

Halligan Home Inspection LLC

Property Inspection Report



123 Sample Street, Myrtle Beach, SC 29575
Inspection prepared for: Mr. Sample & Mrs. Sample
Real Estate Agent: Super Agent - Super Real Estate Agency
Date of Inspection: 11/4/2013 Time: 11:00am Size: +/-1200sqft

Inspector: Brian Wastler
License # 48600 South Carolina
701 Rambler Ct, Myrtle Beach, SC 29588
Phone: 843-458-3086
Email: halliganhi@gmail.com
www.HalliganHomeInspection.com

Report Summary

The summary below 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. 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 & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

| Interior Areas | | |
|------------------|-------------|--|
| Page 5 Item: 5 | Electrical | <ul style="list-style-type: none"> • Several outlets were found to have been reverse polarity wired, see pics for locations. Have an electrician evaluate and repair. • Ungrounded receptacles observed at water sources or exterior locations ideally should be grounded, suggest installing GFCI's for safety. ** Hall Bath** |
| Page 6 Item: 11 | Fireplace | <ul style="list-style-type: none"> • The fireplace damper is damaged and not functional; The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected. |
| Bathroom | | |
| Page 9 Item: 6 | Electrical | <ul style="list-style-type: none"> • GFCI trip test failed. Have licensed electrician evaluate and repair / replace as necessary. Hall bath has no GFI present. |
| Page 10 Item: 7 | GFCI | <ul style="list-style-type: none"> • GFCI did not properly respond to test, suggest replacing for safety. At minimum have a Certified Electrician evaluate and correct GFCI outlets in bathrooms and Kitchen areas. |
| Page 10 Item: 8 | Exhaust Fan | <ul style="list-style-type: none"> • The fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation. |
| Page 11 Item: 12 | Plumbing | <ul style="list-style-type: none"> • ** Master Bath** The hot & cold water supplies are reversed. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. We suggest contacting a qualified plumbing contractor to repair. • Hall bath/tub drain not operating correctly. Drain appears to be clogged and not draining properly while drain is in the OPEN position. Additionally, when drain is in the CLOSED position, drain stopper still drains water. This drain is not working properly. Recommended to have a certified plumber evaluate and correct as necessary. |
| Page 11 Item: 13 | Showers | <ul style="list-style-type: none"> • Master Bath shower NOT OPERATIONAL at time of inspection. NO water would come from faucet (shower head). Unable to verify its operation. • Master Bath ~ Jacuzzi tub had no visible plumbing hatch to access jacuzzi pump. |
| Kitchen | | |
| Page 14 Item: 10 | Electrical | <ul style="list-style-type: none"> • GFCI trip test failed. Have licensed electrician evaluate and repair / replace as necessary. |

| | | |
|------------------|------------------------|---|
| Page 16 Item: 11 | GFCI | <ul style="list-style-type: none"> • Reset for the GFCI is in the main panel. • One or more bathrooms lack the installation of an outlet <FYI>. Typically at least one outlet is installed for the use of personal grooming appliances ie hair dryer, curling iron, electric razor ect. Recommend upgrading home with the installation of a Ground Fault Circuit Interrupter receptacle at all applicable locations. • GFCI's in Kitchen and Master Bath improperly wired. Outlets are installed upside down. Outlets show either open neutral, open ground or ungrounded during testing. Recommend a licensed electrician evaluate and correct all outlets in kitchen and bathrooms prior to occupancy. |
| Laundry | | |
| Page 17 Item: 5 | Plumbing | <ul style="list-style-type: none"> • Unconventional installation of Washing Machine drain. Appears to go up into the attic and run along the length of the home inside the attic. Due to no appliance in the home at the time of the inspection, no way to properly test drainage system. Recommend a certified plumbing contractor evaluate and correct drainage system if required. |
| Water Heater | | |
| Page 21 Item: 3 | Water Heater Condition | <ul style="list-style-type: none"> • The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor. • During 30-45 minute water testing period Hot water was extremely limited in ALL area's of the home. It is recommended to have a licensed Plumbing contractor review the current installation and sign off on the proper operation of How Water system entirely. |
| Page 21 Item: 4 | TPRV | <ul style="list-style-type: none"> • The TPR valve discharge tube ** which was not presently installed** must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting. Recommend a licensed Plumbing contractor install prior to occupancy. |
| Garage | | |
| Page 22 Item: 1 | Roof Condition | <ul style="list-style-type: none"> • Clean roof areas: Significant amounts of organic debris evident. • Roof ventilation may be inadequate; this may contribute to premature roof failure, conducive conditions for mold growth in attic, and/or high heating / cooling bills. Consider further evaluation by qualified contractor. |
| Roof | | |
| Page 25 Item: 2 | Flashing | <ul style="list-style-type: none"> • Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary. • Small portion of the Flashing appears installed improperly; see photo. Recommend repair. |
| Page 25 Item: 3 | Chimney | <ul style="list-style-type: none"> • No chimney cap visible from inspection level. Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife. |
| Attic | | |

| | | |
|-----------------|--------------|--|
| Page 27 Item: 3 | Ventilation | <ul style="list-style-type: none">• No under eave soffit inlet vents noted.• No ridge exhaust venting noted. |
| Page 28 Item: 6 | Electrical | <ul style="list-style-type: none">• Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.• Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard. |
| Page 30 Item: 9 | Exhaust Vent | <ul style="list-style-type: none">• Bathroom Fan's were being ventilated directly into attic area. This may cause moisture in the future. Recommend proper ventilation to the exterior via vent piping through roof. |

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- The fan blades in dining area wobble when tested. Recommend balancing.



Needs Balancing

2. Closets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Front Hall closet shelving and hanging bar is missing.



No Clothes Hanging bar



Doors do not close properly

3. Door Bell

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations:

- The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.

4. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Sliding doors to backyard.

5. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- It is recommended to avoid use of multiplier outlet plug ins (converts 2 into 6 outlets)
- Since ungrounded receptacles were noted in the home, buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.
- Several outlets were found to have been reverse polarity wired, see pics for locations. Have an electrician evaluate and repair.
- Ungrounded receptacles observed at water sources or exterior locations ideally should be grounded, suggest installing GFCI's for safety. ** Hall Bath**

6. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Operated when tested. Battery Operated only

7. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Popcorn ceilings noted.

8. Patio Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The sliding patio door was functional during the inspection.

9. Screen Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:

- Not installed, recommend installation and confirmation of proper screen door operation.

10. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Drywall walls noted.

11. Fireplace

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- The fireplace damper is damaged and not functional; The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected.



The fireplace damper is damaged and not functional; The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected.

12. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Wood framed single hung window noted.

Observations:

- Windows difficult to operate at one or more locations. Possibly due to fresh paint and/or lack of operation over a period of time. Recommend review and repair as needed by qualified window contractors
- Single pane windows observed, recommend budgeting for replacement for added efficiency of home

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Bedrooms

1. Locations

Locations: Master • Bedroom#2 • Bedroom#3

2. Ceiling Fans

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Operated normally when tested, at time of inspection.

3. Closets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The closet is in serviceable condition. Master closet has improper installation of clothes hanging bar.
- Front hall closet missing hanging bar.



Master Bedroom Closet Clothes Hanging bar improperly installed



Master Bedroom closet Drywall Tape separation

4. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Several doors are a bit tight in jams, possibly from the new coat of paint or require a small amount of shaving to allow for proper operation.

5. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Flooring Types: Carpet is noted.

6. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The smoke detectors operated during the inspection. **Noted** Smoke detectors are not hard wired to each other. Battery operated only.

7. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Drywall walls noted.

8. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Materials: Wood framed single hung window noted.

Observations:

- One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.
 - Single pane windows observed, recommend budgeting for replacement for added efficiency of home.
 - Painted wood windows possibly creating lead dust from friction on paint. Due to fresh paint, windows difficult to operate.
 - Screens were not installed at time of inspection.
 - The windows that were tested, are functional.
 - Locking mechanism hardware broken and needs repair/replacement in Master Bedroom.
- Locking mechanism requires relocation in order to operate (open/close) properly in Bedroom #2.



Bedroom #2 Window Hardware needs to be relocated in order for window to be operational



Master Bedroom Window Hardware broken

9. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Popcorn ceilings noted.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Main Floor Bathroom

2. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- No deficiencies observed.

3. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Popcorn ceilings noted. • Tongue and Groove Wood ceiling noted in Master Bathroom

Observations:

- Freshly painted in areas. This could be concealing a defect that could not be determined. Small amount of painters tape noted in Hall bath.
- Wood ceiling in Master Bath subject to moisture exposure due to improper ventilation and proximity to water source (shower) itself. Recommended that ceiling be properly treated and sealed to maintain integrity and longevity.



Painters Tape

4. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Solid Surface tops noted.

5. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- No major system safety or function concerns noted at time of inspection.
- Hollow wood doors.
- Bathroom Door in Master Bath does not close properly. Recommend to have door shaved and/or properly resized to allow for normal operation.

6. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Light fixture or bulb apparently inoperable at Master Bath vanity. Change bulb(s) and check. Hall bath missing Globe and light bulbs.
- **GFCI trip test failed. Have licensed electrician evaluate and repair / replace as necessary. Hall bath has no GFI present.**



Hall Bath Missing Globe and light bulbs



Master Bathroom Upside Down GFCI showing Open Ground (Bottom)



Master Bathroom Upside Down GFCI showing Open Ground (Top)



Master Bedroom Opposite GFCI also showing Open Ground

7. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Reset for the GFCI is in the main panel.
- GFCI did not properly respond to test, suggest replacing for safety. At minimum have a Certified Electrician evaluate and correct GFCI outlets in bathrooms and Kitchen areas.

8. Exhaust Fan

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.
- The fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.

9. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Ceramic tile is noted.

10. Heating

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

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

11. Mirrors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

12. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations:

- Hall bath has very poor Pressure at sink and shower head locations.
- **** Master Bath**** The hot & cold water supplies are reversed. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. We suggest contacting a qualified plumbing contractor to repair.
- Hall bath/tub drain not operating correctly. Drain appears to be clogged and not draining properly while drain is in the OPEN position. Additionally, when drain is in the CLOSED position, drain stopper still drains water. This drain is not working properly. Recommended to have a certified plumber evaluate and correct as necessary.



Hall Bath. Drain OPEN but still holding water

13. Showers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Hall Bath ~ functional
- **Master Bath shower NOT OPERATIONAL** at time of inspection. NO water would come from faucet (shower head). Unable to verify its operation.
- **Master Bath ~ Jacuzzi tub** had no visible plumbing hatch to access jacuzzi pump.

14. Shower Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

15. Bath Tubs

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

16. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Stopper is missing/inoperable. Both sinks in Master Bedroom.



Stopper is missing/inoperable. Both sinks in Master Bedroom. Left sink



Stopper is missing/inoperable. Both sinks in Master Bedroom. Right sink

17. Toilets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Other than missing filler/spacer pieces and a small cabinet appearing to be a different shade than the others, Appeared functional and in satisfactory condition, at time of inspection.



Shim



Filler/Spacer missing

2. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Solid Surface tops noted.

3. Garbage Disposal

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Operated - appeared functional at time of inspection.

4. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Other than limited Hot Water, No deficiencies observed.

5. Vent Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Materials: No Ventilation for oven/stove/microwave hood present.

6. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Wood framed single hung window noted.

Observations:

- Painted wood windows possibly creating lead dust from friction on paint.

7. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

Materials: Ceramic tile is noted.

Observations:

- Floor is not level. Suggest further evaluation by a licensed contractor within the inspection contingency period.

8. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

Observations:

- Other than limited Hot Water during time of inspection and no dishwasher plumbing installation provided, all plumbing appeared to be appropriately functional.



No Dishwasher connection

9. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Popcorn ceilings noted.

10. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations:

- Note: Smoke-carbon monoxide combination detector(s) recommended near utilities.
- **GFCI trip test failed. Have licensed electrician evaluate and repair / replace as necessary.**



Open neutral in Kitchen



Upside down GFCI and Open ground



Upside down GFCI and Hot/Neutral Reverse



Open Neutral



Open Neutral



Open Ground



Open Ground



Open Ground

11. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations:

- Reset for the GFCI is in the main panel.
- One or more bathrooms lack the installation of an outlet <FYI>. Typically at least one outlet is installed for the use of personal grooming appliances ie hair dryer, curling iron, electric razor ect. Recommend upgrading home with the installation of a Ground Fault Circuit Interrupter receptacle at all applicable locations.
- GFCI's in Kitchen and Master Bath improperly wired. Outlets are installed upside down. Outlets show either open neutral, open ground or ungrounded during testing. Recommend a licensed electrician evaluate and correct all outlets in kitchen and bathrooms prior to occupancy.

12. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: In the garage area

2. Dryer Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

3. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:

- Have a qualified electrician repair items listed following a complete evaluation of the electrical system.
- At the time of inspection, the breakers were turned off to the laundry area therefor outlets were not tested. **Noted** no GFI present in laundry area.
- Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.

4. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

Materials: Concrete slab flooring noted. Laundry area is located in a converted carport which is now a garage.

Observations:

- Common cracks noted.



Common cracks noted.

5. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Unconventional installation of Washing Machine drain. Appears to go up into the attic and run along the length of the home inside the attic. Due to no appliance in the home at the time of the inspection, no way to properly test drainage system. Recommend a certified plumbing contractor evaluate and correct drainage system if required.



Unconventional installation of Washing Machine drain. Appears to go up into the attic and run along the length of the home inside the attic. Due to no appliance in the home at the time of the inspection, no way to properly test drainage system. Recommend a certified plumbing contractor evaluate and correct drainage system if required.



Unconventional installation of Washing Machine drain. Appears to go up into the attic and run along the length of the home inside the attic. Due to no appliance in the home at the time of the inspection, no way to properly test drainage system. Recommend a certified plumbing contractor evaluate and correct drainage system if required.

6. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Unfinished framing walls are present.

Observations:

- Missing drywall noted.



Missing drywall noted.

7. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Materials: The ceilings appear to be wood plywood sheets.

Observations:

- The inspector could not access the area within the beams/rafters of laundry area.

8. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- No major system safety or function concerns noted at time of inspection.

Heat/AC

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.

1. Heater Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: The Heat Pump is located in the attic.

Materials: Electric forced hot air. • Heat pump noted.



Air Handler model and serial #'s

2. Heater Base

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

3. Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

4. Venting

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Plastic - PVC vent noted.

5. Refrigerant Lines

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- No defects found.

6. AC Compress Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Compressor Type: Electric

Location: The compressor is located on the exterior grounds. • The compressor is located on the exterior west.

Observations:

- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 20 degrees F.
- Annual HVAC service contract is recommended.



Compressor Model and Serial #'s

7. Air Supply

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The return air supply system appears to be functional.

8. Registers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The return air supply system appears to be functional.

9. Filters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Location: Located in a filter grill in a hall area wall.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- Annual HVAC service contract is recommended.

10. Thermostats

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Location: Hall
- Digital - programmable type.

Water Heater

1. Base

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The water heater base is functional.

2. Heater Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The water heater enclosure is functional.

3. Water Heater Condition

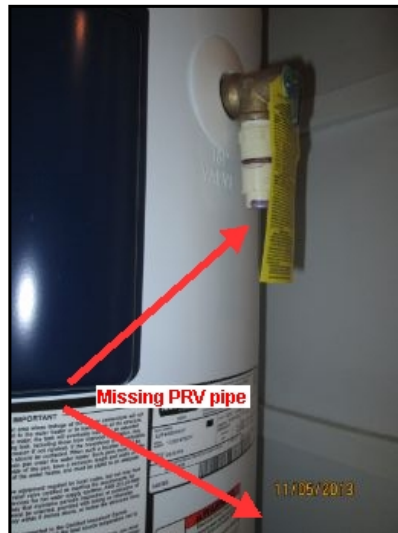
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Heater Type: Electric

Location: The heater is located in the hall closet.

Observations:

- No major system safety or function concerns noted at time of inspection.
- ****Noted**** AT the time of the inspection Water Heater was not on/operational. Water supply was turned off. Buyers Agent contacted Listing agent to confirm and authorize Buyers agent to turn water supply on to properly test temperature and overall operation. Listing Agent agreed and Buyers Agent turned water supply on.
- **The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor.**
- **During 30-45 minute water testing period Hot water was extremely limited in ALL area's of the home. It is recommended to have a licensed Plumbing contractor review the current installation and sign off on the proper operation of How Water system entirely.**



The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor.

4. TPRV

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

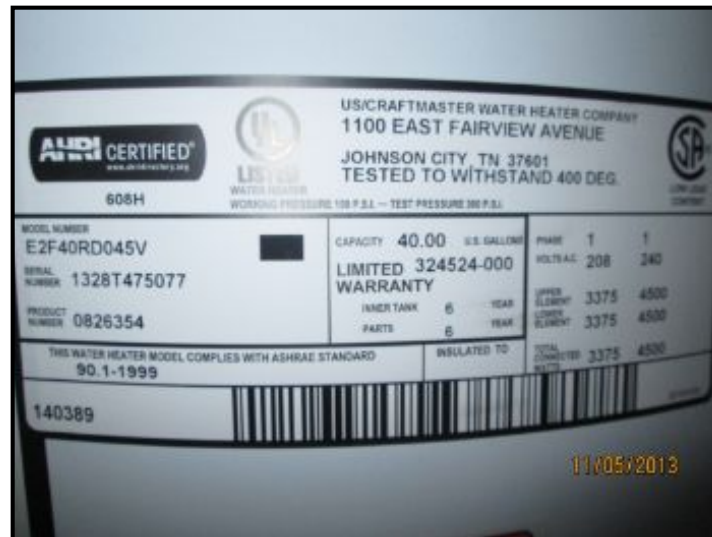
- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high.
- **The TPR valve discharge tube **** which was not presently installed**** must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting. Recommend a licensed Plumbing contractor install prior to occupancy.**

5. Number Of Gallons

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- 40 gallons
- Model # E2F0RD045V
- Serial # 1328T475077
- Manufactured Date = June 2013



Model and Serial #'s

6. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: PVC

Observations:

- No deficiencies observed at the visible portions of the supply piping.

7. Overflow Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- We recommend that the overflow line extend to the exterior of the enclosure.

Garage

1. Roof Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Roofing is the same as main structure. • Inspected from ladder.

Materials: Multilayered asphalt shingles noted.

Observations:

- Clean roof areas: Significant amounts of organic debris evident.
- Roof ventilation may be inadequate; this may contribute to premature roof failure, conducive conditions for mold growth in attic, and/or high heating / cooling bills. Consider further evaluation by qualified contractor.

2. Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Does Not Appear to be a Rated Fire Wall/Ceiling

3. Anchor Bolts

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:

- The anchor bolts were not visible.

4. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.

5. Rafters & Ceiling

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Plywood Sheathing noted.
- Recommend a qualified structural engineer review.

6. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:

- It is HIGHLY recommended to(have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits,in the near future it will be a requirement and is a very safe and sound update.
- Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.
- Breaker for laundry area was turned off. Unable to determine the laundry area's operation and worthiness of electrical service in this area.

7. Exterior Door

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.
- Appeared functional, at time of inspection.

8. Fire Door

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.
- Appeared satisfactory and functional, at time of inspection.

9. Garage Door Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: One 7' Newer steel door • Roll-up door noted.

Observations:

- No deficiencies observed.

10. Garage Door Parts

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The garage door appeared functional during the inspection.

11. Ventilation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:

- No Visible Ventilation noted.

Electrical

1. Electrical Panel

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Location: Panel Box located in hall closet.

Observations:

- Panel cover screw(s) missing.



Service Panel



Exterior Breaker box has NO BREAKERS

2. Main Amp Breaker

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• 150 amp

3. Breakers in off position

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• 2

4. Cable Feeds

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• There is an overhead service drop noted.

5. Breakers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Copper armor sheathed cable noted.
Observations:
• All of the circuit breakers appeared serviceable.
• GFCI breaker noted.
• We recommend contacting a licensed electrician to evaluate and repair the issues. See Interior electric service.

Roof

1. Roof Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Inspected from ladder.
Materials: Multilayered Asphalt shingles noted.
Observations:
• No major system safety or function concerns noted at time of inspection.
• Clean roof areas: Significant amounts of organic debris evident.



Clean roof areas: Significant amounts of organic debris evident.

2. Flashing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and at the parapet walls as necessary.
- Small portion of the Flashing appears installed improperly; see photo. Recommend repair.



Small portion of the Flashing appears installed improperly; see photo. Recommend repair.

3. Chimney

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- No major system safety or function concerns noted at time of inspection.
- Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal.
- No chimney cap visible from inspection level. Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife.

4. Vent Caps

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:

- The vent cap is missing. We recommend replacing the vent cap.



Shingle missing on ridge

5. Gutter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Observations:

- No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away. At minimum it is recommended to install rain guards over the front and rear entry doors to prevent direct water fall into path of ingress and egress.

Attic

1. Access

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Pull Down Ladder located in: Hallway



Access Hatch not flush to ceiling

2. Structure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |



Ridge Beam construction

3. Ventilation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations:

- Attic fan appears to be controlled by a thermostat; no operational test was performed. Suggest verification of performance prior to closing.
- Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.
- Fixed, roof-field exhaust vent noted.
- **No under eave soffit inlet vents noted.**
- **No ridge exhaust venting noted.**

4. Vent Screens

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Vent screens noted as functional. Although Coaxial cable noted to be pushed through South side vent.



Vent screens noted as functional. Although Coaxial cable noted to be pushed through South side vent.



Vent screens noted as functional. Although Coaxial cable noted to be pushed through South side vent.

5. Duct Work

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Possible asbestos materials observed. The materials appeared to be in serviceable condition at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety.
- Functional.
- See HVAC page.



Open Duct



Possible asbestos materials observed. The materials appeared to be in serviceable condition at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety.

6. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

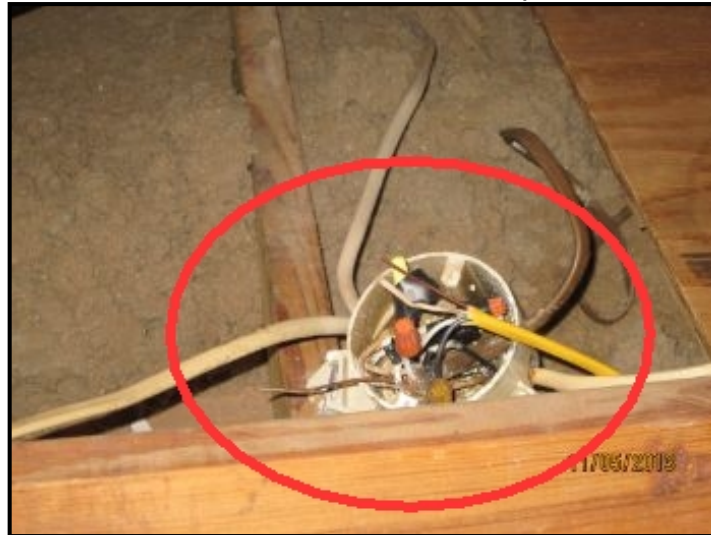
- Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.
- Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.



Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.



Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.



Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.

7. Attic Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- PVC plumbing vents
- Plumbing vent pipes terminate in the attic. This can lead to moisture and sewer gas exhausting into the attic.

8. Insulation Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

Materials: Loose fill insulation noted.

Depth: Insulation averages about 4-6 inches in depth.

9. Exhaust Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Does not extend to exterior air.
- Missing vent pipe.
- Bathroom Fan's were being ventilated directly into attic area. This may cause moisture in the future. Recommend proper ventilation to the exterior via vent piping through roof.



Bathroom Fan's were being ventilated directly into attic area. This may cause moisture in the future. Recommend proper ventilation to the exterior via vent piping through roof.

Exterior Areas

1. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Siding Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Painted wood siding

Observations:

- Fresh paint was observed. Although it improves the appearance, it may conceal any possible defects or prior repairs.



Visible deterioration of siding. Freshly painted

3. Eaves & Facia

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other siding materials, as well as infestation by wood-destroying pests and organisms. Notwithstanding anything noted in this report, recommend further evaluation by licensed pest control professional, repair or replacement as needed, and regular homeowner monitoring and maintenance thereafter

4. Exterior Paint

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet:
<http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf>
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

Foundation

1. Slab Foundation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Concrete slab not visible due to floor coverings.



Settlement crack at Master Bedroom window

2. Foundation Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Normal settlement.
- Other than visible Pest Infestation Treatment holes noted along perimeter of foundation walls, No deficiencies were observed at the visible portions of the structural components of the home.



Other than visible Pest Infestation Treatment holes noted along perimeter of foundation walls, No deficiencies were observed at the visible portions of the structural components of the home.

Grounds

1. Driveway and Walkway Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Asphalt driveway noted. • No sidewalk noted.

Observations:

- Driveway in good shape. Recommend sealing to extend life.

2. Grading

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

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 one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.
- Unable to determine conditions of grade due to pine straw cover. Make sure that when the ground does become visible that you correct any areas of grade that pitch towards the foundation wall. Always avoid allowing excess water to stand next to the home.

3. Vegetation Observations

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Other than noting very large, mature pine tree's throughout property, No major system safety or functional concerns noted at time of inspection.

4. Patio and Porch Deck

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Appeared functional at time of inspection.
- MAINTENANCE: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.

5. Grounds Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.

6. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- GFCI: Ground Fault Circuit interrupter .

7. Exterior Faucet Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

Location: Could not locate a hose bib.

Photos

