

Blue Palmetto Home Inspection

Property Inspection Report



Home Sweet Home

111 Dream street, Dream City, SC 29485

Inspection prepared for: Jim Sample & Julia Sample

Date of Inspection: 3/18/2016 Time: 10:00 am

Age of Home: built in 1977 (not verified) Size: 1236 sf heated (not verified)

Weather: sunny and mild

Inspector: Ray Thornburg

License # rbb 22399, RBI.48831

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We here at Blue Palmetto Home Inspection would like to thank you for the opportunity to serve you! If you have any questions or just need more clarification please don't hesitate to call us. We are happy to help and we want you to be successful in your endeavors.

This report has two parts - a **summary** and an **inspection details** list. The **summary** consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. This inspection will not reveal every concern that exist or ever could exist but only those material defects observed on the day of inspection. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a qualified licensed tradesmen or professionals. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Blue Palmetto Home Inspection reports conform to the standards of the International Association of Certified Home inspectors (internachi) and the South Carolina Standards of Practice. These documents can be found on our website at www.summerville-home-inspector.com. It is important to note that a home inspector is not a code enforcement officer or municipal building inspector. Any reference to codes or ordinances are for informational purposes only and to help you understand the report.

The **inspection details** lists items that were inspected and any comments that are relevant. Whenever possible I try to include pictures to better illustrate any areas of concern. **Links to external websites are clickable** in the body of the report and will discuss relevant issues in more detail.

In this report you will find in **Red** a brief summary of **Critical** concerns of the inspection as they relate to safety and function. Examples would be bare electrical wires or active drain leaks. They could also be problems that if not repaired would cause further damage. The complete list of items noted is found throughout the body of the report including normal maintenance items. Not all deficiencies are type faced in **Red** so read the entire report. Other colors if used are present only to make the report more readable. This report is prepared in conjunction with a signed inspection agreement.

About our Rating System

We have a five tiered rating system for reporting the general condition of many items in our report. These ratings are the opinion of the inspector and may generally be defined as below.

GOOD- Items marked as *good* generally means - adequate, appears sufficient, it is in good condition for its age, it was performing its intended function at the time of the inspection. Items marked thusly can still have a deficiency... for example - vinyl siding marked as good can have a hole that needs repair but because the siding encompasses the whole house a minor repair wouldn't lower its overall rating in the eyes of the inspector. It can also mean adequate except where noted in the report.

FAIR - Items marked as *fair* generally means - that some wear and deterioration was observed.

POOR - Items marked *poor* generally means - that some repairs or replacement may be recommended.

N/A - Items marked *N/A* means that the item did not apply for example - an electric water heater would not need an exhaust vent so it would be marked N/A. It could also mean not present.

N/I- Items marked *N/I* generally means not inspected.

When two check boxes are marked the inspector considered the rating to lie somewhat between the two ratings which are checked.

Always read the whole report and any comments that are noted.

A home inspection is not technically exhaustive and many different systems are evaluated in a short period of time. Because of this any time a deficiency is noted in the report further evaluation and repair is recommended by qualified individuals. This is especially important if the deficiencies involve any kind of potential leak, electrical issues, structural issues or fuel burning appliances for instance.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed and bonded tradesman or a professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grading, Roofing & Other Components

Page 9 Item: 1	Roof Covering Observations	• Remaining Life NE- The roof covering is nearing the end of its useful life; consider replacement in the near future. • Granule Loss- Significant granule loss noted. Typically this is a sign that the roof covering is nearing the end of its useful life. • Area of concern- Area of concern pictured. -Probable leak under chimney area noted. • Nail pop pictured. Repair as needed to prevent moisture intrusion.
Page 12 Item: 3	Flashings and Roof Penetrations	• Gable Wall Flashing (workmanship)- Non professional workmanship noted on the gable wall flashing. Step flashing should be under each single and bent upwards twice as far as over (6"-4" for 10" flashing). Recommend repair as needed for reliability.
Page 14 Item: 5	gutters and downspouts observations	• Gutters are in disrepair along back porch area with clogged, missing sections. Also drainage exit under home is improper. Water should flow to the exterior away from the house. Recommend improve.
Page 15 Item: 7	Chimney Observations	• Bracing- Chimney pipe is a little tall so a brace is recommend. Typically a brace is recommended if pipe is over 5' above roof line. Have a professional brace it properly.
Page 16 Item: 8	Spark Arrestor	• Cap Disrepair- Chimney cap is in disrepair and does not hold the center pipe securely. Spark screen is missing so vermin could enter. Recommend have a qualified chimney sweep or fireplace professional repair.

Home Exterior

Page 18 Item: 1	Trim Condition	• Decay (pictured)- Decay at pictured location. Repair as needed.
Page 21 Item: 9	Back Porch condition	• Noted there were missing or insufficient guards in the porch area. Modern safety rules require that raised floor surfaces over 30" in height above ground have guards 36" in height. These guards must not permit passage of a 4" sphere and be strong enough to resist a 200 lb load. Also existing guards are in poor shape with flimsy loose connections. Recommend consider improvement for safety. • The walking surface deck boards are nearing their useful life. Consider replacement soon. Note* Replacing the deck surface is an inexpensive way to breath new life into an existing deck as the surface boards tend to age faster than the floor support structure.

Page 22 Item: 10	deck/stairs condition	• Modern safety rules require a graspable handrail for safety on all stairs of 4 or more risers or over 30" in height. A graspable handrail is about 2" in diameter. In addition raised floor surfaces over 30" in height require guards 36" in height. These guards must not permit passage of a 4" sphere (4 3/8" for stair guards) and be strong enough to resist a 200 lb load. Recommend consider improvement for safety.
Basement/Crawlspace/Slab		
Page 25 Item: 2	Crawl Space	• Insulation (support)-There is some insulation falling down in various areas. This can be due to improper attachment. Install more insulation supports rods where needed or netting to retain the insulation in place. Note that open netting is marginal at keeping out rodents. Consider alternatives such as house wrap or plywood.
Page 27 Item: 3	Foundation Walls & Piers	• General Comments and Analysis- This home had hollow concrete block piers some of them appeared to be stacked 7 block high. Current standards typically call for them to be filled solid with concrete and steel reinforcement if over 3 blocks high. (Though it did appear that most had the top course filled with grout). At least 4 piers showed signs of failure (pictured). Several was leaning and one showed stress cracks. Some needed to be shimmed. We recommend a structural engineer or a contractor experienced in foundation repair to evaluate and repair as needed. Some possible solutions could include simply replacing the block piers as needed with pressure treated wood columns properly sized and anchored at the top and bottom. In the deck area these could run through and offer support for handrails for instance so consider your options. • Pier (leaning)- Pier as pictured is leaning and structurally deficient. (at least three noted) Repair as needed. • Pier by back deck stairs is leaning, is not filled with concrete and is open at top. Open cells are not allowed. Have it repaired.
Page 30 Item: 6	Foundation Plumbing	• HVAC Overflow (exit)- The air handler condensate line was noted exiting in the crawlspace area. These should exit to the exterior of home. This is to prevent moisture in the crawlspace which is undesirable. Repair as needed.
Page 32 Item: 8	Anchor Bolts	• General Comments and Analysis- Although it appeared that metal strapping was inside the piers in the ones I checked it was not the case. It appears in the few I checked that a short piece was bent into an L shape and only bolted to the band. Effectively useless as far as wind uplift resistance is concerned. Recommend have an engineer or a contractor who specializes in foundation repair review and advise.
Plumbing		
Page 35 Item: 11	anti-backflow deficiencies	• Hose bib (attachment)- Hose bib is not firmly attached. Repair as needed.
AC/Heat		

Page 41 Item: 6	Air Handler Pan or Base	• *Gunk or other buildup noted in the condensate trap. When traps clog a backup will happen. Recommend cleaning. • Insulation- Primary condensate line is not insulated. Line should be insulated in the attic areas to prevent condensation from forming on pipe. Condensation can damage building materials. Recommend improve.
Electric		
Page 43 Item: 1	Incoming Service and Grounding Cable	• Grounding clamp at the ground rod is loose. Repair as needed for safety. Grounding clamps must be torqued to specifications (good and tight).
Page 44 Item: 4	Other Panels	• It appears that the neutral terminal is connected (bonded) to the grounding terminal in the subpanel by a neutral wire/grounding bar. This is incorrect. The bonding takes place in the first, and only the first, means of disconnecting. This is where the GEC (ground rod) is tied in to. The ground and neutral are separate systems from that point on. Have a qualified electrician correct.
Page 46 Item: 5	Fixtures & Outlets	• *Outlets- An electrical outlet/s as pictured showed an - hot, neutral reversed (reversed polarity) - condition. Repair as needed.
Page 48 Item: 6	GFCI	• Not Protected- The bathroom receptacles did not test positive for GFI protection. Recommend improve for safety.
Page 49 Item: 7	Smoke Alarms	• Testing (device failed)- Note at least one smoke/CO detector failed. (pictured) Probable battery issue. Repair as needed.
Bathroom Area #1		
Page 57 Item: 10	Bath Tubs	• Faucet (leaks)- Faucet handle leaks while operating. Recommend contacting a licensed plumber to repair.
Attic		
Page 68 Item: 3	Attic Ventilation	• Microbial Growth- Some microbial growth observed on some framing components in the attic. Some areas are pictured. Although generally it was a modest amount it was not insignificant. Recommend improve attic ventilation. Some remediation is suggested (removal and treatment) especially if sensitive individuals.
Page 72 Item: 8	Electrical	• J Boxes,connections- Connections made outside of a junction box is not allowed and pose a safety hazard. Connections need to be made inside of a listed box with a suitable cover properly attached to framing as required. Recommend repair as needed. • J Box Covers- Noted more than several junction boxes without a suitable cover, which is a safety concern. Some are pictured. Recommend installing proper covers, as needed, for safety. In addition boxes need to be properly attached to framing as required. Recommend repair all as needed.

Inspection Details

1. Attendance

In Attendance:
• Client present

2. Home Type

Home Type:
• Detached
• Single Family Home
• typical contemporary style

3. Occupancy

Occupancy:
• Occupied - Furnished: Heavy volume of personal and household items observed.
• Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. General Description

Description:
• Home is located in a established subdivision.
• One story wood framed home with 2 bathrooms. 3 bedrooms and an no parking garage.
• It has a wood deck on the front of the home.
Construction Type:
• Typical wood framed home with cedar horizontal lap siding, sheetrock type covering on interior walls.
• This home has a wood floor system.

5. General Comments

Good	Fair	Poor	N/A	N/I
			✓	

General Comments:

- **Lead Paint Notification-** Lead paint is a hazard in homes built before 1978. Before any renovation or repairs please follow EPA- lead safe guidelines by going to their website at <http://www.epa.gov/lead/index.html> to learn about lead safety. Since lead is so toxic it is very important not to create dust when doing renovations on pre 1978 homes. Lead safe work practices should be followed even on small painted areas that will be disturbed (like a window). At their website there is information on what lead is, where it can be found, how to protect your family and how renovators should perform their duties in order to protect their workers and your family. Contractors doing repairs on homes that test positive for lead paint must follow EPA guidelines, be certified and you may incur extra expense because of this. Contractors who disturb paint should give you a copy of renovate right available at <http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf> so that you will know what to expect and how to protect your family.

- **Modern Standards-** Occasionally in this report a reference is made concerning modern standards. Generally older homes are not required to conform to modern standards unless major renovations or replacements are performed. However it is wise to consider improvements which affect safety or function.

- **Older homes -**Typically older homes are built according to the standard practices and building codes, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building codes. While this inspection makes every effort to point out safety concerns, it does not inspect for building code compliance. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended.

- **House faces southeast.**





About the Roof Inspection Report

Every effort is made to carefully evaluate the roof covering and find all areas of concern. While it may be possible to ascertain the general condition of a roof covering it is sometimes virtually impossible to detect a leak except as it is occurring or by specific tests which is beyond the scope of a home inspection. Even water stains may not confirm an active leak without other evidence. In addition sometimes evidence of a leak has been concealed. For this reason we do not guarantee that a roof will not leak. Most roof coverings are not designed to be waterproof only water resistant. They rely on gravity to channel water off the roof. With this in mind the flatter the roof the more problematic.

About Cracks in Concrete

You may have noticed minor cracks in the concrete on grade. Minor hairline cracks on a slab on grade are a common occurrence and can be expected. Scientists know that concrete will expand and contract at a certain rate. That is why expansion joints are installed to allow for this thermal expansion. Builders are starting to learn to put these expansion joints in at about 100 sq.ft. intervals. They may also use other measures to control cracks. Cracks can also be caused by insufficient soil bearing capacity. This is often the case in the marshy soil in the Charleston Lowcountry. Heavy loads and displacement by tree roots can also take their toll on concrete driveways. If the cracks have a large gap they may be filled with a suitable compound and should be monitored for further expansion. Keep this in mind if any cracks are noted on your report. This report does not include evaluation of any soils or geological conditions or concerns. Construction on certain soils particularly expansive clays, fill soils, hillsides and waterfront areas necessitate special design consideration. Evaluation of these factors or the need for them is beyond the scope of a home inspection. For a more thorough discussion on this complex subject visit www.nachi.org/visual-inspection-concrete.htm.

Grading, Roofing & Other Components

1. Roof Covering Observations

Good	Fair	Poor	N/A	N/I
		✓		

How Inspected:

- Walked on Roof

Materials:

- The roof covering material was architect shingles.
- Architect shingles typically have a life expectancy of about 25-30 years. FYI

Condition:

- Broken or damaged shingles at overhang location/s shown. Repair as needed.
- Nail pop pictured. Repair as needed to prevent moisture intrusion.
- Maintenance Suggestion, Trees- Trees should be cut back from the structure occasionally to prevent abrasion and damage to surfaces.
- Maintenance suggestion- Leaves, pine straw and other debris should be swept off of roof regularly to protect the structure from moisture intrusion and prolong the life of the roof covering.
- Remaining Life NE- The roof covering is nearing the end of its useful life; consider replacement in the near future.
- Granule Loss- Significant granule loss noted. Typically this is a sign that the roof covering is nearing the end of its useful life.
- Area of concern- Area of concern pictured. -Probable leak under chimney area noted.
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Area of concern- Area of concern pictured. - Probable leak under chimney area noted.



Nail pop pictured. Repair as needed to prevent moisture intrusion.



Maintenance suggestion- Leaves, pine straw and other debris should be swept off of roof regularly to protect the structure from moisture intrusion and prolong the life of the roof covering.



Maintenance Suggestion, Trees- Trees should be cut back from the structure occasionally to prevent abrasion and damage to surfaces.



Broken or damaged shingles at overhang location/s shown. Repair as needed.

2. Style of Roof

Roof Style: Gable

3. Flashings and Roof Penetrations

Good	Fair	Poor	N/A	N/I
	✓	✓		

Roof Penetrations and Flashing and Observations:

- Roof flashings are only partially visible. Some were hidden by siding and roofing materials.
- Vent Stack (short)- The vent stack pipe is a little short for a good seal. Vents stacks can be easily raised. Recommend improve. Typically 6" minimum above roof.
- Kickout flashing is missing at the location pictured or other places . Kickout flashing is a piece of metal bent so as to divert water away from the house. It is used where a roof surface meets a wall. Lack of kickout flashing can allow moisture to enter behind the siding at that location and may cause damage. An example of kickout flashing can be found at <http://www.summerville-home-inspector.com/content/what-kickout-flashing> . There is frequently moisture penetration where kickout flashing is missing. Recommendation is to add the kickout flashing where needed. Note that it appears that there is flashing here but it isn't bent to deflect water away from home. Recommend improve.
- **Gable Wall Flashing (workmanship)- Non professional workmanship noted on the gable wall flashing. Step flashing should be under each single and bent upwards twice as far as over (6"-4" for 10" flashing). Recommend repair as needed for reliability.**



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Gable Wall Flashing (workmanship)- Non professional workmanship noted on the gable wall flashing. Step flashing should be under each single and bent upwards twice as far as over (6"-4" for 10" flashing). Recommend repair as needed for reliability.



Vent Stack (short)- The vent stack pipe is a little short for a good seal. Vents stacks can be easily raised. Recommend improve. Typically 6" minimum above roof.



shows attic view of questionable flashing on half gable wall

4. Sky light condition

Good	Fair	Poor	N/A	N/I
	✓			

Is a skylight present? There is/are one skylights noted.



5. gutters and downspouts observations

Good	Fair	Poor	N/A	N/I
☐	☐	☒	☐	☐

Presence? present • Proper maintenance of guttering on your home is very important. We recommend that the gutters be evaluated and cleaned at a minimum once a year. Failure to properly maintain gutters as well as improper design and installation can be a source of many problems such as wood decay and drainage issues. • Plastic sectional guttering noted. We recommend seamless gutters for durability and functional reliability. Plastic guttering require additional maintenance and have a tendency to leak at joints.

Observations:

- Clean gutters: Significant amounts of debris and blockage evident.
- Gutters are in disrepair along back porch area with clogged, missing sections. Also drainage exit under home is improper. Water should flow to the exterior away from the house. Recommend improve.



Clean gutters: Significant amounts of debris and blockage evident.



Gutters are in disrepair along back porch area with clogged, missing sections. Also drainage exit under home is improper. Water should flow to the exterior away from the house. Recommend improve.

6. Fireplace Condition

Good	Fair	Poor	N/A	N/I
☒	☐	☐	☐	☐

Type of fireplace:

- There is/are one fireplace/s in this home.
- This home has a prefabricated wood burning type of fireplace.



7. Chimney Observations

Good	Fair	Poor	N/A	N/I
☐	☒	☐	☐	☐

Materials:

- metal flue pipe

Observations:

- Bracing- Chimney pipe is a little tall so a brace is recommend. Typically a brace is recommended if pipe is over 5' above roof line. Have a professional brace it properly.



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view up flue

8. Spark Arrestor

Good	Fair	Poor	N/A	N/I
☐	☐	☒	☐	☐

Observations:

• **Cap Disrepair-** Chimney cap is in disrepair and does not hold the center pipe securely. Spark screen is missing so vermin could enter. Recommend have a qualified chimney sweep or fireplace professional repair.



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9. Driveway and Walkway Condition

Good	Fair	Poor	N/A	N/I
☐	☒	☐	☐	☐

Type of Driveway: Driveway- This home had a asphalt type driveway.



10. Grading

Good	Fair	Poor	N/A	N/I
	✓			

General Grading Observations:

- *Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of six inches for a distance of ten feet around the perimeter of the building. In addition it is important that flower beds are constructed so that they do not trap water or prevent the flow of water from the lot.
- General Observations and Analysis- Grade adjacent to the home in some areas is humped up several feet from the house with the grade under the home lower. Generally we like to see the grade under the home higher than the adjacent grade so water will flow away from the foundation. It could be that water is flowing under the home in some places which is undesirable both from the perspective of foundation settlement and moisture related issue on building components. The sandy soil and the open air ventilation probably helps temper any elevated moisture however we do recommend improve exterior grading as needed.

11. Vegetation Observations

Good	Fair	Poor	N/A	N/I
	✓			

Observations:

- Maintenance Tip: When landscaping keep plants at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs. In addition the roots of overgrown plants or flower beds may impede water drainage away from the home.
- Be aware that the roots of trees within 10 feet of foundations, concrete patios and sidewalks can damage the building components. Generally trees closer than 10' should be removed to eliminate the possibility of foundation damage by root growth. Remember that damage from tree root growth is not always gradual. Suggest monitor at the very least or take corrective action if warranted.
- Maintenance Tip- Shrubbery in contact with the home should to be trimmed back to protect the home or roofing components .



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Maintenance Tip- Shrubbbery in contact with the home should to be trimmed back to protect the home or roofing components .

12. Gate Condition

Good	Fair	Poor	N/A	N/I
☐	☐	☐	☒	☐

Home Exterior

1. Trim Condition

Good	Fair	Poor	N/A	N/I
☐	☒	☐	☐	☐

Materials:

- This home had wood type fascia trim, wood on the soffit and wood type trim elsewhere.

Trim Observations:

- Review- Several spots noted where moisture damage from splashback or drip back etc. noted on wood trim pieces. Recommend have a contractor review areas and improve/replace any pieces found decayed. Some are pictured.

- Decay (pictured)- Decay at pictured location. Repair as needed.



Decay (pictured)- Decay at pictured location.
Repair as needed. In corner of deck.



rodent chewed trim shown- improve flashing here
at next re- roof



Decay (pictured)- Decay at pictured location.
Repair as needed.

2. Siding Condition

Good	Fair	Poor	N/A	N/I
☒	☒	☐	☐	☐

Siding materials:

- The main siding material on this home is cedar horizontal lap type siding.

3. Exterior Paint & Caulking

Good	Fair	Poor	N/A	N/I
☐	☒	☐	☐	☐

4. Window Condition

Good	Fair	Poor	N/A	N/I
☒	☒	☐	☐	☐

observed type of window:

- Sliding double pane metal windows noted.
- Screens: screens present

5. Front Door

Good	Fair	Poor	N/A	N/I
☒	☒	☐	☐	☐



6. Other Exterior Doors

Good	Fair	Poor	N/A	N/I
✓	✓			

7. Doors/Storm Windows

Good	Fair	Poor	N/A	N/I
✓	✓		✓	

Observations: Storm door on front door noted

8. Front Porch Condition

Good	Fair	Poor	N/A	N/I
	✓			

Description: wood porch with roof over

Observations:

- Modern safety rules require raised floor surfaces over 30" in height to have guards 36" in height. These guards must not permit passage of a 4" sphere and be strong enough to resist a 200 lb load. Recommend consider improvement for safety.



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9. Back Porch condition

Good	Fair	Poor	N/A	N/I
		✓		

Back porch descriptions:

- Description- The back porch is a wood deck.
- A discussion of modern deck safety construction techniques can be found at <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-deck-safety> for your convenience.

Observations:

- Flashing appears to be absent between house and deck connection points (could not verify). Flashing prevents moisture wicking and associated damage recommend further investigation and improve as needed.
- Ledgers (nails)- Recommend adding additional nails in the 2x2 ledger which support joists at ends. (typically 3 nails 2" apart under each joist or every 4")
- Noted there were missing or insufficient guards in the porch area. Modern safety rules require that raised floor surfaces over 30" in height above ground have guards 36" in height. These guards must not permit passage of a 4" sphere and be strong enough to resist a 200 lb load. Also existing guards are in poor shape with flimsy loose connections. Recommend consider improvement for safety.
- The walking surface deck boards are nearing their useful life. Consider replacement soon. Note* Replacing the deck surface is an inexpensive way to breath new life into an existing deck as the surface boards tend to age faster than the floor support structure.



Noted there were missing or insufficient guards in the screened porch area. Modern safety rules require that raised floor surfaces over 30" in height above ground have guards 36" in height. These guards must not permit passage of a 4" sphere and be strong enough to resist a 200 lb load. Also existing guards are in poor shape with flimsy loose connections. Recommend consider improvement for safety.



Noted there were missing or insufficient guards in the porch area. Modern safety rules require that raised floor surfaces over 30" in height above ground have guards 36" in height. These guards must not permit passage of a 4" sphere and be strong enough to resist a 200 lb load. Also existing guards are in poor shape with flimsy loose connections. Recommend consider improvement for safety.

The walking surface deck boards are nearing their useful life. Consider replacement soon. Note* Replacing the deck surface is an inexpensive way to breath new life into an existing deck as the surface boards tend to age faster than the floor support structure.

10. deck/stairs condition

Good	Fair	Poor	N/A	N/I
☐	☐	☒	☐	☐

General Description and Comments: Wood stairs noted. • A discussion of modern deck safety construction techniques can be found at <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-deck-safety> for your convenience. • A discussion of modern safety requirements for stairways can be found at <http://www.summerville-home-inspector.com/content/charleston-area-home-inspector-discusses-stairway-requirements> for your convenience.

Observations:

- Modern safety rules prohibit open risers on stairs over 30" or 4 risers high. Recommend improve for safety.
- Center Stringer- The steps on the sides side of the deck does not have a center stringer. A stringer is the notched part of stairs that support the treads. A center stringer is needed for proper support. Recommend improve. Have a qualified carpenter review the deck and steps as maintenance has been deferred.
- Modern safety rules require a graspable handrail for safety on all stairs of 4 or more risers or over 30" in height. A graspable handrail is about 2" in diameter. In addition raised floor surfaces over 30" in height require guards 36" in height. These guards must not permit passage of a 4" sphere (4 3/8" for stair guards) and be strong enough to resist a 200 lb load. Recommend consider improvement for safety.



Modern safety rules require a graspable handrail for safety on all stairs of 4 or more risers or over 30" in height. A graspable handrail is about 2" in diameter. In addition raised floor surfaces over 30" in height require guards 36" in height. These guards must not permit passage of a 4" sphere (4 3/8" for stair guards) and be strong enough to resist a 200 lb load. Recommend consider improvement for safety.



Modern safety rules prohibit open risers on stairs over 30" or 4 risers high. Recommend improve for safety.



Center Stringer- The steps on the sides side of the deck does not have a center stringer. A stringer is the notched part of stairs that support the treads. A center stringer is needed for proper support. Recommend improve. Have a qualified carpenter review the deck and steps as maintenance has been deferred.



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11. Exterior Electrical observations

Good	Fair	Poor	N/A	N/I
☐	☒	☐	☐	☐

Observations:

- Lamp Disrepair (pictured)- Lamp as pictured is in disrepair and not sealed from the elements. Recommend replace as needed.



Lamp Disrepair (pictured)- Lamp as pictured is in disrepair and not sealed from the elements. Recommend replace as needed.

12. Main Gas Valve Condition

Good	Fair	Poor	N/A	N/I
✓				

gas valve location:

- Propane tank is buried in the ground.



Basement/Crawlspace/Slab

1. Basement/Crawlspace/Slab

Good	Fair	Poor	N/A	N/I
	✓			

specifics and recommendations:

- Crawlspace noted.
- Always keep termite bond current. The Charleston area termite infestation probability zone is listed as "very heavy".

General Observations:

- The under floor lattice was in disrepair in a few places (some are pictured) and we suggest review and repair all. Actually we recommend extending the lattice to the ground to discourage entry by vermin. Recommend repair all as needed.
- Debris- Organic matter and other debris (wood, paper, cardboard) should be removed from the crawl space area as it is undesirable and can attract wood destroying organisms.



The under floor lattice was in disrepair in a few places (some are pictured) and we suggest review and repair all. Actually we recommend extending the lattice to the ground to discourage entry by vermin. Recommend repair all as needed.



Debris- Organic matter and other debris (wood, paper, cardboard) should be removed from the crawl space area as it is undesirable and can attract wood destroying organisms.

2. Crawl Space

Good	Fair	Poor	N/A	N/I
	✓			

Ventilation, Grade, Moisture:

- Insulation (support)-There is some insulation falling down in various areas. This can be due to improper attachment. Install more insulation supports rods where needed or netting to retain the insulation in place. Note that open netting is marginal at keeping out rodents. Consider alternatives such as house wrap or plywood.



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missing insulation shown



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recommend replace insulation with rodent droppings and take steps to prevent re-entry.

3. Foundation Walls & Piers

Good	Fair	Poor	N/A	N/I
	✓	✓		

Materials or Construction Type:

- Foundation walls are visible.
- Concrete block piers noted.

Observations:

- **General Comments and Analysis-** This home had hollow concrete block piers some of them appeared to be stacked 7 block high. Current standards typically call for them to be filled solid with concrete and steel reinforcement if over 3 blocks high. (Though it did appear that most had the top course filled with grout). At least 4 piers showed signs of failure (pictured). Several was leaning and one showed stress cracks. Some needed to be shimmed. We recommend a structural engineer or a contractor experienced in foundation repair to evaluate and repair as needed. Some possible solutions could include simply replacing the block piers as needed with pressure treated wood columns properly sized and anchored at the top and bottom. In the deck area these could run through and offer support for handrails for instance so consider your options.
- **Pier (leaning)-** Pier as pictured is leaning and structurally deficient. (at least three noted) Repair as needed.
- **Pier by back deck stairs is leaning,** is not filled with concrete and is open at top. Open cells are not allowed. Have it repaired.



Pier by back deck stairs is leaning, is not filled with concrete and is open at top. Open cells are not allowed. Have it repaired.



stress cracks



needs shimming

General Comments and Analysis- This home had hollow concrete block piers some of them appeared to be stacked 7 block high. Current standards typically call for them to be filled solid with concrete and steel reinforcement if over 3 blocks high. (Though it did appear that most had the top course filled with grout). At least 4 piers showed signs of failure (pictured). Several was leaning and one showed stress cracks. Some needed to be shimmed. We recommend a structural engineer or a contractor experienced in foundation repair to evaluate and repair as needed. Some possible solutions could include simply replacing the block piers as needed with pressure treated wood columns properly sized and anchored at the top and bottom. In the deck area these could run through and offer support for handrails for instance so consider your options.



Pier (leaning)- Pier as pictured is leaning and structurally deficient. (at least three noted) Repair as needed.



close up view of crack at bottom of pier reveals no reinforcing concrete or steel



Pier by back deck stairs is leaning, is not filled with concrete and is open at top. Open cells are not allowed. Have it repaired.

4. Floor Framing O/Crawlspace

Good	Fair	Poor	N/A	N/I
✓				

Materials and Construction Type:

- dimensional lumber joists noted

Observations:

- Moisture Damage- Pictured area shows moisture damage from past/present leaks. Under kitchen area. Repair as needed.



Moisture Damage- Pictured area shows moisture damage from past/present leaks. Under kitchen area. Repair as needed.

5. Exposed Ductwork

Good	Fair	Poor	N/A	N/I
☐	☐	☐	☒	☐

Materials:

- There is no exposed HVAC ductwork in the crawlspace.

6. Foundation Plumbing

Good	Fair	Poor	N/A	N/I
☒	☒	☐	☐	☐

Observations:

- copper water supply pipe noted.
- pex (polyethylene)-(red-blue) water supply pipe noted.
- Freeze Protection- Water supply lines are freeze protected however this is an inspection restriction as the pipes themselves are not directly observable. The places i did check looked fair.
- The refrigerant line (from the air conditioner) has gaps in the insulation in places in the crawlspace. Insulation is required. A line which is not insulated will suffer a performance loss and condensation will form on piping causing moisture issues in the crawlspace which is undesirable. Recommend improve.
- HVAC Overflow (exit)- The air handler condensate line was noted exiting in the crawlspace area. These should exit to the exterior of home. This is to prevent moisture in the crawlspace which is undesirable. Repair as needed.



piping needs a little support here



HVAC Overflow (exit)- The air handler condensate line was noted exiting in the crawlspace area. These should exit to the exterior of home. This is to prevent moisture in the crawlspace which is undesirable. Repair as needed.



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7. crawlspace electrical observations

Good	Fair	Poor	N/A	N/I
✓				

8. Anchor Bolts

Good	Fair	Poor	N/A	N/I
		✓		

Observations:

• **General Comments and Analysis-** Although it appeared that metal strapping was inside the piers in the ones I checked it was not the case. It appears in the few I checked that a short piece was bent into an L shape and only bolted to the band. Effectively useless as far as wind uplift resistance is concerned. Recommend have an engineer or a contractor who specializes in foundation repair review and advise.



shows missing anchor bolts



severely rusting anchor



General Comments and Analysis- Although it appeared that metal strapping was inside the piers in the ones I checked it was not the case. It appears in the few I checked that a short piece was bent into an L shape and only bolted to the band. Effectively useless as far as wind uplift resistance is concerned. Recommend have an engineer or a contractor who specializes in foundation repair review and advise.



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9. Sump Pump

Good	Fair	Poor	N/A	N/I
☐	☐	☐	☒	☐

Sump Pumps and Dehumidifiers: No sump pump present.

About the Plumbing System Report

The plumbing system includes the water distribution pipes, drainage system, water heater and associated fixtures like toilets and sinks. Every home owner should take note of the location of the various water cut off valves. In the event of a leak be aware that there is usually a water disconnect valve located close to most fixtures (behind the toilet and under the sinks for example). Fuel shut off valves for gas appliances are usually located within six feet of an appliance. Note that there is a fuel shut off valve located on all gas meters. Also note the location of the main water disconnect. Home inspectors are not required to inspect or evaluate any underground or concealed piping systems. A home inspector will usually look for any evidence of a leak and check for the proper operation of plumbing fixtures and components according to the standards of practice. If any deficiencies are noted be sure to have a qualified plumber review and repair the items or systems involved.

Plumbing

1. Water Supply

Good	Fair	Poor	N/A	N/I
☒	☐	☐	☐	☐

supply source:

- Water is supplied to this house by a municipality.(not verified)
- The Main water cut off is located at the water meter.

Observations:

- The inspector did not find or did not note the location of a main water shut off valve (other than the water meter). Recommend that the client consult with the property owners, a plumber or find it themselves. (Sometimes they are buried in a flower bed, hidden behind storage items or not installed). If no shut off is found we recommend having one installed for emergencies.

2. Visible Water Piping

Good	Fair	Poor	N/A	N/I
✓	✓			

Material supply pipe:

- *The main type of water supply type in the house is copper type piping.
- Noted that pex (polyethylene)-(red-blue) type piping is also present.

3. Waste Disposal System

Good	Fair	Poor	N/A	N/I
✓				

Service type: This house is serviced by a municipal waste treatment system.
(not verified)

4. Visible Waste Piping

Good	Fair	Poor	N/A	N/I
✓				

Material - drain lines (visible only): PVC

Observations:

- Appears Functional

5. Gas Line Observations

Good	Fair	Poor	N/A	N/I
✓				

Water heater gas line or valve observations:

- copper pipe noted

6. Brand Names

Good	Fair	Poor	N/A	N/I
✓				

Descriptions:

- Tankless water heater located on the left side of the house on the exterior.
- Gas water heated noted.

Brand Name:

- Brand Name- Water heater brand name is Rinnai manufactured in January 2012, serial number DA. BA-004490

7. W H Condition

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Water Temp (reading)- The water temperature at faucet is reading 110-115 degrees which is considered hot.



Water Temp (reading)- The water temperature at faucet is reading 110-115 degrees which is considered hot.

8. Venting

Good	Fair	Poor	N/A	N/I
✓				

9. TPR valve and Drain Lines

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- A TPRV valve (temperature Pressure relief valve) is a safety device installed on a water heater which will relive the pressure in the tank when it exceeds a set limit. Under normal circumstances this valve and discharge tubing does not leak. A leaking tprv is an indication that service is needed immediately and that is why the end of the tprv piping should be visible. Sometimes they exit on the exterior of the home for this purpose. FYI
- A pressure & temperature relief valve is present and appears satisfactory.



A pressure & temperature relief valve is present and appears satisfactory.

10. Strapping

Good	Fair	Poor	N/A	N/I
			✓	

11. anti-backflow deficiencies

Good	Fair	Poor	N/A	N/I
		✓		

Locations: hose bibs

Observations:

- Absent (all)- Noted not present on hose bibs.(anti backflow devices) Recommend improve. Explanation- An anti- backflow device on a hose bib is a device that only allows water to flow one way in order to protect the water supply from possible contamination. They usually screw onto the hose bib and are inexpensive to replace if needed. More modern regulations require them.
- Hose bib (attachment)- Hose bib is not firmly attached. Repair as needed.



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About the HVAC System Report

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person. This is especially important if any deficiencies are noted in order to properly evaluate the whole

system. Regular maintenance is essential to its proper operation. We recommend having annual checkups and cleaning by qualified personnel. Take a note of the size and type of filters your unit needs and understand how to change them regularly. Proper maintenance will improve efficiency and prolong the equipment lifespan. Be aware that mechanical failure can occur at any time even the day after the inspection and that the home inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future. Also be aware that the home inspector does not determine adequacy of any system. If your system has been shut down for a season it may take more than several hours to achieve a comfortable level especially during extremely hot summer days for instance. Because the inspector is there for only a short period he will usually take a temperature reading at the registers to determine if the system is performing within accepted parameters.

If your system has one of the more modern programmable thermostats then special knowledge *that varies by brand name* is needed to properly operate it. We suggest that you obtain the thermostat manual (many can be obtained online) read and take the time to understand how it works. Many of these devices have batteries that need to be replaced occasionally. In addition many of these thermostats will return to a programmed schedule after the temperature is manually changed. You will want to know how to override this feature or change its settings if needed.

AC/Heat

About Split HVAC Systems

If you have a **split system** it means that typically there is a unit outside called a condenser (this is where the compressor is located) and a unit inside called an evaporator (sometimes referred to as the air handler). In contrast a **package or non split system** will have both units contained in a single package on the outside and the conditioned air is transferred by attached ductwork. The AC on these types of systems work by transferring heat energy from the inside to the outside. If you have a heat pump then this process is reversed to provide your house with heat in the winter. A heat pump may also have auxiliary heat which will kick in on very cold days. This is usually in the form of electric resistance heat strips or gas burners. We always recommend periodic maintenance by professionals with any HVAC system. We do not generally recommend pleated or restrictive air filters as this could also restrict performance. Always change the filters regularly. Geothermal systems are a type of heat pump with the exterior unit coils buried in the ground or in wells.

1. General HVAC Information

Good	Fair	Poor	N/A	N/I
			✓	

Description:

- Split System (heat pump)- This house has a forced air heat pump/s. A heat pump typically has a compressor outside and an air handler inside or in an attic

locations:

- The air handler/s is/are located in the attic.

Brand Names:

- AH Brand Name - Goodman manufactured in May 2008, serial number 0805669616

2. HVAC System Observations

Good	Fair	Poor	N/A	N/I
✓				

locations/descriptions:

- Located in the common area/s.

Observations or Deficiencies:

- OK- Units operated within normal parameters at time of inspection.

3. Heater Condition

Good	Fair	Poor	N/A	N/I
✓				

Location of air handler: The heaters are part of the air handlers.- see general hvac info for locations • *Photos of temperature readings at registers located at the end of the report.

Type of Heat, HVAC: Heat pump/s noted.

Heater or Air Handler Observations:

- OK- The (HVAC) system responded to a call for heat within accepted parameters.



4. Location/ Brand Name

Good	Fair	Poor	N/A	N/I
✓				

Compressor:

- Location- The compressor(s) is located on the right side of the house.
- Brand Name- The Compressor or exterior heat pump brand name is Lennox manufactured in May 2008, serial number 0805701846
- *Photos of temperature reading at the registers located at the end of the report.

5. AC Compressor Condition

Good	Fair	Poor	N/A	N/I
✓	✓			

Observations:

- OK- AC tested functional at time of inspection. Cooling was within generally accepted parameters.
- AC Support- Support deck is in need of minor repairs. Recommend improve.



AC Support- Support deck is in need of minor repairs. Recommend improve.



shows loose pickets on AC stand from rusting fasteners.

6. Air Handler Pan or Base

Good	Fair	Poor	N/A	N/I
	✓			

Condensate control:

• ***About Condensate Drain Lines***

Condensate lines collect condensation (moisture) that the air conditioner removes from the air. These lines are located under the air handler which is usually located in an attic or closet. Typically there is a built in pan (which collects the condensation) and an overflow pan under the unit which is there in case of a back up condition. The overflow pan should be dry unless there is an overflow condition. The drain lines will divert the water to the outside of the home typically. These lines will require a certain amount of maintenance especially if your drain lines have traps. If your lines do not have cleanouts then they should be installed to make maintenance cleaning easier. It should have a removable cap. We recommend rodding out the trap and pouring a small amount of disinfectant into the trap only to help keep it clean at least once a year (twice is better). Manufacture's instructions should be followed when installing the condensate lines. Although this varies among brand names typically this calls for three lines- primary, secondary and overflow pan drain lines. We find that the primary and overflow pan lines are almost always installed but the secondary will be handled in a variety of ways some of which are not optimal. The problems associated with a backup condition can be microbial growth and moisture damaged building materials. The key to avoiding problems is a properly designed system and regular maintenance. Depending on the ease of access of the air handler this can be a homeowner maintenance item if a cleanout is installed and a proper size brush is handy. Since backups are a common issue with air handlers we encourage the buyer to develop a maintenance plan for this and consider any recommendations the inspector may have.

- There was rust or efflorescence in the overflow drain pan. Normally the overflow pan should be empty and the presence of rust and efflorescence indicates that the primary pan was blocked at some point in time and overflowing into the secondary pan. Efflorescence is a type of white powdery salt left behind when water evaporates repeatedly. Recommend evaluation/improvements by a qualified HVAC contractor to make sure this does not happen again.

- Secondary Drain Line (absent)- Noted that the secondary overflow drain line was not used on this unit/units. This is allowed under some circumstances however the secondary drain serves as a backup in case the primary drain line becomes clogged. This helps keep moisture from accumulating inside the HVAC cabinet and causing associated damage should the primary line fail. If monitoring reveals problems ask HVAC professional to determine best practice to prevent future problems. Blue Palmetto always recommends that all three lines be separately piped to the exterior. (primary, secondary, and pan overflow)

- Pan Drain Line (absent) Pan drain line is absent or capped. This is allowed if an automatic (float switch) disconnect device is present. However should the primary drain line fail the overflow pan will be full of water which will be difficult to remove even if a capped fitting is present. Recommend that the pan drain be extended to the exterior of the home for optimum performance.

- Maintenance and Cleaning- Many experts recommend periodic cleaning of the condensate trap by removing the cap (it is not glued on) if present and rodding or pouring a small amount suitable disinfectant (like bleach) to prevent scum build up. We recommend cleaning twice each cooling season if present to prevent clogging of drain line. In addition traps should be cleaned

when the home is purchased because this maintenance is often neglected by homeowners and frequently inspectors do observe some gunk buildup even in fairly newer systems. FYI

- For a more thorough discussion on how condensate drain lines work go to <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-air-handler-condensate-lines> .

- ***Gunk or other buildup noted in the condensate trap. When traps clog a backup will happen. Recommend cleaning.**

- **Insulation- Primary condensate line is not insulated. Line should be insulated in the attic areas to prevent condensation from forming on pipe. Condensation can damage building materials. Recommend improve.**



There was rust or efflorescence in the overflow drain pan. Normally the overflow pan should be empty and the presence of rust and efflorescence indicates that the primary pan was blocked at some point in time and overflowing into the secondary pan. Efflorescence is a type of white powdery salt left behind when water evaporates repeatedly. Recommend evaluation/improvements by a qualified HVAC contractor to make sure this does not happen again.



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open ports allows air to escape; suggest adding plug



*Gunk or other buildup noted in the condensate trap. When traps clog a backup will happen. Recommend cleaning.



trap with cap removed showing gunk in trap- clean



Insulation- Primary condensate line is not insulated. Line should be insulated in the attic areas to prevent condensation from forming on pipe. Condensation can damage building materials. Recommend improve.

7. Air Handler Enclosure or Attached Ductwork

Good	Fair	Poor	N/A	N/I
✓				

8. Venting

Good	Fair	Poor	N/A	N/I
			✓	

9. Gas Valves

Good	Fair	Poor	N/A	N/I
			✓	

10. Refrigerant Lines

Good	Fair	Poor	N/A	N/I
✓				

11. Other Cooling

Good	Fair	Poor	N/A	N/I
			✓	

About the Electrical Report

Home owners should pay particular attention to any deficiencies listed in this section. Everyone should note the location of the Main Service Disconnects. The service disconnects are where the circuit breakers or fuses are. Sometimes there are other disconnects usually located near air handlers and outdoor air conditioning equipment. Every homeowner should know how a GFI circuit breaker works. Not all houses have GFI breakers because homes are built at different times and codes vary by jurisdiction. A GFI is an electrical outlet that prevents electrical shock by shutting off current when it detects that the current improperly passes to ground. GFI's are used in damp locations. A GFI will protect all circuits downstream of the device. This means that a GFI breaker located in one bathroom might control an outlet located in another bathroom for example. Please see <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-gfis> for a more thorough discussion on GFI's. Because of the limited nature of a home inspection if any deficiencies are noted on your report it is important that a qualified electrician perform the repairs and possibly evaluate other relevant issues he deems necessary.

Electric**1. Incoming Service and Grounding Cable**

Good	Fair	Poor	N/A	N/I
✓	✓			

location of meter:

• The Underground service lateral is located on the right side of the house. service and ground observations:

• Grounding clamp at the ground rod is loose. Repair as needed for safety. Grounding clamps must be torqued to specifications (good and tight).



Grounding clamp at the ground rod is loose. Repair as needed for safety. Grounding clamps must be torqued to specifications (good and tight) and driven flush to grade.

2. Over Current Protection

Good	Fair	Poor	N/A	N/I
✓				

location:

- Main electrical shutoff is located on the meter base outside.
- There is another main electrical breaker and panel is located in the living room.
- 150 amp main breakers noted
- To learn more about grounding and bonding go to <http://www.summerville-home-inspector.com/content/what-difference-between-grounding-and-bonding>.

Type: circuit breakers



inside view

3. Service Cable

Service cable material: Aluminum

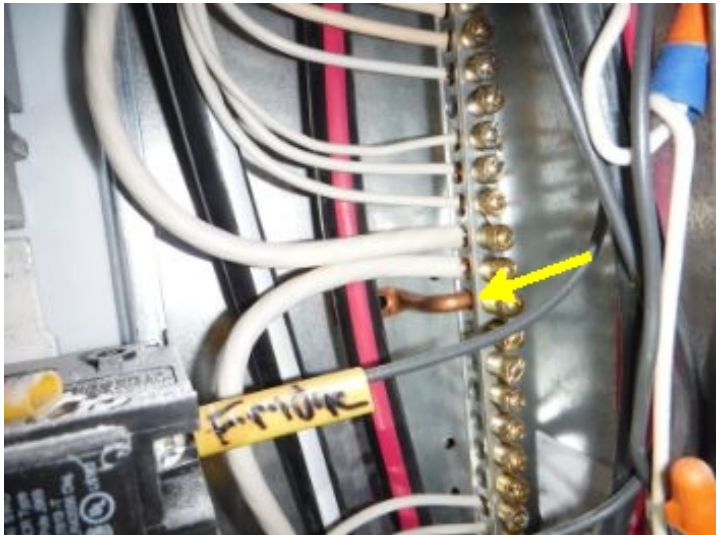
Visible branch conductors: Copper branch circuits noted.(Small appliance branch circuits)

4. Other Panels

Good	Fair	Poor	N/A	N/I
	✓			

Other electrical panels:

- More Information- For more information about bonding and grounding go to <http://www.summerville-home-inspector.com/content/what-difference-between-grounding-and-bonding>.
- It appears that the neutral terminal is connected (bonded) to the grounding terminal in the subpanel by a neutral wire/grounding bar. This is incorrect. The bonding takes place in the first, and only the first, means of disconnecting. This is where the GEC (ground rod) is tied in to. The ground and neutral are separate systems from that point on. Have a qualified electrician correct.



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5. Fixtures & Outlets

Good	Fair	Poor	N/A	N/I
✓	✓			

doorbell: Not noted.

Outlets: Tested a representative sample of outlets that could be accessed. Those that did not pass are noted in the report.

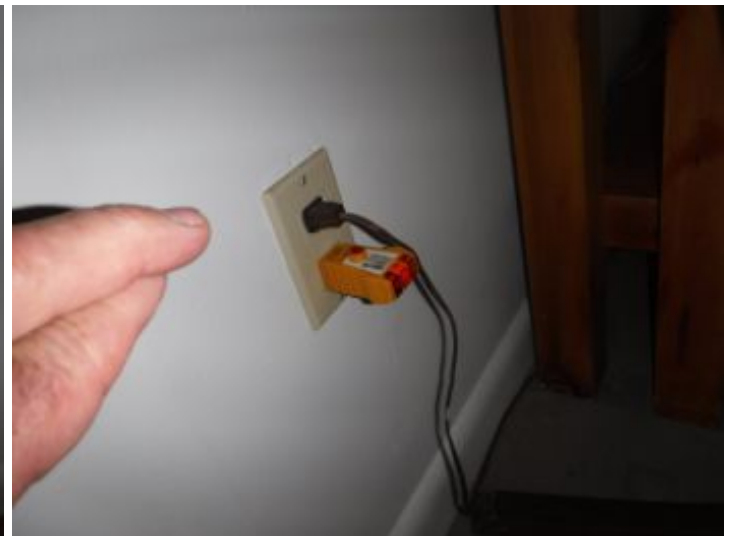
Observations:

- *Outlets- An electrical outlet/s as pictured showed an - loosely mounted in box - condition. Repair as needed. More than several noted.
- *Outlets- An electrical outlet/s as pictured showed an - loose connection - condition. Repair as needed.
- Tester indicated that some ceiling fans "may" be wired without a grounding conductor or has a grounding issue. While this test is not definitive we recommend checking one or two to be certain the grounding conductors are correctly fastened to the green grounding wire to the fan housing . Have a qualified electrician check this out for you.

- *Outlets- An electrical outlet/s as pictured showed an - hot, neutral reversed (reversed polarity) - condition. Repair as needed.



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6. GFCI

Good	Fair	Poor	N/A	N/I
	✓			

GFI locations:

- Required locations for GFI protection vary by age of structure.
- We always recommend adding GFI protection near sources of water even if they were not required at the time of construction for safety.
- Visit <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-gfis> to find out about ground fault requirements by year.

status:

- tested usual locations

Observations:

- Not Protected kitchen- Some kitchen receptacles did not test positive for GFI protection. Modern rules specify all receptacles serving kitchen counters be GFI protected. Recommend improve for safety.
- GFI protection in the bathroom has been required in most areas since 1975. FYI
- Not Protected- The bathroom receptacles did not test positive for GFI protection. Recommend improve for safety.



Not Protected kitchen- Some kitchen receptacles did not test positive for GFI protection. Modern rules specify all receptacles serving kitchen counters be GFI protected. Recommend improve for safety.



Not Protected- The bathroom receptacles did not test positive for GFI protection. Recommend improve for safety.



Not Protected- The bathroom receptacles did not test positive for GFI protection. Recommend improve for safety.

7. Smoke Alarms

Good	Fair	Poor	N/A	N/I
	✓			

Smoke and CO Alarms:

- Present
- OK- Testing indicated system was working.
- Estimated Life- It is recommended that smoke alarms do not remain in service longer than 10 years. If your detectors are older or turning yellowish in color consider replacing them.
- *Go to <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-smoke-alarm-requirements> to discover current smoke alarm requirements.
- Testing (device failed)- Note at least one smoke/CO detector failed. (pictured) Probable battery issue. Repair as needed.



Testing (device failed)- Note at least one smoke/CO detector failed. (pictured) Probable battery issue. Repair as needed.

Laundry Room

1. Washer & Dryer

Good	Fair	Poor	N/A	N/I
✓				

connections: The washer and dryer connections are located in the kitchen • Electric Dryer outlet noted.

Observations:

- Not Tested- The washer and dryer was not evaluated for function.



connection box and standpipes were not observable

2. Dryer Vent

Good	Fair	Poor	N/A	N/I
✓				

Concerns:

- The dryer vent appears satisfactory. Recommend occasional inspection and cleaning of dryer vent and termination exit point.
- Explanation- Dryers exhaust a tremendous amount of moisture while they are in use. This moisture must be reliably routed to the exterior of the home. Flexible plastic dryer hoses soon leak therefore hard piping is required except for the transition piece. Exit points should be cleaned occasionally to prevent blockage.
- More Information- Go to <http://www.summerville-home-inspector.com/content/charleston-home-inspector-discusses-dryer-vents> to learn about dryer vent requirements.



3. Laundry Tub

Good	Fair	Poor	N/A	N/I
			✓	

Materials: No laundry Tub noted.

4. Laundry Room General Comments

Good	Fair	Poor	N/A	N/I
✓				

Kitchen Area

1. General Kitchen Comments

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Appliances (ok)- All appliances appeared to function correctly in this kitchen.



2. Sinks

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Operated normally, at time of inspection.



under sink view

3. Garbage Disposal

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Operated - appeared functional at time of inspection.

4. Cook top condition

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Electric cook top noted.
- Testing (ok)- All heating elements operated when tested.



Testing (ok)- All heating elements operated when tested.

5. Oven & Range

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Oven(s): Electric
- Oven (ok)- All heating elements operated when tested.

6. Trash Compactor

Good	Fair	Poor	N/A	N/I
			✓	

7. Vent Condition

Good	Fair	Poor	N/A	N/I
✓				

Fan Type: Recirculating

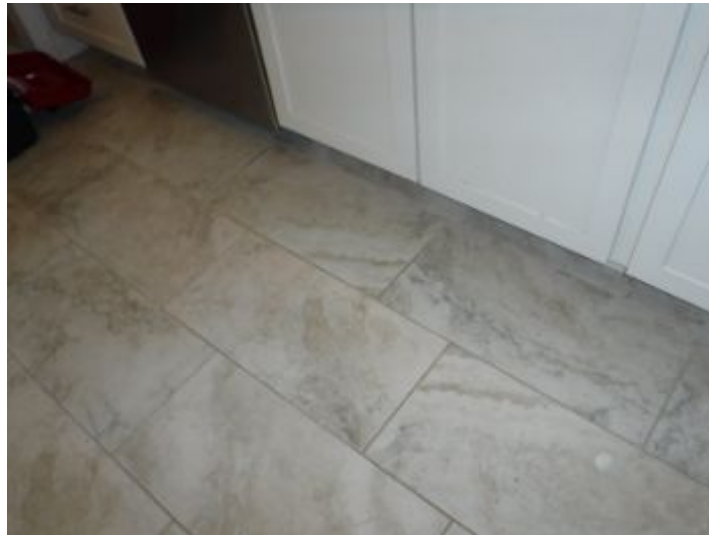
8. Floor Condition

Good	Fair	Poor	N/A	N/I
	✓			

Materials: Ceramic tile is noted.

Observations:

- Spongy at pictured location- possible loose adhesion due to past or present leak. Suggest further investigation.



Spongy at pictured location- possible loose adhesion due to past or present leak. Suggest further investigation.

9. Counters

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Granite or granite like tops noted.



10. Cabinets

Good	Fair	Poor	N/A	N/I
✓				

11. dishwasher observations

Good	Fair	Poor	N/A	N/I
✓				

Specifics: present

Observations:

- Tested (passed)- Tested and seemed to work satisfactorily.



Tested (passed)- Tested and seemed to work satisfactorily.

12. microwave info

Good	Fair	Poor	N/A	N/I
✓				

General Info:

- Tested for operational condition.
- Clearance (suggestion)- We find that in our tests that most microwave ovens do leak some radiation up close therefore we suggest that a two foot distance between the microwave and people be maintained while the unit is in operation.
- There is more information on microwave safety at <http://www.summerville-home-inspector.com/content/mt-pleasant-home-inspector-discusses-microwave-safety>.

Observations:

- OK- Heating function- Microwave properly heated a cup of water when activated.



OK- Heating function- Microwave properly heated a cup of water when activated.

Bathroom Area #1

1. Description/Photos

Good	Fair	Poor	N/A	N/I
✓				

location and description: Whole Bath • Master bedroom bath



2. Counters

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Solid Surface tops noted.

3. Sinks

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Operated normally, at time of inspection.



under sink view

4. Exhaust Fan

Good	Fair	Poor	N/A	N/I
✓				

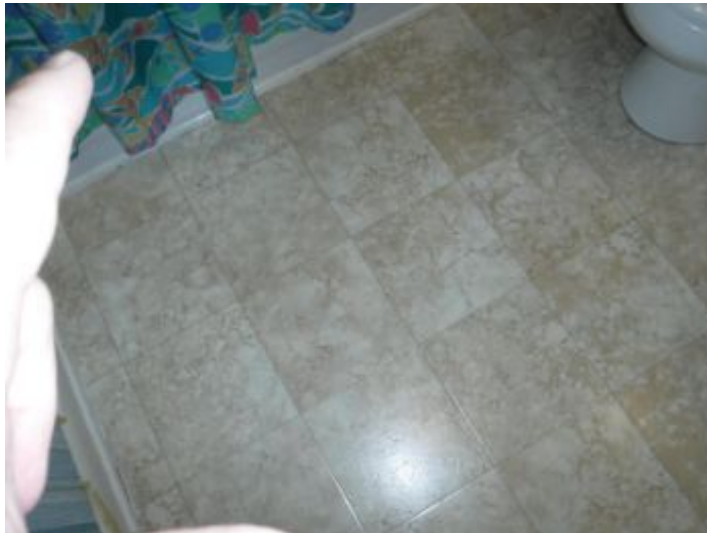
Bathroom fan observations:

- Bath Fan (ok)- The bath fan was operational when activated.

5. Floor Condition

Good	Fair	Poor	N/A	N/I
✓				

Materials: Sheet vinyl flooring is noted.



6. Heating

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

7. Mirrors

Good	Fair	Poor	N/A	N/I
✓				

8. Showers

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Shower Head (leaks)- Shower head leaks. Needs to be tightened.



Shower Head (leaks)- Shower head leaks. Needs to be tightened.

9. Shower Walls

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Ceramic tile noted.



10. Bath Tubs

Good	Fair	Poor	N/A	N/I
	✓			

Observations:

- Ceramic coated metal tub noted.
- Minor chips noted in finish. Chips and scratches can be refinished by a professional. (Recommended)
- **Faucet (leaks)- Faucet handle leaks while operating. Recommend contacting a licensed plumber to repair.**



Minor chips noted in finish. Chips and scratches can be refinished by a professional.
(Recommended)



Faucet (leaks)- Faucet handle leaks while operating. Recommend contacting a licensed plumber to repair.



11. Toilets

Good	Fair	Poor	N/A	N/I
✓				



12. Walls

Good	Fair	Poor	N/A	N/I
✓				

Wall Observations:

- Walls were in good condition.

13. Ceiling

Good	Fair	Poor	N/A	N/I
✓				

Ceiling Observations:

- Ceiling was in good condition.

Bathroom Area # 2

1. Description/Photos

Good	Fair	Poor	N/A	N/I
✓				

location and description: Whole Bath • Hall Bath



2. Counters

Good	Fair	Poor	N/A	N/I
✓	✓			

Observations:

- Plastic laminate tops noted.

3. Sinks

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Stopper (adjustment)- Stopper needs slight adjustment.



Stopper (adjustment)- Stopper needs slight adjustment.



under sink view

4. Exhaust Fan

Good	Fair	Poor	N/A	N/I
✓				

Bathroom fan observations:

- The bath fan operated when activated.

5. Floor Condition

Good	Fair	Poor	N/A	N/I
✓				

Materials: Ceramic tile is noted.

6. Heating

Good	Fair	Poor	N/A	N/I
☒	☐	☐	☐	☐

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.
-

7. Mirrors

Good	Fair	Poor	N/A	N/I
☐	☒	☐	☐	☐

Observations:

- Reflective mirror backing at bottom of mirror is coming off slightly.
-

8. Showers

Good	Fair	Poor	N/A	N/I
☒	☐	☐	☐	☐

9. Shower Walls

Good	Fair	Poor	N/A	N/I
☒	☐	☐	☐	☐

Observations:

- Ceramic tile noted.



10. Bath Tubs

Good	Fair	Poor	N/A	N/I
☒	☒	☐	☐	☐

Observations:

- Ceramic coated metal tub noted.
- Minor chips noted in finish. Chips and scratches can be refinished by a professional. (Recommended)



11. Toilets

Good	Fair	Poor	N/A	N/I
✓				



12. Walls

Good	Fair	Poor	N/A	N/I
✓				

Wall Observations:
• Walls were in good condition.

13. Ceiling

Good	Fair	Poor	N/A	N/I
✓				

Ceiling Observations:
• Stain on ceiling at pictured location. Further investigation required. Possible past vent stack leak.



Stain on ceiling at pictured location. Further investigation required. Possible past vent stack leak or high humidity over tub.

Bedroom Areas

1. Observations

Good	Fair	Poor	N/A	N/I
✓				

Locations: 3 bedrooms noted.





2. Ceiling Fans

Good	Fair	Poor	N/A	N/I
✓				

3. Closets

Good	Fair	Poor	N/A	N/I
✓				



4. Doors

Good	Fair	Poor	N/A	N/I
✓				

Observations:

- Hollow wood doors noted.



5. Floor Condition

Good	Fair	Poor	N/A	N/I
✓	✓			

Flooring Types: Carpet is noted.

Observations:

- Squeaky Floor- Noted a squeaky/loose floor as pictured. It was very noticeable. Typically this is caused by the subfloor not being secured properly but it may have other causes. Recommend further investigate and repair as needed before closing.

6. Wall Condition

Good	Fair	Poor	N/A	N/I
✓				

Materials: Drywall type wall coverings noted.



7. Ceiling Condition

Good	Fair	Poor	N/A	N/I
	✓			

Materials: There are drywall type ceilings noted.

Observations:

- Textured Ceiling- Textured ceiling is coming down in places. Often this is due to excessive moisture or high humidity on either side of the sheetrock. Usually it is very difficult to repair this by blowing more texture because it will not stick well. Suggest removal of the loose texture and painting the ceiling or priming and then blowing more texture at the affected spots.



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General Interior

1. Floor Condition

Good	Fair	Poor	N/A	N/I
✓	✓			

Flooring Types:
• Carpet is noted.



Floor felt spongy here- probably improper subfloor attachment

2. Wall Condition

Good	Fair	Poor	N/A	N/I
✓				

Materials: Drywall type wall coverings noted.



3. Ceiling Condition

Good	Fair	Poor	N/A	N/I
☒	☐	☐	☐	☐

Materials: There are drywall type ceilings noted.



4. Door Observations

Good	Fair	Poor	N/A	N/I
☒	☐	☐	☐	☐

Interior door materials: hollow core wood doors noted

5. Stairs

Good	Fair	Poor	N/A	N/I
☐	☐	☐	☒	☐

6. Additional Window Comments

Good	Fair	Poor	N/A	N/I
☒	☒	☐	☐	☐



7. Other Interior Areas

Good	Fair	Poor	N/A	N/I
☐	☐	☐	☒	☐

Attic

1. Attic Access

Good	Fair	Poor	N/A	N/I
☒	☒	☐	☐	☐

access#1 Entered. • Pull Down Ladder located in:hallway
access # 2 Not applicable.

Observations:

- Inspection Restriction (insulation)- Limited view and access of components due to deep insulation.
- Inspection Restriction (areas)- Some attic areas were not accessible.
- Recommend Improve (access)- Recommend adding access to all attic areas. An access is required whenever there is 30" of clear headroom in that area.



2. Insulation Condition

Good	Fair	Poor	N/A	N/I
	✓			

Materials:

- Fiberglass batts noted.

Insulation Depth:

- Insulation in the attic is minimal by todays standards. Recommend adding more for improved energy efficiency.
- Modern codes require R-30 ceiling, R-13 walls, R-19 floors FYI.

3. Attic Ventilation

Good	Fair	Poor	N/A	N/I
	✓	✓		

Observations:

- For your reference- Proper ventilation of attic areas help promote a healthy building by preventing heat buildup under roofing materials, and allowing moisture to escape. Also in some cases the attic ventilation also supplies combustion air to appliances which is necessary for their proper operation. FYI
- For more information on the importance of proper attic ventilation visit <http://www.summerville-home-inspector.com/content/what-are-minimum-attic-ventilation-requirements> .
- Minimum ventilation requirements are (sq feet of attic area divided by 150 = sf of ventilation required)
- Recommend (ridge vents)- Adding ridge vents are an excellent way to increase attic ventilation. Consider improving.
- Ventilators Noted- Electrical thermostatically controlled ventilator noted.
- For more information about apparent mold growth go to <http://www.summerville-home-inspector.com/content/ladson-home-inspector-discusses-apparent-mold-growth> .
- Rodents- Evidence of rodent entry into attic observed. Some insulation was noted with rodent feces on it. These should be replaced and attic should be reviewed for possible entry points.
- Microbial Growth- Some microbial growth observed on some framing components in the attic. Some areas are pictured. Although generally it was a modest amount it was not insignificant. Recommend improve attic ventilation. Some remediation is suggested (removal and treatment) especially if sensitive individuals.



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4. Whole House Fan

Good	Fair	Poor	N/A	N/I
☐	☐	☐	☒	☐

present/not: No whole house fan present.

5. Framing/structure

Good	Fair	Poor	N/A	N/I
☒	☐	☐	☐	☐

Materials: Conventional stick framed roof system.





6. Visible Leaks?

Good	Fair	Poor	N/A	N/I
☐	☒	☐	☐	☐

Observations:

- Vent Stack (past/current leak)- There was some evidence of past or current leak around a vent pipe. Recommend repair as needed.



Vent Stack (past/current leak)- There was some evidence of past or current leak around a vent pipe. Recommend repair as needed.

7. Duct Work

Good	Fair	Poor	N/A	N/I
☒	☐	☐	☐	☐

8. Electrical

Good	Fair	Poor	N/A	N/I
✓	✓			

Observations:

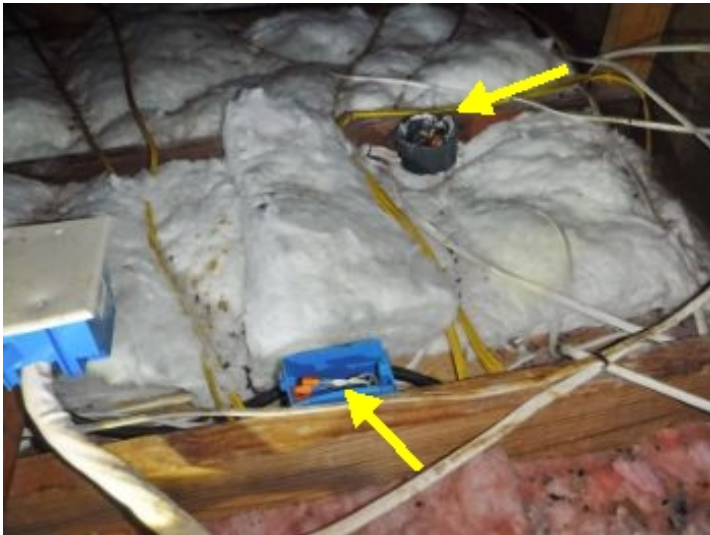
- NM (non metallic sheathed cable) wiring type noted present in the attic areas.
- J Boxes, connections- Connections made outside of a junction box is not allowed and pose a safety hazard. Connections need to be made inside of a listed box with a suitable cover properly attached to framing as required. Recommend repair as needed.
- J Box Covers- Noted more than several junction boxes without a suitable cover, which is a safety concern. Some are pictured. Recommend installing proper covers, as needed, for safety. In addition boxes need to be properly attached to framing as required. Recommend repair all as needed.



broken fixture needs replacement



J Boxes, connections- Connections made outside of a junction box is not allowed and pose a safety hazard. Connections need to be made inside of a listed box with a suitable cover properly attached to framing as required. Recommend repair as needed.



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9. Attic Plumbing

Good	Fair	Poor	N/A	N/I
☒	☐	☐	☐	☐

Observations:

- PVC plumbing vents noted

10. Chimney

Good	Fair	Poor	N/A	N/I
☐	☐	☐	☒	☐

Observations visible from attic:

- not observable from inside of attic

11. Exhaust Vent

Good	Fair	Poor	N/A	N/I
	✓			

B vents and bathroom exhaust vents:

- Bath Vents (exit location)- I believe the bathroom exhaust fans terminate in attic, crawlspace or other concealed space. Exit vents were not evident on the exterior and the ducts may be covered by deep insulation making inspection difficult. Recommend having duct routed to exterior to minimize moisture and possible development of microbial growth. Modern rules dictate that they be directed to the exterior of the home. Recommend improve where practical.

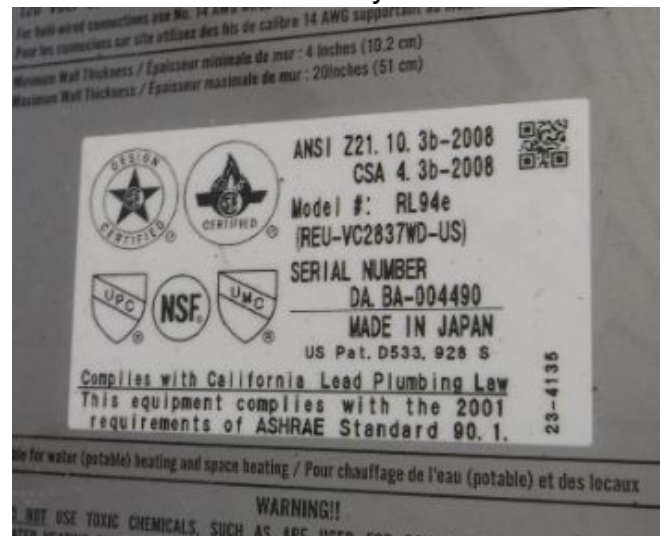
Photos



outside utility room



microbial growth on utility room ceiling- possible leak or insufficient ventilation in this area.



water heater info



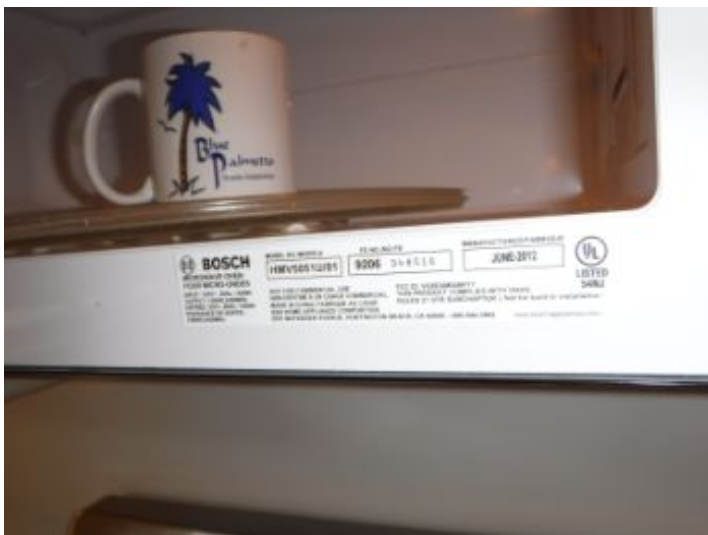
AC info



dishwasher info



oven info



microwave info



ok- AC on 62°



water heater adjustment



ok- heat on 92°



ok- heat on 116°

air handler info