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Pex	<b>Plumbing Water Distribution (inside home):</b> PEX
<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC	<b>Plumbing Vent:</b> PVC
<b>Water Heater Power Source:</b> Electric	<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)	<b>Water Heater Brand:</b> A.O. SMITH
<b>Age of the Water Heater:</b> 1 Year Old	<b>GAS:</b> No GAS	<b>Water Filters:</b> None

### Inspection Items

#### 7.0 PLUMBING -- DRAIN, WASTE & VENT SYSTEMS

**Comments:** Inspected, Good Condition

#### 7.1 PLUMBING -- WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

**Comments:** Inspected, Good Condition

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

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

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

**Comments:** Inspected, Good Condition

Observed that the electric water heater is estimated to be 1 year old. For your reference, the average hot water heater can generally last up to 12 years and possibly longer.



Electric water heater



Water heater works as it should

### 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.



Main water shut-off

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

**Comments:** Not Present

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

#### 7.5 **MAIN GAS SHUT-OFF**

**Comments:** Not Present

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

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

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## 8. Electrical

### Styles & Materials

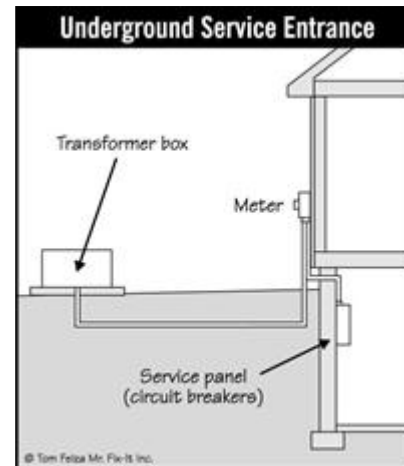
<b>Electrical Service Conductors:</b> Below ground Aluminum 220 volts	<b>Electrical Service Capacity:</b> 200 amps	<b>Electrical Panel Type:</b> Circuit breakers
<b>Electrical Panel Capacity:</b> 200 AMP	<b>Electric Panel Brand:</b> SQUARE D	<b>Branch Wire 15 and 20 AMP:</b> Copper
<b>Wiring Methods: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

### Inspection Items

#### 8.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected, Good Condition

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



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

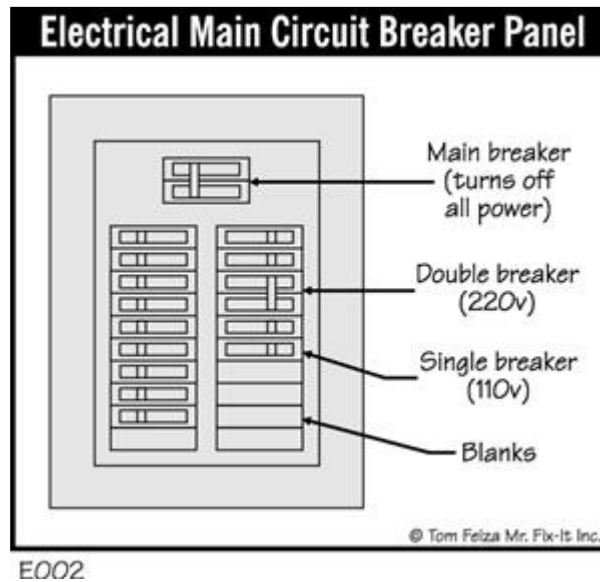
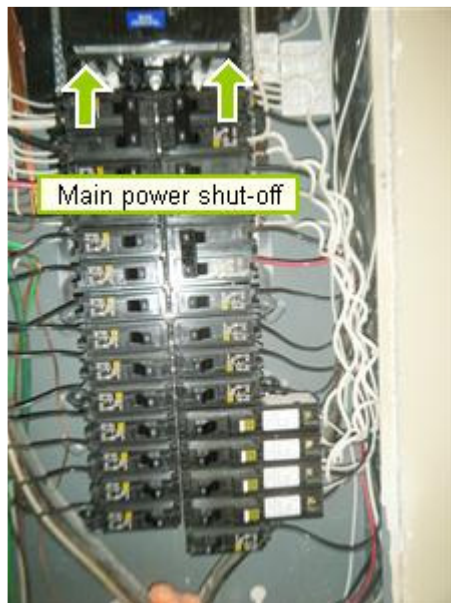
**Comments:** Inspected, Good Condition

The main electrical panel is located in the utility room closet.

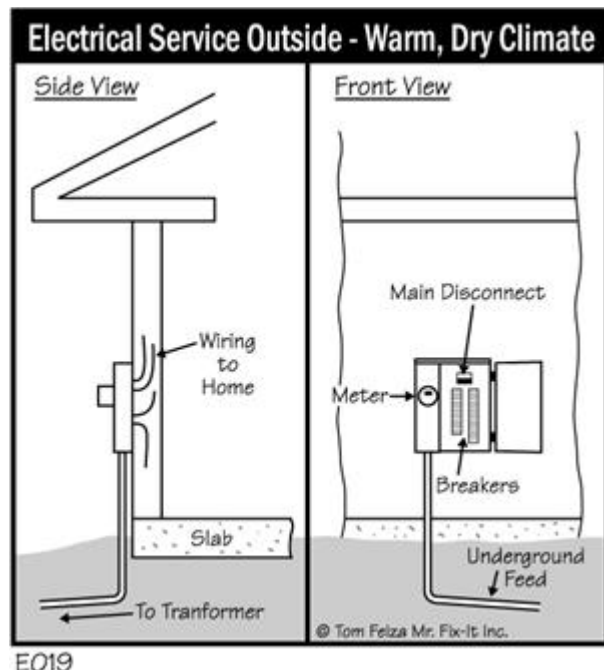
#### 8.2 MAIN POWER SHUT-OFF

**Comments:** Inspected, Good Condition

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



(2) Observed the main electrical disconnect (also called a main breaker) is on located next to the electrical meter outside. It is helpful to know where the main breaker is in case you need to turn off the power for the whole home.



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

**Comments:** Inspected, Good Condition

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





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

**Comments:** Inspected, Good Condition

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

**Comments:** Inspected, Good Condition, Minor Repairs

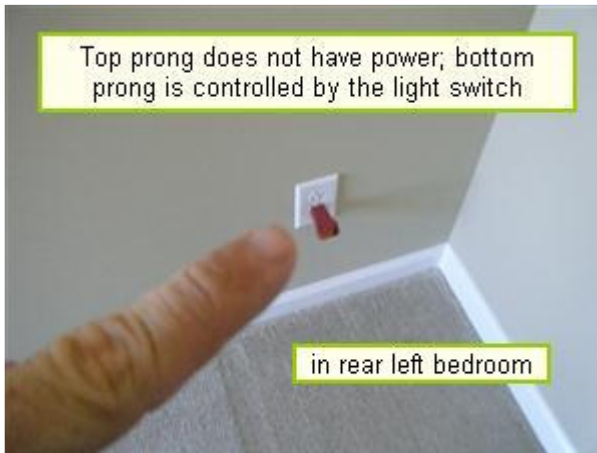
Observed that the power shut-off for the outdoor a/c compressor is loose. Recommend notifying the builder so repairs can be made.



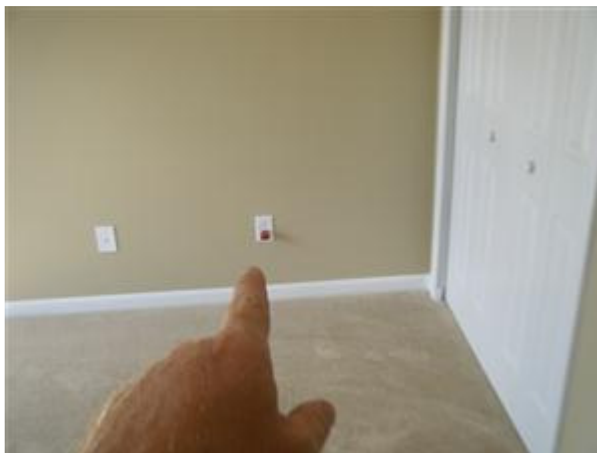
**8.6 ELECTRICAL OUTLETS -- OPERATION, GROUNDING & POLARITY**

**Comments:** Inspected, Good Condition, Minor Repairs

(1) Observed that the upside down outlet in the rear left bedroom has an outlet where the top has no power, the bottom is controlled by a switch and is powered. Also, the outlet near the wall is also without power. Recommend notifying the builder so repairs can be made.



(2) Observed that the two right side bedrooms have upside down outlets which are installed upside down. In this case, the continuous power is on top prong and the bottom prong is controlled by a switch. This should be reversed. Recommend notifying the builder so repairs can be made.



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

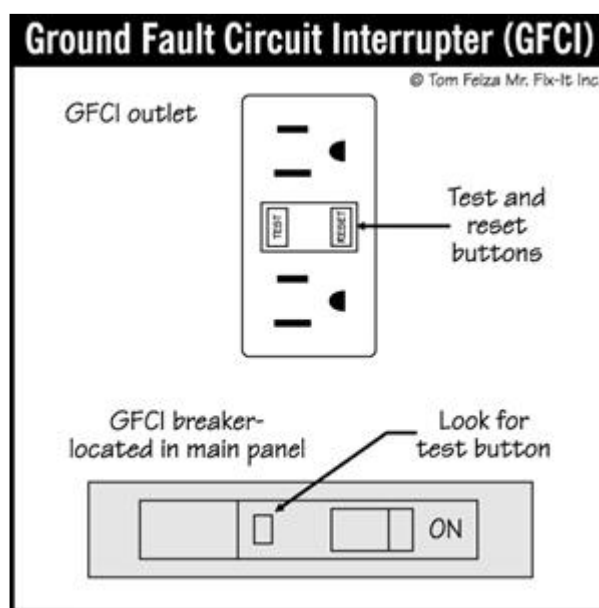
**Comments:** Inspected, Good Condition

Observed that this home has GFCI (Ground Fault Circuit Interrupters) outlets in the proper locations -- within 6 feet of water for safety -- and are in good working condition when tested. For your reference, GFCI's are electrical outlets which have a modern 'circuit breaker' safety feature built-in.

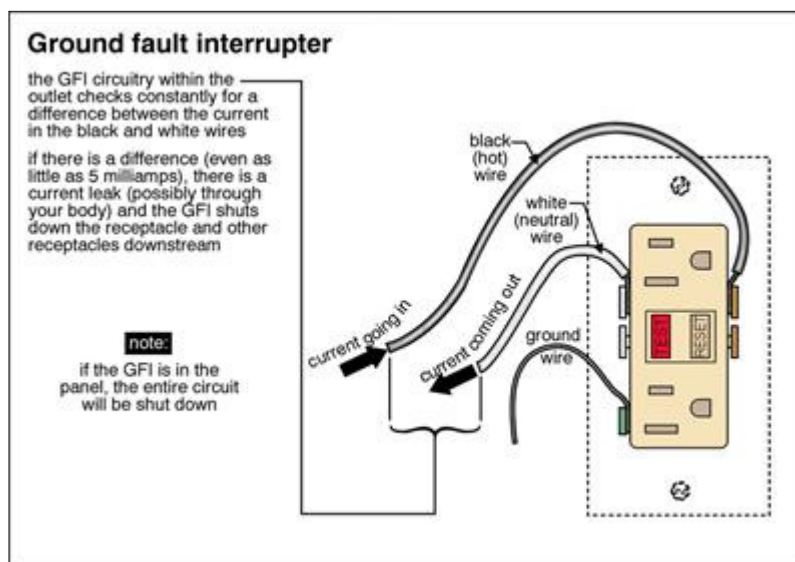
### How the GFCI Works

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

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



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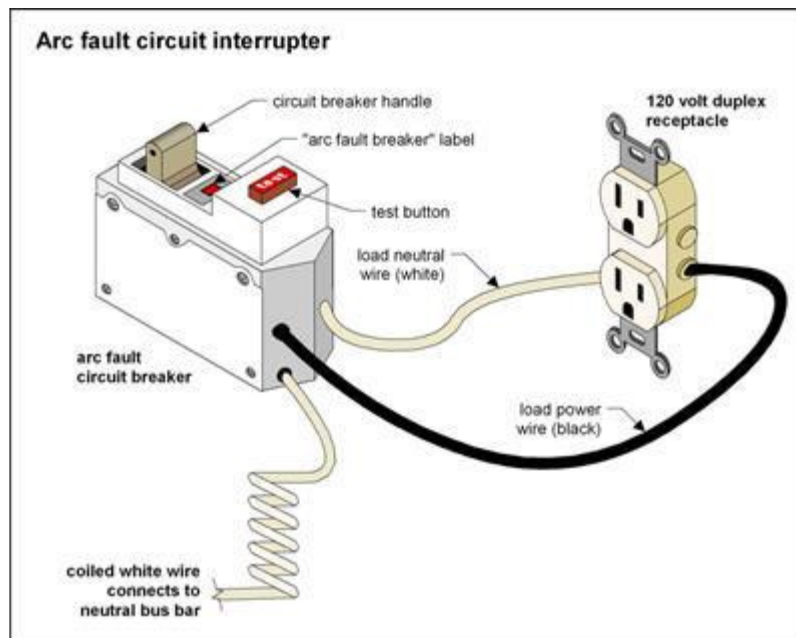
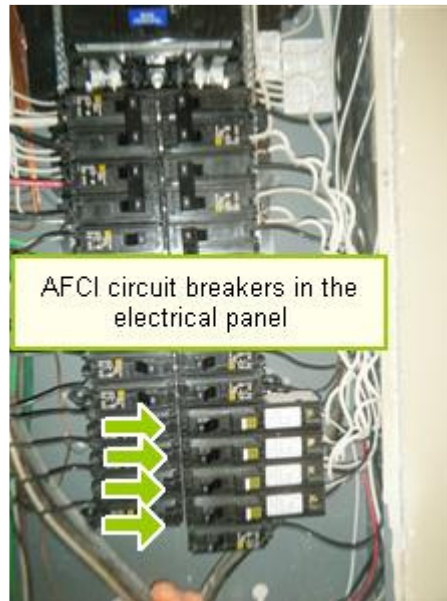


## 8.8 ARC FAULT CIRCUIT INTERRUPTERS (AFCI'S)

**Comments:** Inspected, Good Condition

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

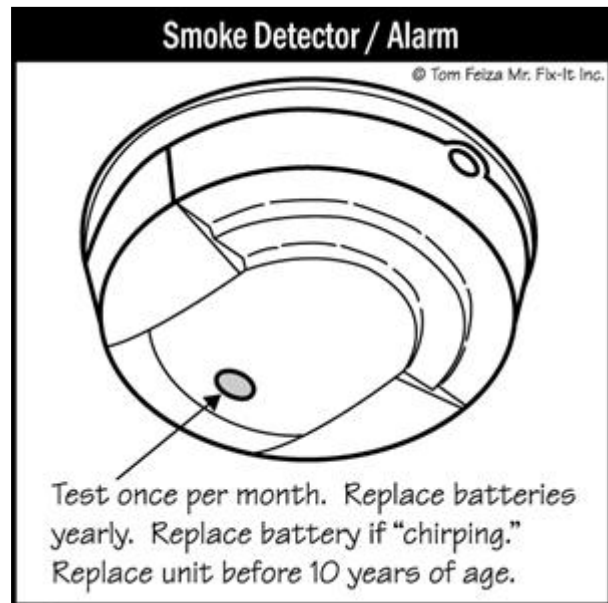




## 8.9 SMOKE DETECTORS

**Comments:** Inspected, Good Condition

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



MO11

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

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## 9. Heating & Cooling

### Styles & Materials

<b>Type of Heating System:</b> Heat Pump (also provides cool air)	<b>Energy Source (heating):</b> Electric	<b>Number of Heat Systems:</b> One
<b>Heating Equipment Brand:</b> CARRIER	<b>Age of the Heating Equipment:</b> NEW	<b>Heat System Exhaust:</b> Not needed on a Heat Pump
<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable	<b>Filter Size:</b> (Two filters) 16x20
<b>Number of Working Fireplaces:</b> None	<b>Type of Fireplace(s):</b> None	<b>Chimney or Flue:</b> None
<b>Type of Cooling System:</b> Heat Pump (also provides warm air)	<b>Energy Source (cooling):</b> Electricity	<b>Cooling Equipment Brand:</b> CARRIER
<b>Age of the Cooling Equipment:</b> NEW	<b>Number of AC Only Units:</b> One	

### Inspection Items

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

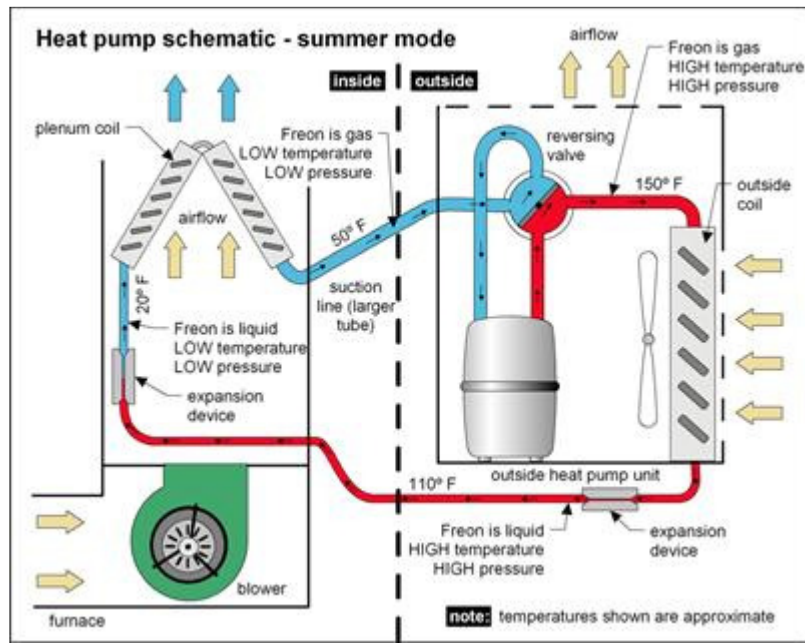
**Comments:** Inspected, Good Condition

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

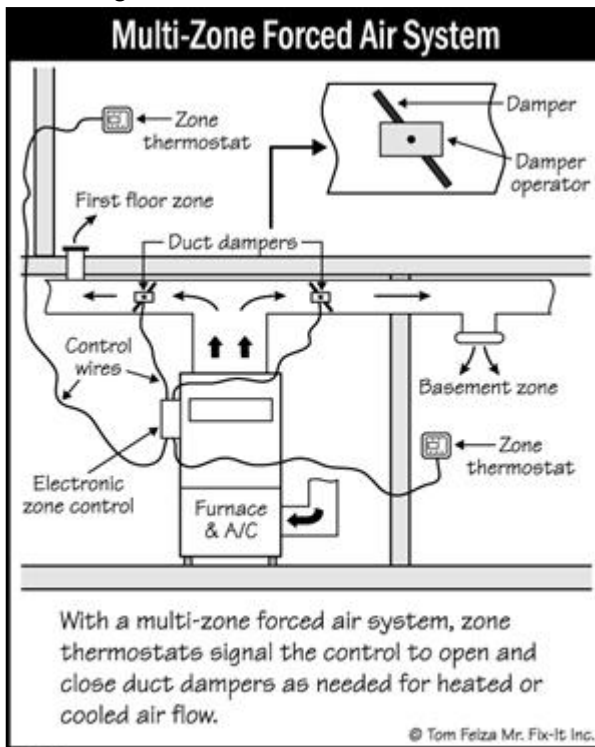


(2)

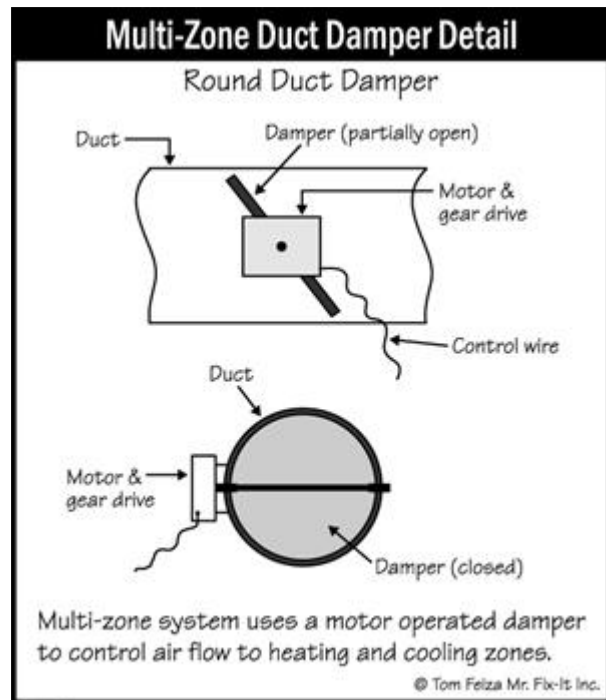
For your reference, heat pumps are used for heating and cooling of your home by transferring heat between two reservoirs. In the warmer months, the heat pump acts like an air conditioner, moving heat from inside your home to the outside. During winter months, heat from outdoors is transferred to the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



(3) Please note this home has a split system which means that there is one heat pump with two heating and cooling 'zones' -- each controlled with a separate thermostat for energy savings.



A015



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A016



## 9.1 HOW THE HVAC SYSTEM WORKS WHEN TESTED

**Comments:** Inspected, Good Condition

(1) When tested, it appears that the air conditioning is working well. For your reference, there should be at least a 14 degree difference between the air at the return air register and where the cooled air enters the home from the supply air register to indicate normal functioning. In this case, there was a 28 degree difference.

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



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

## 9.2 HVAC CONDENSATION DRAIN LINES & PAN

**Comments:** Inspected, Good Condition

During the hot summer months in Charleston, the air conditioner can produce up to a gallon of water an hour in condensation. This unwanted water is drained through the primary condensation drain line which extends to the exterior of the home (usually near the outdoor a/c compressor). If this line becomes clogged, or the air filter is dirty and needs to be



changed (this causes excess condensation), the condensation from the air handler will drip into the pan under unit and will drain through the secondary drain line. Therefore, if there is water coming from the secondary drain line, change the air filter. If this doesn't stop the drip from the secondary drain line, then take a look at your air handler to see what's going on and/or have an HVAC repairman investigate. Changing your air filter every 30 days will help reduce the amount of condensation produced.



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

**Comments:** Inspected, Good Condition

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



### 9.4 PRESENCE OF INSTALLED CONDITIONED AIR SOURCE IN EACH ROOM

**Comments:** Inspected, Good Condition

### 9.5 AIR FILTERS and DUCTS

**Comments:** Inspected, Good Condition

Observed that the size of the air filters are 16 x 20. Recommend using an inexpensive air filter and changing it frequently - ideally once a month. An easy way to remember to change the air filter is to change it when you pay the power bill each month. For your reference, the purpose of the air filter is to keep your furnace/air handler clean. A dirty, clogged filter blocks air flow and reduces the system's efficiency. If dirty air filters aren't changed regularly, the

system can produce excess condensation which you may then see as a moisture stain on your ceiling. Please note the higher end filters make it more difficult for your furnace/air handler to draw and push air throughout your home, putting strain on your furnace/air handler and your energy bills.



#### **9.6 FIREPLACES (and wood stoves)**

**Comments:** Not Present

This home does not have a fireplace

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

**Comments:** Not Present

No chimney or flue

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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.** 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. Inspector's Recap:

### Inspection Items

**10.0 Overall, this townhome is in GOOD condition**  
**Comments:**

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