



# ***First Look Home Inspections, LLC***

Conway, SC 29526

843-503-5500

FirstLookHomeInspector@gmail.com

FirstLookHomeInspector.com

Inspector: George Smith

SC License #49503



2698 Bigblock Dr. , North Myrtle Beach, SC 29582

Inspection prepared for: Mark Jones & Edna Jones

Date of Inspection: 4/30/2020 Time: 9:30 am

Age of Home: 2003 Size: 3800 Sq. Ft.

Weather: 70° Rain

**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.

Roof		
Page 7 Item: 1	Roof Condition	• Some shingles damaged.
Page 8 Item: 3	Roof Vents	• Exposed nails on the roof vents. Recommend sealing all fastener heads.
Page 9 Item: 4	Gutter	• One section of the gutter and one downspout needs to be reconnected.
Bathroom		
Page 13 Item: 8	Toilets	• Toilet noted as loose in the 1st floor guest bathroom and may need tightening or re-anchoring.

# Inspection Details

## 1. Attendance

In Attendance: Client present

## 2. Home Type

Home Type: Single Family Home

## 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.

# Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Driveway and Walkway Condition

Good Fair Needs Attn. N/A

X			
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Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- No concerns noted at the time of the inspection with the driveway/walkway.
- Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.



## 2. Grading

Good Fair Needs Attn. N/A

X			
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Observations:

- No grading or safety concerns noted at time of inspection.

## 3. Vegetation Observations

Good Fair Needs Attn. N/A

X			
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Observations:

- No concerns noted at time of inspection.

## 4. Hose Bib

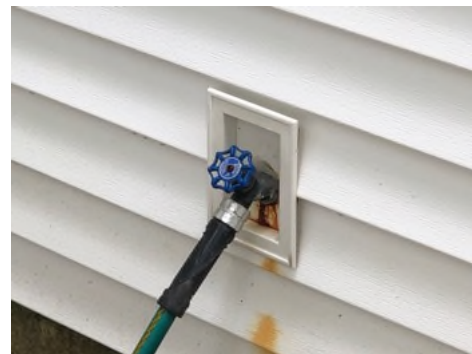
Good Fair Needs Attn. N/A

X			
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Location: Left side of house. • Rear of house.

Observations:

- Appeared serviceable at the time of inspection.



## 5. Fence Condition

Good Fair Needs Attn. N/A

X			
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Materials: Vinyl fence observed.

Observations:

- Appeared serviceable at time of inspection.





#### 6. Gate Condition

Good	Fair	Needs Attn.	N/A
X			

Materials: Vinyl gate observed.

Observations:

- No concerns noted at the time of inspection.

#### 7. Main Water Shut-Off

Good	Fair	Needs Attn.	N/A
			X

Observations:

- Unable to locate the water main shut off.

# 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. Doors

Good Fair Needs Attn. N/A

X			
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Observations:

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

## 2. Slab Foundation

Good Fair Needs Attn. N/A

			X
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Observations:

- Concrete slab not visible due to floor coverings.

## 3. Foundation Perimeter

Good Fair Needs Attn. N/A

X			
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Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

## 4. Siding Condition

Good Fair Needs Attn. N/A

X			
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Materials: Vinyl siding noted.

Observations:

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

## 5. Dryer Vent

Good Fair Needs Attn. N/A

X			
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Observations:

- The dryer vent appeared to be functional at the time of inspection.

## 6. Electrical

Good Fair Needs Attn. N/A

X			
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Observations:

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

## 7. Screens

Good Fair Needs Attn. N/A

		X	
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Observations:

- Not all screens were installed. Check with the seller to confirm location of missing screens.

## 8. Trim

Good Fair Needs Attn. N/A

X			
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Observations:

- No deficiencies observed at the time of inspection.



# Roof

## 1. Roof Condition

Good	Fair	Needs Attn.	N/A
X		X	

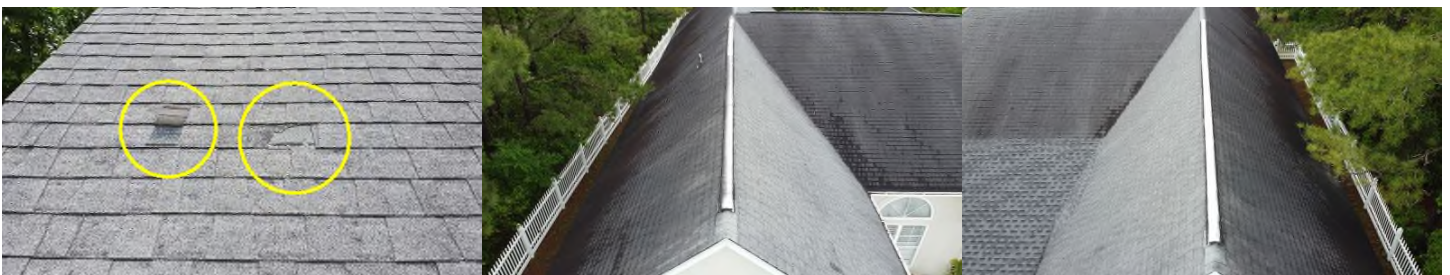
Inspection Method: Inspected with the use of an aerial drone. • Inspected from ground level with binoculars. • Not mounted due to wet surface and pitch of roof.  
Materials: Architectural shingles noted.

Observations:

- Some shingles damaged.



Roof over garage



Roof over garage







## 2. Flashing

Good	Fair	Needs Attn.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Observations:

- No concerns noted with the visible flashing at the time of inspection.

## 3. Roof Vents

Good	Fair	Needs Attn.	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Exposed nails on the roof vents. Recommend sealing all fastener heads.



## 4. Gutter

Good	Fair	Needs Attn.	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Make sure all downspouts are connected and routed to discharge away from the homes foundation.
- Partial gutters - Full installation recommended to keep water away from structure.
- Maintenance Tip: Keep gutters cleared of debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation.
- One section of the gutter and one downspout needs to be reconnected.





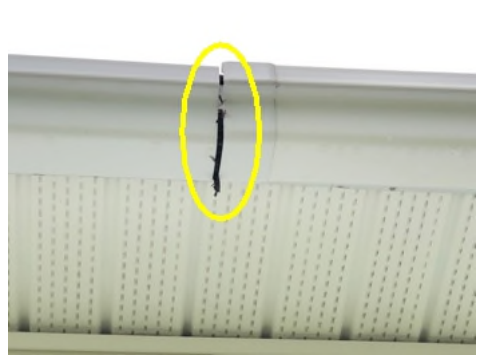
Front of house



Left side of house



Left side of house



Left side of house



Back of house

# 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		X	
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Materials: Ceramic tile is noted.

Observations:

- No concerns observed with the floors at the time of inspection.
- Cracked tiles noted in the master bath next to the toilet.



Master bath



Master bath

## 2. Counters

Good Fair Needs Attn. N/A

X			
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Observations:

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

## 3. Sinks

Good Fair Needs Attn. N/A

X		X	
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Observations:

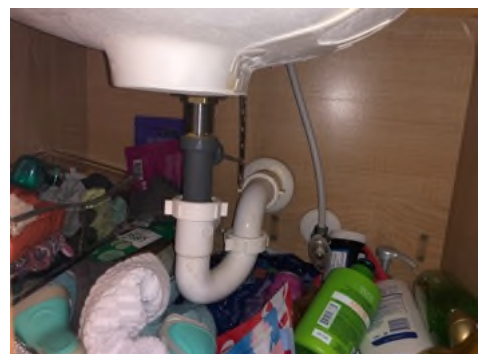
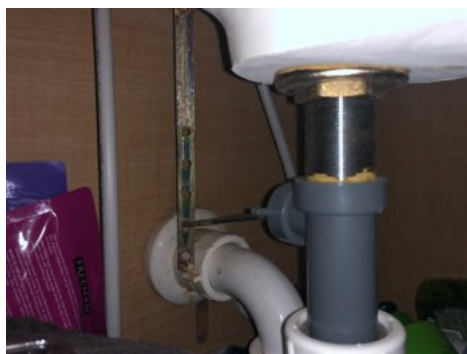
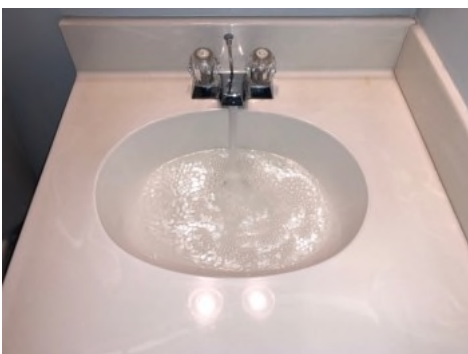
- Operated normally with no leaks observed at the time of inspection.
- Drain stopper is missing/inoperable in the master bath left side sink.







Left sink, master bath





#### 4. Cabinets

Good	Fair	Needs Attn.	N/A
X			

##### Observations:

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

#### 5. Electrical

Good	Fair	Needs Attn.	N/A
X		X	

##### Observations:

- No deficiencies observed at time of inspection.
- Globe is missing from master bath light.



#### 6. GFCI

Good	Fair	Needs Attn.	N/A
X			

##### Observations:

- **GFCI** tested and functioned properly.
- GFCI reset for all baths is in the 2nd floor bathroom.

#### 7. Exhaust Fan

Good	Fair	Needs Attn.	N/A
X			

##### Observations:

- The bath fan was operated and no issues were found.



## 8. Toilets

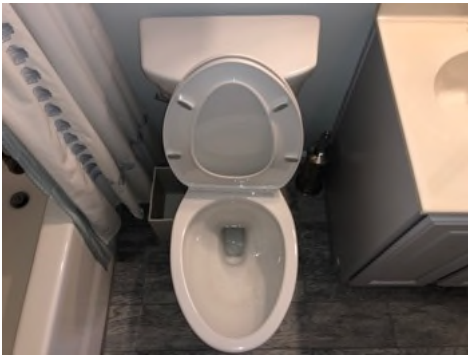
Good	Fair	Needs Attn.	N/A
X		X	

## Observations:

- Operated when tested. No deficiencies or leaks noted.
- Toilet noted as loose in the 1st floor guest bathroom and may need tightening or re-anchoring.







## 9. Bath Tubs

Good Fair Needs Attn. N/A

X			
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### Observations:

- No deficiencies or leaks noted at the time of inspection.
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



## 10. Shower Walls

Good Fair Needs Attn. N/A

X			
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### Observations:

- Ceramic tile noted.
- No deficiencies noted at the time of inspection.

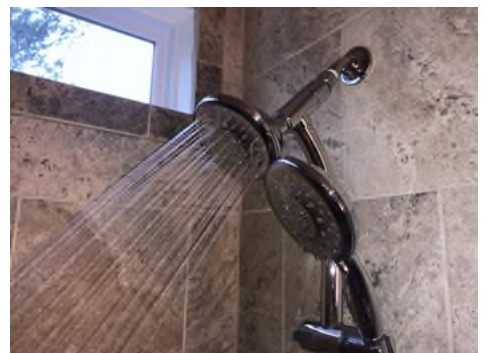
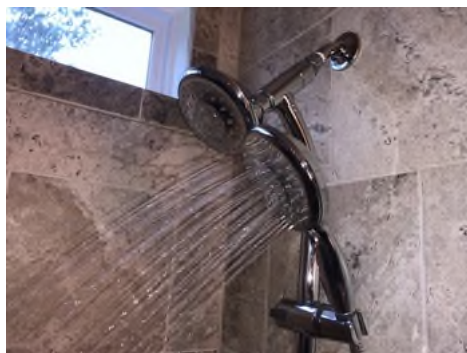
## 11. Showers

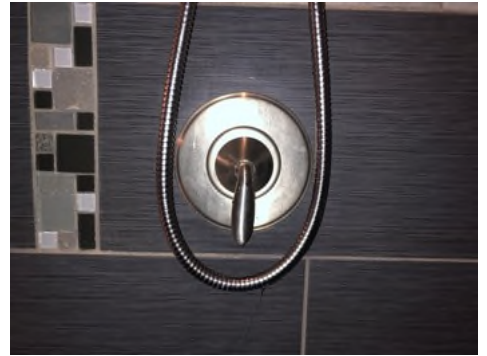
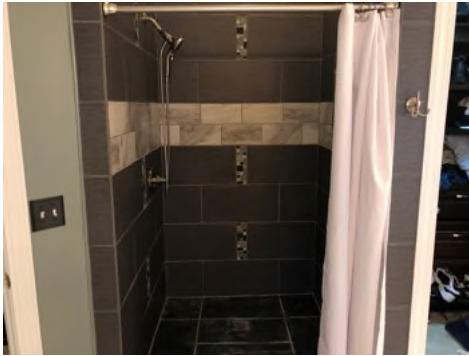
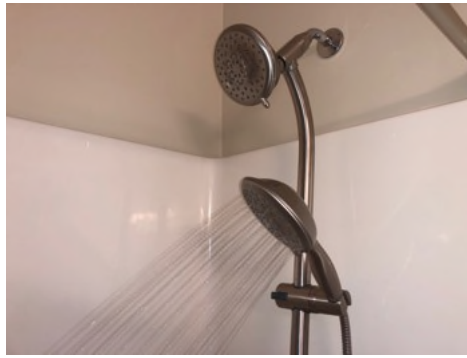
Good Fair Needs Attn. N/A

X			
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### Observations:

- Shower was functional at the time of 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: Ceramic tile is 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 were operational at the time of inspection.

### 6. Sinks

Good	Fair	Needs Attn.	N/A
X			

Observations:

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



### 7. Garbage Disposal

Good	Fair	Needs Attn.	N/A
X			

Observations:

- Disposal operated and appeared functional at the time of inspection.



### 8. Refrigerator

Good	Fair	Needs Attn.	N/A
X			

Observations:

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





## 9. Cabinets

Good Fair Needs Attn. N/A

X			X
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### Observations:

- Appeared functional and in satisfactory condition at the time of inspection.
- Right cabinet door needs hardware repair/adjustment (to stay shut). Repair as needed.



Center island



Center Island, right cabinet



## 10. Counters

Good Fair Needs Attn. N/A

X			
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### Observations:

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

## 11. Electrical

Good Fair Needs Attn. N/A

X			
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### Observations:

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

## 12. GFCI

Good Fair Needs Attn. N/A

X			
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### Observations:

- GFCI tested and functioned properly.

# Laundry

## 1. Floor Condition

Good	Fair	Needs Attn.	N/A
X			

Materials: Ceramic tile is noted.

Observations:

- No concerns noted with the flooring at the time of inspection.

## 2. Plumbing

Good	Fair	Needs Attn.	N/A
X			

Observations:

- Hot and Cold supply lines appeared operational at the time of inspection.





# 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:

- Carpet is noted.
- Ceramic tile is noted.
- Hardwood flooring is noted.

## 2. Floor Condition

Good Fair Needs Attn. N/A

X			
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Observations:

- No concerns noted with the flooring 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: Vinyl framed double hung window noted. • Stationary(fixed) window noted.

Observations:

- Operated windows that were accessible and appeared functional at the 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
- Stains noted on the ceiling in the garage. They tested dry at the time of the inspection.





## 7. Electrical

Good Fair Needs  
Attn. N/A

X			
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### Observations:

- No deficiencies observed at the time of the inspection.

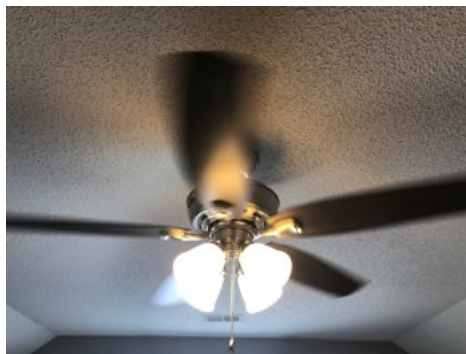
## 8. Ceiling Fans

Good Fair Needs  
Attn. N/A

X			
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### Observations:

- Operated normally when tested, at time of inspection.



**9. Smoke Detectors**

Good	Fair	Needs Attn.	N/A
X			

Observations:

- Operated when tested.

**10. Stairs & Handrail**

Good	Fair	Needs Attn.	N/A
X			

Observations:

- No concerns observed with the stairwell leading to the 2nd floor.

**11. Patio Doors**

Good	Fair	Needs Attn.	N/A
X			

Observations:

- The hinged patio door was functional during the inspection.

**12. Closets**

Good	Fair	Needs Attn.	N/A
X			

Observations:

- The closet is in serviceable condition.



# Garage

## 1. Floor Condition

Good	Fair	Needs Attn.	N/A
X			

### Materials:

- Bare concrete floors noted.

### Observations:

- No concerns noted with the flooring at the time of inspection.

## 2. Electrical

Good	Fair	Needs Attn.	N/A
X			

### Observations:

- No deficiencies observed at the time of inspection.

## 3. Interior Door

Good	Fair	Needs Attn.	N/A
X			

### Observations:

- Appeared satisfactory and functional, at time of inspection.

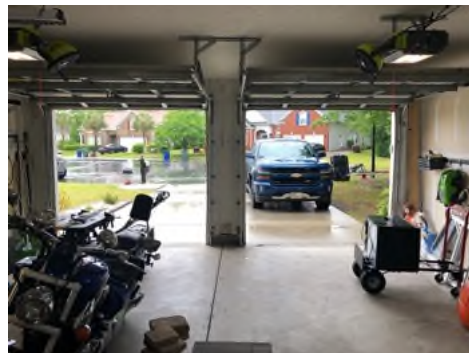
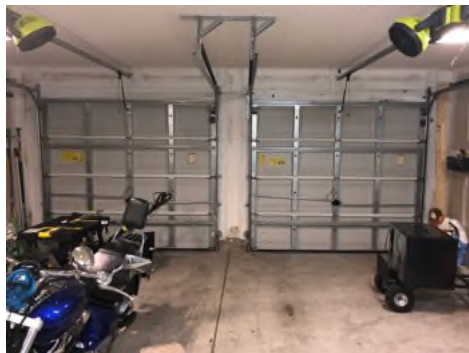
## 4. Garage Door Condition

Good	Fair	Needs Attn.	N/A
X			

### Materials: Two - single 7' steel doors.

### Observations:

- No deficiencies observed.



## 5. Garage Opener Status

Good	Fair	Needs Attn.	N/A
X			

### Observations:

- Appeared functional using normal controls, at time of inspection.
- Belt drive opener noted.







6. Garage Door's Reverse Status

Good	Fair	Needs Attn.	N/A
X			

Observations:  
• Eye beam system present and operating.

# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Access

Good Fair Needs Attn. N/A

X			
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Observations:

- Scuttle Hole located in each of the master closets.

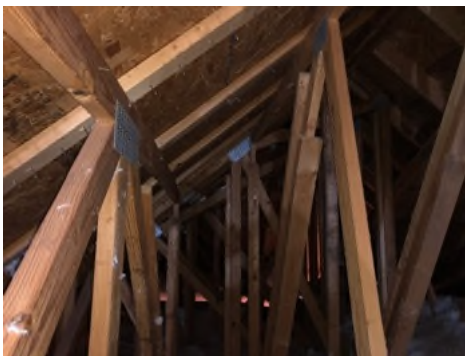
## 2. Structure

Good Fair Needs Attn. N/A

X			
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Observations:

- No structural issues observed at the time of inspection.



## 3. Ventilation

Good Fair Needs Attn. N/A

X			
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Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

## 4. Duct Work

Good Fair Needs Attn. N/A

X			
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Observations:

- No concerns noted with the duct work at the time of inspection.



### 5. Electrical

Good	Fair	Needs Attn.	N/A
X			

#### Observations:

- No concerns noted with the electrical in the attic.

### 6. Attic Plumbing

Good	Fair	Needs Attn.	N/A
X			

#### Observations:

- No deficiencies noted in plumbing vent piping.



### 7. Insulation Condition

Good	Fair	Needs Attn.	N/A
X			

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 14-16 inches in depth

#### Observations:

- Insulation appears adequate.





# 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 N/A  
Attn.

X			
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Observations:

- Digital - programmable type.



## 2. Condition

Good Fair Needs N/A  
Attn.

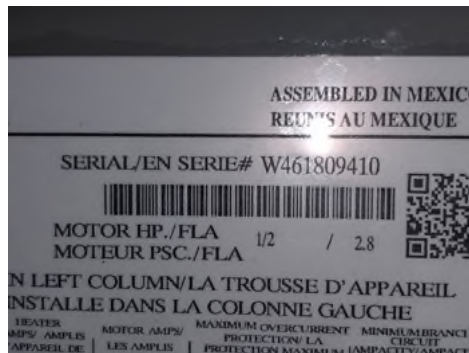
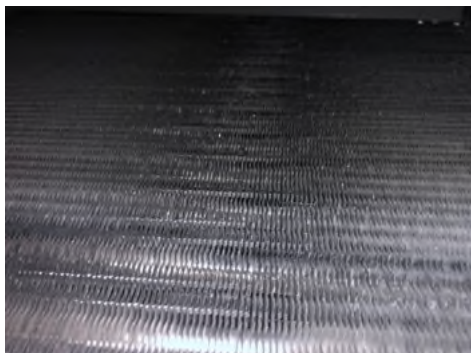
X			
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Materials: The air handler is located in the attic.

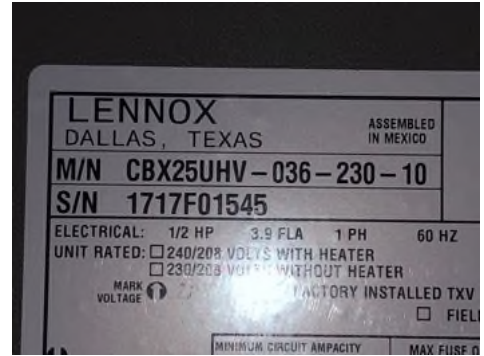
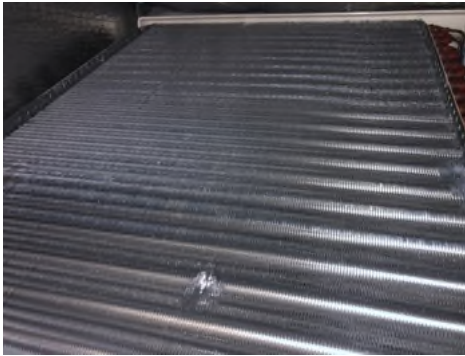
Materials: The home has a split system.

Observations:

- The Rheem/Lennox brand air handlers appeared functional at the time of the inspection. The Rheem unit appears to be 2 years old and the Lennox unit appears to be 3 years old.







### 3. Pan

Good Fair Needs Attn. N/A

X			
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#### Observations:

- The air handler pan appeared to be functional at the time of inspection.
- The air handler pan contained the cut-off float switch and has an overflow line leading to the outside. No issues observed at the time of inspection.





#### 4. Compress Condition

Good Fair Needs Attn. N/A

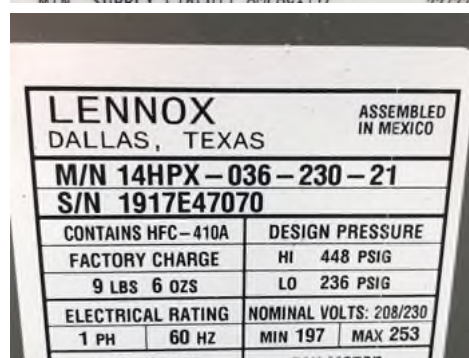
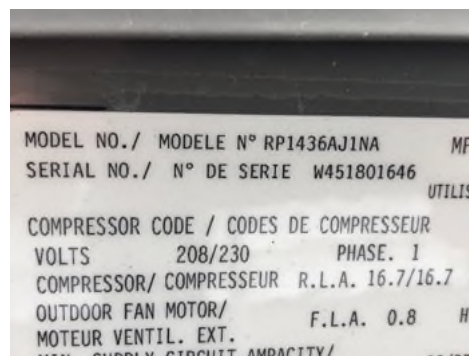
X			
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Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- The Rheem/Lennox brand compressors appeared functional at the time of the inspection. The Rheem unit appears to be 2 years old and the Lennox unit appears to be 3 years old.



#### 5. Refrigerant Lines

Good Fair Needs Attn. N/A

X			X
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Observations:

- No defects observed at the time of inspection.
- Missing insulation at the Lennox A/C unit.



#### 6. Register

Good Fair Needs Attn. N/A

X			
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Observations:

- The return air supply system appears to be functional.



Rheem Unit



Lennox Unit

## 7. Return

Good Fair Needs N/A  
Attn.

X			
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### Observations:

- A/C: The typical temperature differential split between the supply and the return air in an air conditioner of this type is 15-20 degrees F. Both Rheem/Lennox systems responded and achieved an acceptable differential temperature of approximately 20 degrees F each.



Rheem Unit



Lennox Unit

## 8. Filters

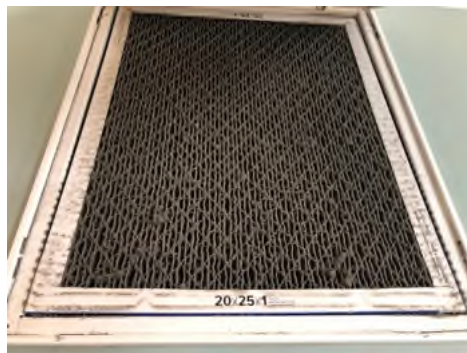
Good Fair Needs N/A  
Attn.

X		X	
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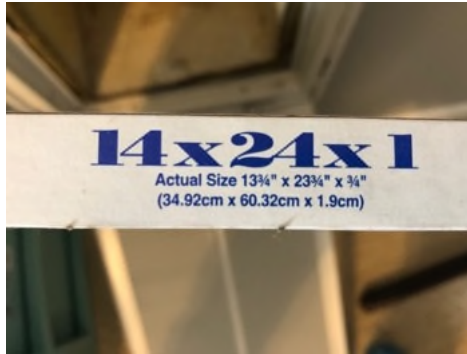
Location: Located in a filter grill in a bedroom ceiling. • Located in a filter grill in the 2nd floor bedroom wall. • Located in a filter grill in an interior area ceiling.

### Observations:

- Filter installed at the time of inspection.
- Unable to access the filter in the master bedroom due to owners personal belongings being in the way.
- Furnace filter dirty. Needs replacement.
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required.







**14x24x1**  
Actual Size 13 $\frac{3}{4}$ " x 23 $\frac{3}{4}$ " x  $\frac{3}{4}$ "  
(34.92cm x 60.32cm x 1.9cm)



# Water Heater

## 1. Water Heater Condition

Good	Fair	Needs Attn.	N/A
X			

Heater Type: Electric

Location: The heater is located in the garage.

Observations:

- No major safety or function concerns noted at time of inspection. The Rheem brand water heater is approximately 2 years old.



Serial No.	A321802805	
Model No.	XE50M12EC55U1	
Manufacture Date.	03AUG2018	
Cap. U.S. Gals.	50	
Phase	1	1
Volts AC	240	208
Inner Element Watt		

## 2. Number Of Gallons

Good	Fair	Needs Attn.	N/A
X			

Observations:

- 50 gallons

## 3. Plumbing

Good	Fair	Needs Attn.	N/A
X			

Materials: Pex

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			

Observations:

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



6. Pan

Good	Fair	Needs Attn.	N/A
X			

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 N/A  
Attn.

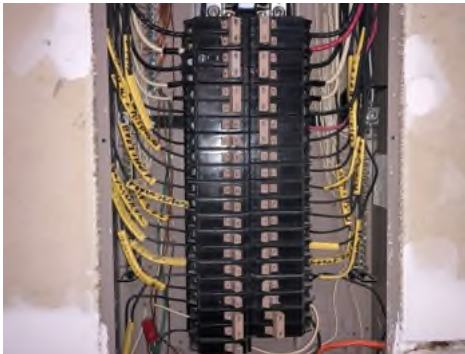
X			
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Location: Panel box located on the Exterior of structure.

Location: Located in the Garage.

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			

Observations:  
• 200 amp

**3. Breakers in off position**

Good	Fair	Needs Attn.	N/A
X		X	

Observations:  
• 1-W/H #2

**4. Cable Feeds**

Good	Fair	Needs Attn.	N/A
X			

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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.