



First Look Home Inspections, LLC

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5905 South Kings Hwy. , Myrtle Beach, SC 29575

Inspection prepared for: Brian Miller & Michelle Miller

Date of Inspection: 4/20/2020 Time: 12:30pm

Age of Home: 1982 Size: 1000

Weather: 71° Partly Cloudy

INTRODUCTION:

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me 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, I am 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 GFCI 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, I 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.

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 pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Kitchen		
Page 10 Item: 11	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Interior Areas		
Page 11 Item: 7	Electrical	• Reversed polarity, hot and neutral reversed at receptacle to the left of the sofa in the living room. This is usually easily corrected by minor wiring adjustments at the specified item. A qualified electrician should be consulted for repairs/replacement as needed.
Water Heater		
Page 18 Item: 5	Discharge Pipe	• The discharge tube discharges above 6 inches from the floor, this should be lowered due to the possibility of scalding should a discharge situation happen.

Inspection Details

1. Attendance

In Attendance: Buyer Agent present • Seller present

2. Home Type

Home Type: Condominium/Townhouse

3. Occupancy

Occupancy: Occupied - Furnished • 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.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Exterior Doors

Good	Fair	Needs Attn.	N/A
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X			
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Observations:

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

2. Balcony

Good	Fair	Needs Attn.	N/A
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X			
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Observations:

- Appears in satisfactory in functional condition.

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. Floor Condition

Good Fair Needs Attn. N/A

X			
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Materials: Floating laminate type flooring noted.

Observations:

- No concerns observed with the floors at the time of inspection.

2. Counters

Good Fair Needs Attn. N/A

X			
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Observations:

- Granite tops noted.

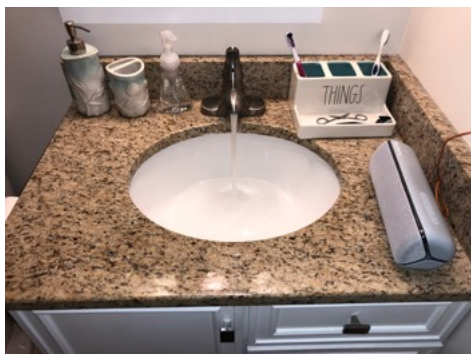
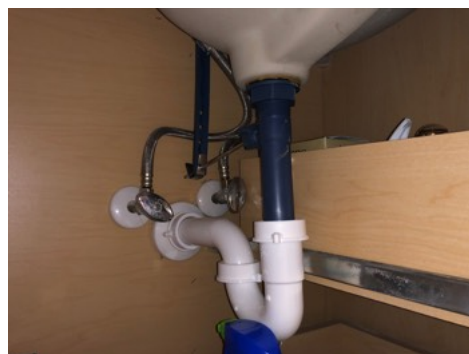
3. Sinks

Good Fair Needs Attn. N/A

X			
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Observations:

- Operated normally with no leaks observed at the time of inspection.



4. Cabinets

Good Fair Needs Attn. N/A

X			
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Observations:

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

5. Electrical

Good Fair Needs Attn. N/A

X			
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Observations:

- No deficiencies observed at the time of inspection.

6. GFCI

Good Fair Needs Attn. N/A

X			
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Observations:

- **GFCI** tested and functioned properly.
- GFCI reset at breaker panel.

7. Exhaust Fan

Good Fair Needs Attn. N/A

		X	
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Observations:

- No fan was observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

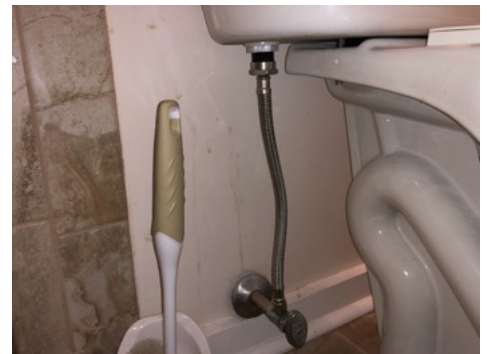
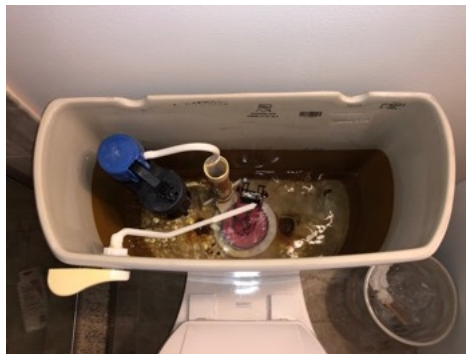
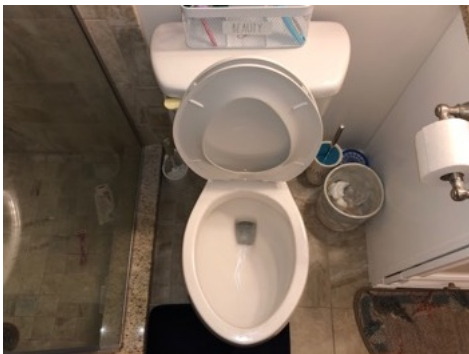
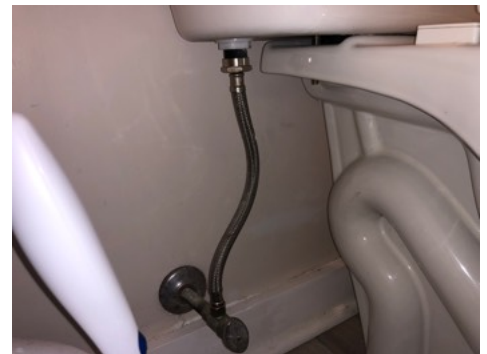
8. Toilets

Good Fair Needs Attn. N/A

X			
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Observations:

- Operated when tested. No deficiencies or leaks noted.

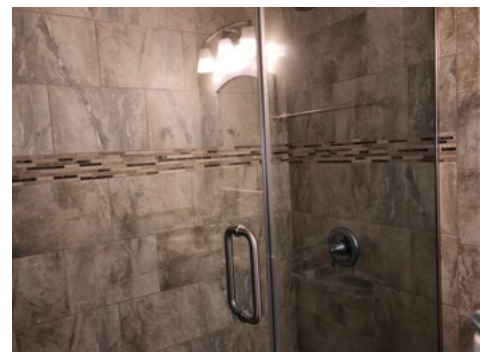
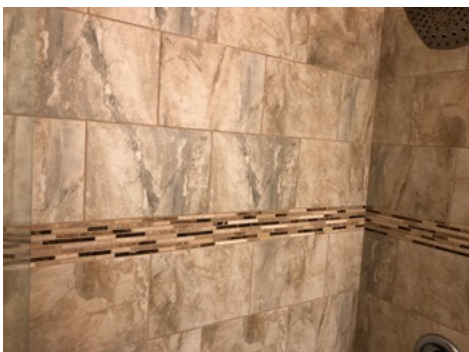
**9. Shower Walls**

Good Fair Needs Attn. N/A

X			
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Observations:

- Ceramic tile noted.

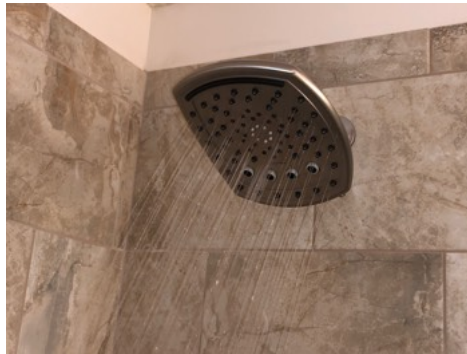


10. ShowersGood Fair Needs
Attn. N/A

X			
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Observations:

- Shower was functional at the time of inspection.

**11. Enclosure**Good Fair Needs
Attn. N/A

X			
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Observations:

- The shower enclosure was functional at the time of the inspection.

Kitchen

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

1. Floor Condition

Good Fair Needs Attn. N/A

X			
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Materials: Floating laminate type flooring noted.

Observations:

- Floor appeared to be in serviceable condition at the time of inspection.

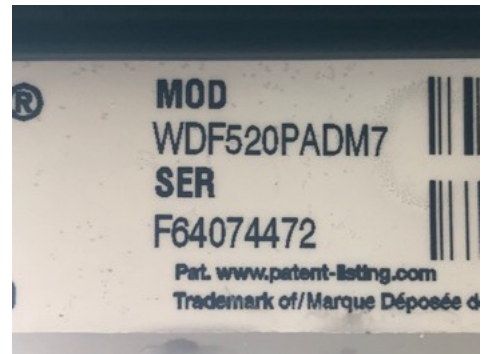
2. Dishwasher

Good Fair Needs Attn. N/A

X			
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Observations:

- The dishwasher was tested and appeared to be serviceable at the time of inspection.



3. Range

Good Fair Needs Attn. N/A

X			
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Observations:

- All heating elements operated when tested.



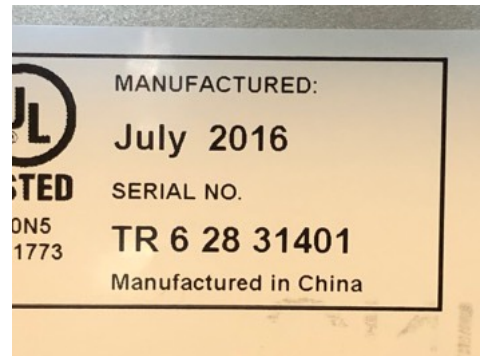
4. Microwave

Good Fair Needs Attn. N/A

X			
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Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection.



5. Vent Condition

Good	Fair	Needs Attn.	N/A
X			

Materials: Recirculating

Observations:

- Vent fan and light operational at time of inspection.

6. Sinks

Good	Fair	Needs Attn.	N/A
X			

Observations:

- Operating normally with no leaks observed at the time of inspection.



7. Refrigerator

Good	Fair	Needs Attn.	N/A
X			

Observations:

- The refrigerator and ice maker operated at the time of the inspection.



8. Cabinets

Good	Fair	Needs Attn.	N/A
X			

Observations:

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

9. Counters

Good	Fair	Needs Attn.	N/A
X			

Observations:

- Solid Surface tops noted.
- The counter tops are in serviceable condition at the time of inspection.

10. Electrical

Good	Fair	Needs Attn.	N/A
X			

Observations:

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

11. GFCI

Good	Fair	Needs Attn.	N/A
		X	

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

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. Floors

Good Fair Needs Attn. N/A

X			
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Observations:

- Floating laminate type flooring noted.

2. Floor Condition

Good Fair Needs Attn. N/A

X			
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Observations:

- Floor appeared to be in serviceable condition at the time of inspection.

3. Doors

Good Fair Needs Attn. N/A

X			
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Observations:

- No deficiencies noted with the interior doors at the time of the inspection.

4. Window Condition

Good Fair Needs Attn. N/A

X			
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Materials: Aluminum framed sliding window noted.

Observations:

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

5. Wall Condition

Good Fair Needs Attn. N/A

X			
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Materials: Drywall walls noted.

Observations:

- No concerns noted with the walls at the time of inspection

6. Ceiling Condition

Good Fair Needs Attn. N/A

X			
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Materials: There are drywall ceilings noted.

Observations:

- No concerns noted with the ceilings at the time of the inspection

7. Electrical

Good Fair Needs Attn. N/A

X		X	
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Observations:

- No deficiencies observed at the time of the inspection.
- Reversed polarity, hot and neutral reversed at receptacle to the left of the sofa in the living room. This is usually easily corrected by minor wiring adjustments at the specified item. A qualified electrician should be consulted for repairs/replacement as needed.



Left of the sofa

8. Ceiling Fans

Good Fair Needs
Attn. N/A

X			
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Observations:

- Operated normally when tested, at time of inspection.



9. Patio Doors

Good Fair Needs
Attn. N/A

X			
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Observations:

- The sliding patio door was functional during the inspection.



10. Screen Doors

Good	Fair	Needs Attn.	N/A
		X	X

Observations:
• Sliding door screens are missing.

HVAC

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. Thermostats

Good Fair Needs Attn. N/A

X			
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Observations:

- Digital - programmable type.



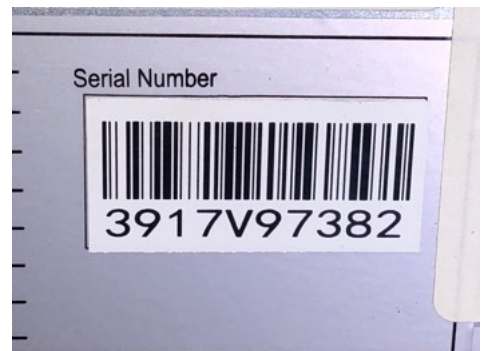
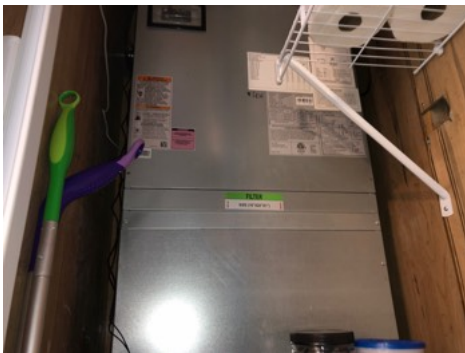
2. Air Handler

Good Fair Needs Attn. N/A

X			
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Observations:

- The air handler is located in the hallway utility closet.
- The Bryant brand air handler appeared functional at the time of the inspection. The unit is approximately 3 years old.



3. Pan

Good	Fair	Needs Attn.	N/A
X			

Observations:

- The air handler pan appeared to be functional at the time of inspection.

4. AC Compress Condition

Good	Fair	Needs Attn.	N/A
X			

Compressor Type: Electric

Location: The compressor is located on the roof.

Observations:

- The Bryant brand compressor appeared functional at the time of the inspection. The unit is approximately 3 years old.



5. Refrigerant Lines

Good	Fair	Needs Attn.	N/A
X			

Observations:

- No defects observed at the time of inspection.

6. Register

Good	Fair	Needs Attn.	N/A
X			

Observations:

- The return air supply system appears to be functional.



7. Return

Good	Fair	Needs Attn.	N/A
X			

Observations:

- **ΔC**: the typical temperature differential split between the 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 approximately 19 degrees F.



8. Filters

Good Fair Needs Attn. N/A

X			
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Location: Located inside heater cabinet. • Located in a filter grill in a hall area wall.

Observations:

- Filter installed at the time of inspection.



Water Heater

1. Water Heater Condition

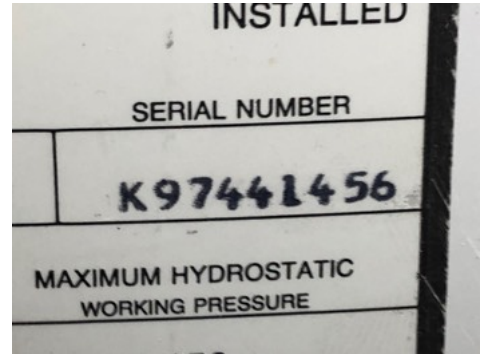
Good	Fair	Needs Attn.	N/A
X			

Heater Type: Electric

Location: The heater is located in the laundry room.

Observations:

- No major system safety or function concerns noted at time of inspection. The State brand water heater appeared functional at the time of the inspection. The unit is approximately 23 years old.



2. Number Of Gallons

Good	Fair	Needs Attn.	N/A
X			

Observations:

- 40 gallons

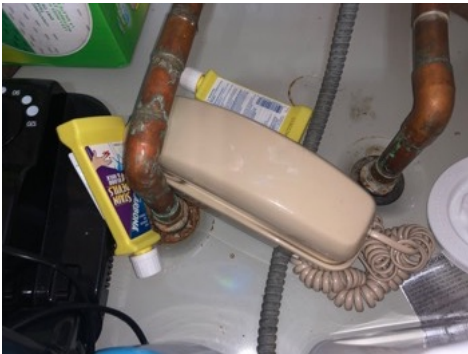
3. Plumbing

Good	Fair	Needs Attn.	N/A
X			

Materials: Copper

Observations:

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



4. TPRV

Good	Fair	Needs Attn.	N/A
X			

Observations:

- Appears to be in satisfactory condition. No concerns noted at the time of inspection.



5. Discharge Pipe

Good Fair Needs Attn. N/A

		X	
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Observations:

- Copper

• The discharge tube discharges above 6 inches from the floor, this should be lowered due to the possibility of scalding should a discharge situation happen.



6. Pan

Good Fair Needs Attn. N/A

X			
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Observations:

- The water heater base is functional.



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

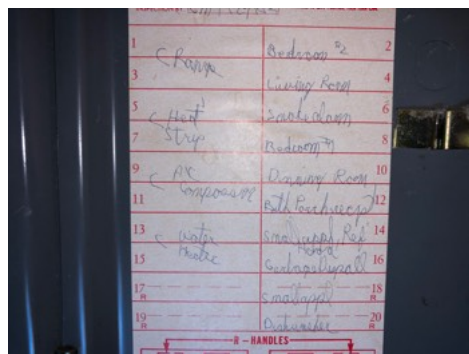
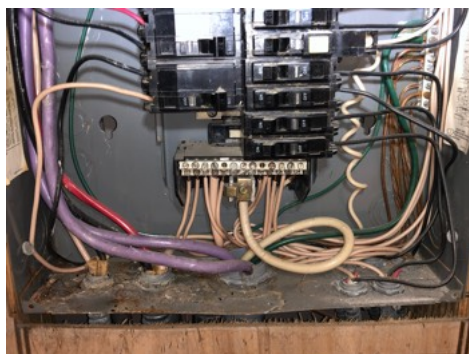
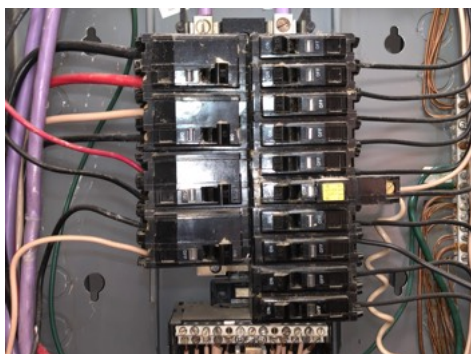
Good Fair Needs Attn. N/A

X			
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Location: Located in the hallway utility closet.

Observations:

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



2. Main Amp Breaker

Good Fair Needs Attn. N/A

X			
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Observations:

- 125 amp

3. Breakers in off position

Good Fair Needs Attn. N/A

X			
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Observations:

- 0

4. Cable Feeds

Good Fair Needs Attn. N/A

X			
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Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Needs Attn.	N/A
X			

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.