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ISLAND INSPECTIONS LLC

1234 Main St.
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Buyer Name

08/18/2019 9:00AM



Inspector

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Agent

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1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Vacant, Utilities On, Furnished

Style

Two story, Colonial

Temperature (approximate)

85 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Humid, Warm, Sunny



Soil Condition

Dry

Overview

Thank you for allowing Island Inspections LLC the opportunity to conduct a home inspection of the property listed above. Island Inspections LLC strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the State of South Carolina ([SC SOP/ ASHI](#)) and InterNACHI ([NACHI SOP](#)). As such, we inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople, within the client's contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection. We understand that the function of this report is to assist you in understanding the condition of the property and to assist in making an informed purchase decision.

The report contains a review of components in the following categories: Grounds, Roofing, Exterior, Structure, HVAC, Plumbing, Electrical, Attic/ Insulation/. Ventilation, and Interior. Additional categories may or may not be included. This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. The report is designed to be easy to read and comprehend; however, it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection. **This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present.** The statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure and Pest (CL-100) Inspection Report. Refer to the State of South Carolina Standards of Practice (linked to above), and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH. This inspection report should be used alongside the sellers disclosure, pest inspection (CL-100) report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are highly recommended as they will cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Orientation

For the sake of this inspection, the front of the property will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard, facing the front of the home.

Notice to Third Parties

Notice to Third Parties: This report is the property of Island Inspections LLC and is Copyrighted as of 2018. The Client(s) and Island Inspections LLC own the rights to this report. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Items Not Inspected

Negotiating issues with the builder/ owner/ contractor; sewer lines and/ or onsite waste disposal systems; water softeners; shower pans, over-flow drains, low voltage electrical systems; backup generators, data and communications systems or other ancillary wiring that is not part of the primary electrical distribution system, lightening arrestors; any timing systems; water purification systems; well systems (unless specifically requested); solar heating systems; swimming pools (unless specifically requested), spas (unless specifically requested); fencing; playground or sports equipment; underground sprinkler systems (unless specifically requested); pressure tests on central air conditioner systems; furnace heat exchangers; radiant heating systems; portable appliances (including refrigerators, washers, dryers, etc.), carbon monoxide detectors. We do not inspect for any environmental issues such as lead paint, asbestos, mold (unless specifically requested), radon gas (unless specifically requested), or drinking water quality (unless specifically requested). We do not address conditions relating to animals, pests, or rodents. EIFS siding systems are not inspected. No sampling or analysis for mold is conducted unless specifically requested and additional Agreements are signed. Cosmetic features are excluded, including without limitation: paint; wall coverings; carpeting and other floor coverings; paneling; shelving, window treatments, lawn; and landscaping. We do not inspect for building code compliance, soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, pollution or habitability. We do not attempt to identify recalled systems or components. We do not operate heating or cooling systems in temperatures that may cause damage to the unit (air conditioner systems will not be operated if outside temperatures are 65 degrees F. or less; heat pumps will not be operated in heat mode if outside temperatures are 75 degrees F. or above). We do not inspect heat exchangers, gas packs, boilers, etc. for cracks. We do not remove covers from heat pump indoor units to evaluate the coils or other internal components.

Thermal Imaging Information

Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

Inaccessible Areas

In the report, there may be specific references to areas and/ or items that were inaccessible or only partly accessible. No representations regarding conditions that may or may not be present in these areas will be made. Concealed or inaccessible items or components may remain undetected or not inspected. Defects can happen any time and the visual home inspection documents what was present on the day of the inspection.

Comment- Key Definitions

This report divides the defects, or deficiencies into three categories: Major Defects (**in red**), Marginal Defects (**in orange**), and Minor Defects/ Maintenance Items/ FYI Items (**colored in blue**). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

- **MAJOR DEFECTS** - Items or components in this category may require a major expense to correct, or may need immediate attention to prevent further damage/s/ from occurring (i.e., busted water heater, pipes, etc.) Items in this category may also require further technical evaluation, repairs and/ or replacement. **Qualified Professionals, such as contractors, engineers, and other invasive evaluations may be necessary to complete the repairs or replacements.**
- **MARGINAL DEFECTS** - Items or components that are deemed marginal have some deficiency present and may have been functional at the time of the inspection, but its functionality may be impaired, not ideal, or the defect may lead to further problems. **Repairs and/ or replacements are recommended to items within this category for optimal performance and/ or to avoid future problems or adverse conditions that may occur due to the defect.** These typically can be performed by a "**Handyman**" or **Qualified Professional** and may not be considered routine maintenance or DIY repairs.
- **MINOR DEFECTS/ MAINTENANCE ITEMS/ FYI ITEMS** - Items or components found in this category are in need of recurring or basic general maintenance and/ or may need minor repairs which may improve their functionality. **Items within this category may be beginning to show signs or wear or were nearing the end of their "expected" useful life, but were still functional at the time of the inspection.** Major repairs or replacement should be anticipated. These repairs or replacements can sometimes represent a major expense; (i.e. HVAC systems, water heaters, roofing, etc.)

These categorizations are in the professional judgement of Island Inspections LLC and are based on what was observed at the time of the inspection. These categories should not be construed to mean that items designated as "Minor Defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment are more important than the categorization. Your perception, opinions, or personal experience may lead you to believe the defects belong in a different category and you should feel free to consider the importance you believe they hold during your purchasing decision. Again, it's the "recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

2: ROOF

Information

Inspection Method

Drone

Roof Structure: Roof Deck Material

Solid Wood Plank

Flashings: Material

Metal

Roof Type/Style

Gable

Roof Structure: Style

Gable

Ventilation: Ventilation Type

Gable Vents, Soffit Vents, Ridge Vents

Coverings: Material

3-Tab Shingle

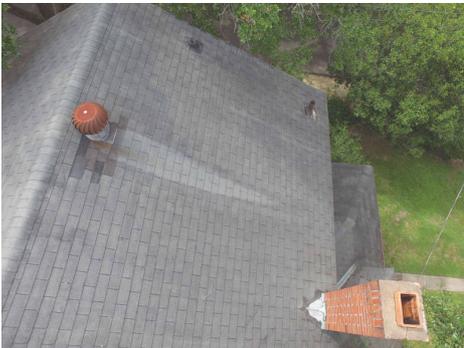
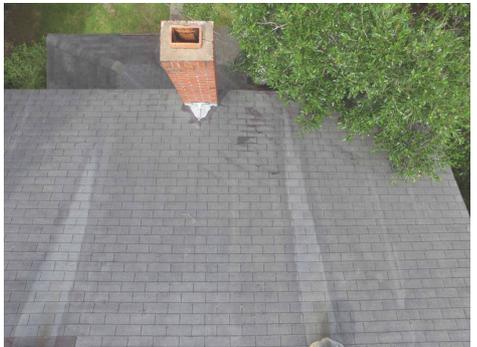
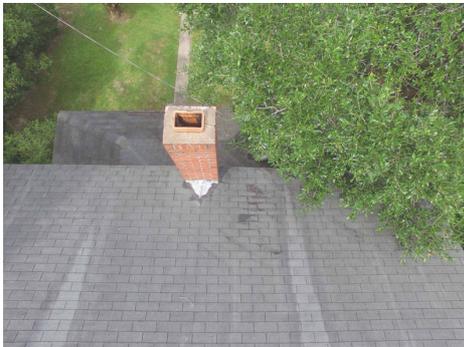
Roof Structure: Roof Framing Type

Joists & Rafters

Eaves, Soffits & Fascia: Material

Aluminum, Wood

Views





Vent Stacks, Chimney, Skylight/s/ & Other Roof Penetrations: Vent Stacks

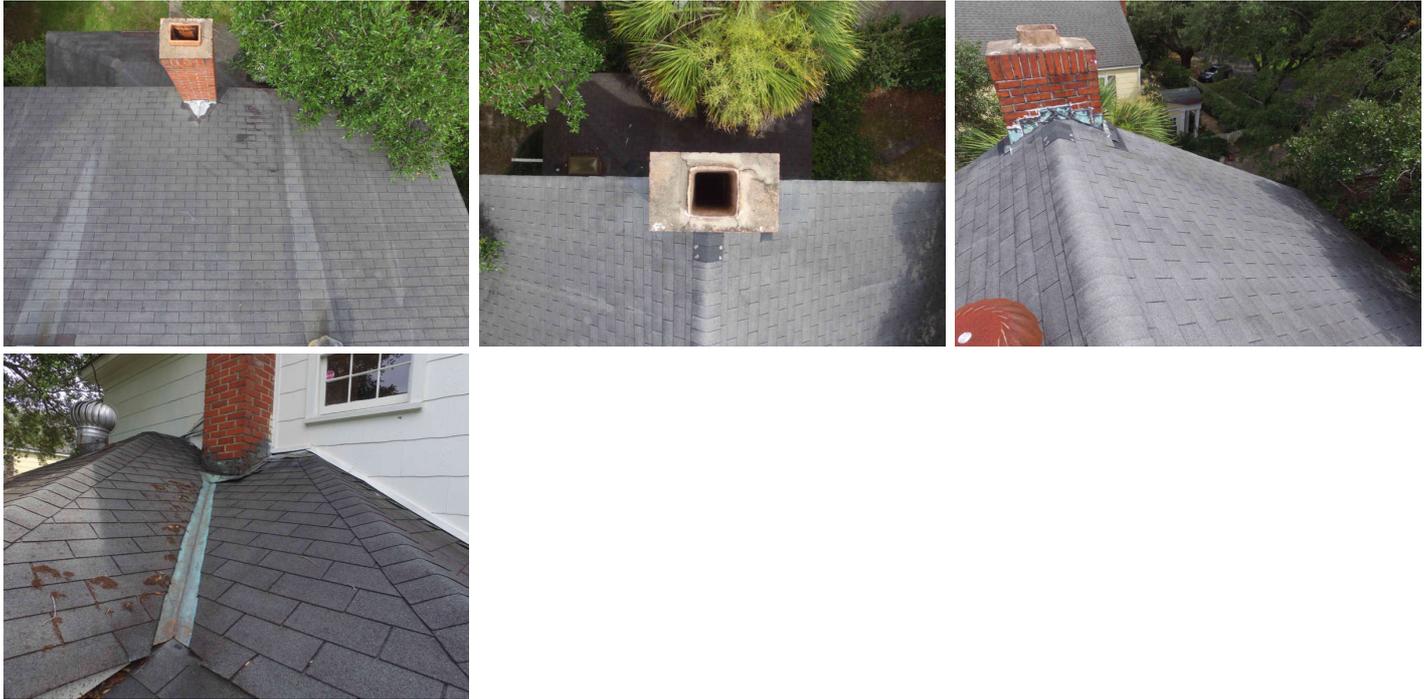
Plastic, Metal

The vent stack boots were inspected and no signs of defects were observed, unless otherwise noted in the report.



Vent Stacks, Chimney, Skylight/s/ & Other Roof Penetrations: Chimney

Brick



Limitations

Deficiencies

2.1.1 Coverings

SHINGLES MISSING

Marginal/ Moderate Defects

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.



2.1.2 Coverings

PRIOR REPAIRS MADE

Minor Defects/ Maintenance Items/ FYI

Observed prior roof repairs made to one or more areas of the roof sheathing. Confirm with seller to inquire more about the repairs.



2.3.1 Flashings

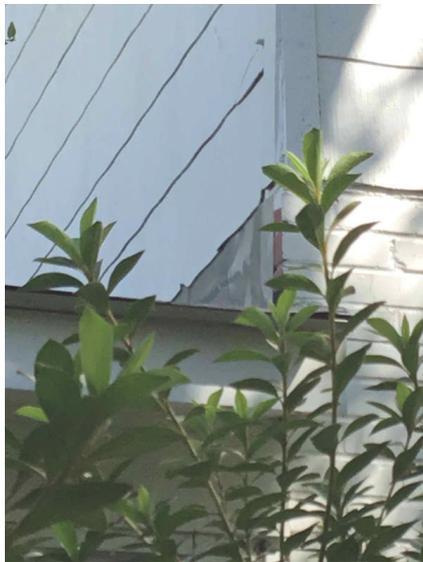
LOOSE/SEPARATED

Marginal/ Moderate Defects

Flashings observed to be loose or separated, which can lead to water intrusion. Recommend a qualified roofing professional repair.



Front Right



Left

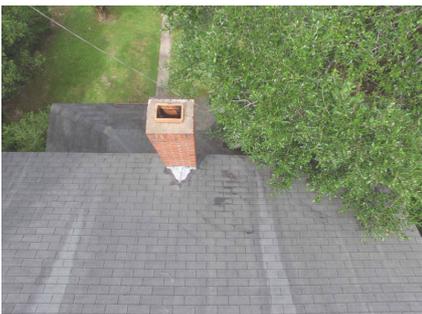


2.5.1 Vent Stacks, Chimney, Skylight/s/ & Other Roof Penetrations

CHIMNEY CAP MISSING

Marginal/ Moderate Defects

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.



2.5.2 Vent Stacks, Chimney, Skylight/s/ & Other Roof Penetrations

 Minor Defects/ Maintenance Items/ FYI

MISSING VENT STACK/S/

Observed one or more missing vent stack pipes. Recommend having a qualified professional further evaluate and repair. The vent pipe is used to divert sewage gases through the roof and away from the house.

Recommendation

Contact a qualified professional.



2.5.3 Vent Stacks, Chimney, Skylight/s/ & Other Roof Penetrations

 Marginal/ Moderate Defects

CHIMNEY CROWN- DAMAGED

Observed one or more areas of the chimney crown to show cracking. Recommend having a qualified professional repair to prevent possible moisture intrusion.

Recommendation

Contact a qualified professional.



2.6.1 Eaves, Soffits & Fascia

 Marginal/ Moderate Defects

EAVES - DAMAGED

One or more sections of the eaves are damaged. Recommend qualified professional further evaluate & repair. This area was observed to a rear section of eave.



3: EXTERIOR

Information

Inspection Method

Infrared, Crawlspace Access, Visual

Siding, Flashing & Trim: Siding Material

Brick, Wood

Siding, Flashing & Trim: Siding Style

Brick, Shakes

Siding, Flashing & Trim: Siding Trim

Aluminum, Wood

Exterior Doors: Exterior Entry Door

Wood

Walkways, Patios & Driveways: Driveway Material

Brick, Concrete, Dirt

Decks, Balconies, Porches & Steps: Appurtenance

Front Porch

Decks, Balconies, Porches & Steps: Material

Wood

Vegetation, Grading, Drainage & Retaining Walls: Site Grading

Mostly Level, Sloped away from structure

Vegetation, Grading, Drainage & Retaining Walls: Vegetation

Growing Against the Structure, Generally Maintained

Vegetation, Grading, Drainage & Retaining Walls: Retaining Walls

Not Present

Exterior Views



Southwest- Front



Northwest- Left



Northeast- Rear



Southeast- Right

4: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**
220 Volts, Copper, Overhead

**Main Service Panel: Main Panel
Location**
Laundry room

**Main Service Panel: Panel
Capacity**
Unknown
The main house breaker was not located.

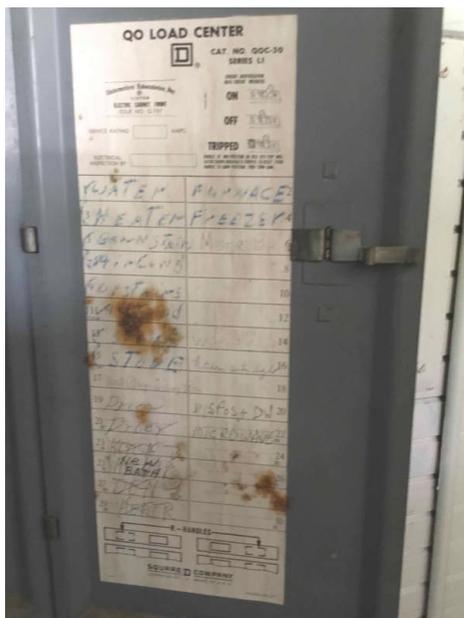
Main Service Panel: Panel Type
Circuit Breaker

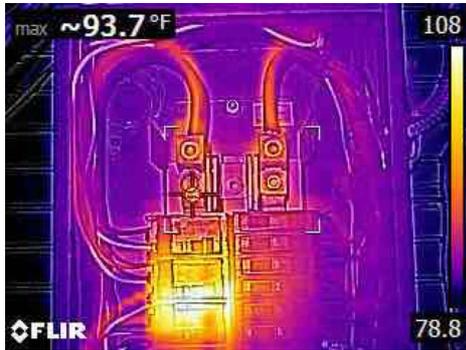
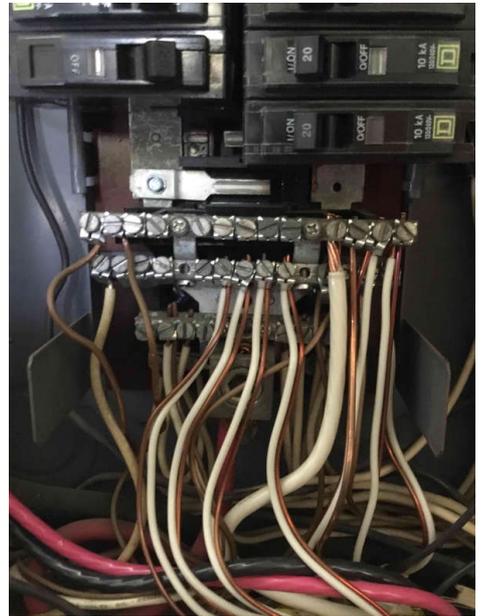
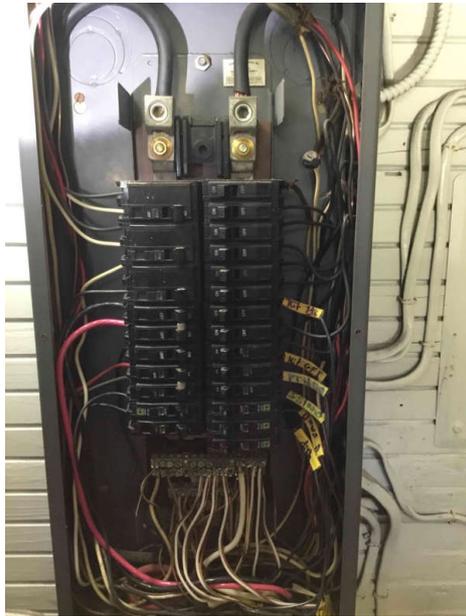
**Main Service Panel: Service Line
Material**
Copper

**Main Service Panel: Branch
Circuit Wiring**
Non-metallic shielded copper
(NMC)

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**
Not Visible, Romex

Main Service Panel: Panel Manufacturer
Square D





Smoke Detectors: Type

9-volt battery

Recommend testing the smoke detectors monthly and changing the batteries (if applicable) every six months.

Limitations

Deficiencies

4.2.1 Main Service Panel

KNOCKOUTS MISSING

 Marginal/ Moderate Defects

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.



5: PLUMBING

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:
Location

Water Heater

Water Supply, Distribution Systems & Fixtures: Distribution Material

PVC, Pex, Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Drain & Waste Systems: Sewer System

Public

Drain & Waste Systems: Drain Size

4"

Drain & Waste Systems: Material

PVC

Hot Water Systems & Controls: Power Source/Type

Gas

Hot Water Systems & Controls: Capacity

40 gallons

Hot Water Systems & Controls: Manufacture Date

Mfg. 2018

Hot Water Systems & Controls: Location

Laundry Room

Hot Water Systems & Controls: Temperature Pressure Release Valve (TPR Valve)

Present with Blow-off Leg

Hot Water Systems & Controls: Fuel Disconnect

Breaker, In same room

Hot Water Systems & Controls: Manufacturer

Rheem

The water heater worked as expected. We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems & Controls: TPRV Info

A TPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150 psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report

6: KITCHEN

Information

Countertops & Cabinets:

Cabinetry

Wood

Ceilings: Ceiling Material

Smooth, Gypsum Board

Kitchen view: Views

Countertops & Cabinets:

Countertop Material

Granite

Floors: Flooring

Wood



Sink: Sink Types

Single, Apron (Farmhouse), Porcelain

The sink worked as expected. No signs of leaks were observed around the faucet or plumbing. Thermal imaging revealed no concerning temperature variances.

**Electrical: Description**

Switches & Outlets, Light fixtures

The GFCIs were tested and functioned as expected. No open grounds were observed.

7: LIVING ROOM

Information

Flooring: Floor Coverings

Wood

Walls: Wall Material

Painted, Plaster

Ceilings: Ceiling Material

Gypsum Board, Smooth

Electrical: Description

Switches & Outlets

The outlets, switches and fan worked as expected.

Windows: Type

Single Hung, Plantation Shutters

Doors: Type

Hinged

View/s/: Views



Deficiencies

7.5.1 Electrical

OPEN GROUNDS

 Major Defects

Observed a couple of receptacles to have an open ground. The ground in wiring is a safe way for electricity to return to the panel in the event the hot or neutral wires are compromised. This is especially dangerous if grounded (3- prong) outlets are installed. In the event of a circuit failure, the electricity could potentially use ones body to ground and complete the circuit, which can result in electrical shock or electrocution. Causes of an open ground can be due to old wiring- (using outdated 2-prong outlets), no ground wire running to the receptacle; or a loose, broken or damaged ground wire somewhere within the circuit. Recommend having a qualified professional further evaluate and repair.

Recommendation

Contact a qualified professional.



7.6.1 Windows

PAINTED SHUT

 Minor Defects/ Maintenance Items/ FYI

One or more windows are painted shut. Recommend windows be restored to functional use.

7.6.2 Windows

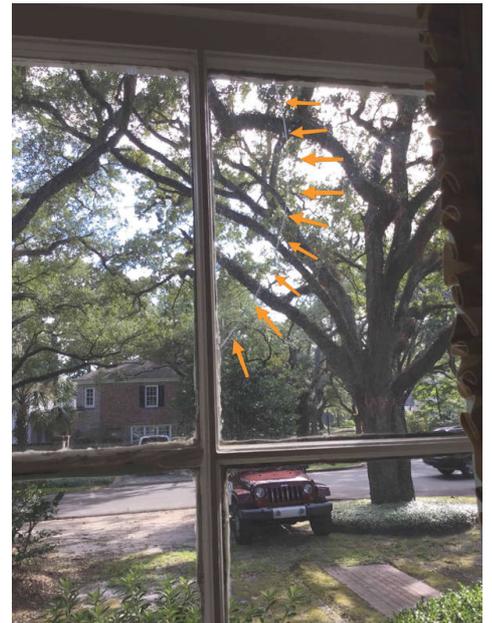
WINDOW- DAMAGED

 Marginal/ Moderate Defects

Observed one or more windows to show damage to the glazing (glass). Recommend having a qualified professional repair.

Recommendation

Contact a qualified professional.



8: DINING ROOM

Information

Flooring: Floor Coverings

Wood

Walls: Wall Material

Gypsum Board, Painted

Ceilings: Ceiling Material

Gypsum Board, Smooth

Electrical: Description

Switches & Outlets, Light fixture/s/

The outlets worked as expected.

Windows: Type

Single Hung, Plantation Shutters

Views



Limitations

Deficiencies

8.4.1 Electrical

OPEN GROUND

Observed receptacle/s/ to have an open ground. The ground in wiring is a safe way for electricity to return to the panel in the event the hot or neutral wires are compromised. This is especially dangerous if grounded (3- prong) outlets are installed. In the event of a circuit failure, the electricity could potentially use ones body to ground and complete the circuit, which can result in electrical shock or electrocution. Causes of an open ground can be due to old wiring- (using outdated 2-prong outlets), no ground wire running to the receptacle; or a loose, broken or damaged ground wire somewhere within the circuit. Recommend having a qualified professional further evaluate and repair.

Recommendation

Contact a qualified professional.



Major Defects



8.5.1 Windows

 Marginal/ Moderate Defects

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.



9: ATTIC

Information

Attic Access/es/: Attic Entry

No access

Limitations

Attic Access/es/

NO ATTIC ACCESS

Attic access was not located. Recommend contacting the seller and inquiring about attic access.

10: APPLIANCES

Information

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate, Vented

Range/Oven/Cooktop: Range/Oven Energy Source

Gas

Dishwasher: Brand

Kitchenaid

The dishwasher was operated with normal operating controls and ran through a cycle to inspect for leaks. No signs of leaks were observed below the dishwasher.



Refrigerator: Brand

Samsung

The refrigerator was working as expected. Unknown if AC its conditional with the house.



Range/Oven/Cooktop: Cooktop Brand

Kitchenaid

The cooktop & oven were operated utilizing normal operating controls. The unit worked as expected. No defects were observed unless otherwise noted in the report.



Garbage Disposal: Brand

Moen

The disposal was tested utilizing normal operating controls. The disposal functioned as expected. The efficiency of how well the unit performs is beyond the scope.



11: LAUNDRY ROOM

Information

Dryer Venting: Venting
Exterior

Dryer Venting: Material
Metal, Flexible duct



Washer Connections: Present

The washer hoses were not connected; however, the water valves were tested and functioned as expected.



12: STUDY/ OFFICE

Information

Flooring: Floor Coverings

Brick

Walls: Wall Material

Plaster, Painted

Ceilings: Ceiling Material

Gypsum Board, Smooth

Electrical: Description

Switches & Outlets, ceiling fan

Windows: Type

Single Hung, Curtains

Doors: Type

Hinged, French

Views



13: BEDROOMS

Information

Bedroom #1: Ceilings & Walls

Smooth, Plaster

Bedroom #1: Doors

Hinged

Bedroom #2: Flooring

Wood

Bedroom #2: Electrical

Switches, Outlets, Ceiling Fan

Bedroom #1: Views



Bedroom #1: Flooring

Wood

Bedroom #1: Electrical

Switches, Outlets, Ceiling Fan

Bedroom #2: Windows

Single Hung, Painted shut

Bedroom #1: Windows

Single Hung, Painted Shut

Bedroom #2: Ceilings & Walls

Gypsum board, Painted, Smooth

Bedroom #2: Doors

Hinged



Bedroom #2: Views



Deficiencies

13.1.1 Bedroom #1
PAINTED SHUT

 Minor Defects/ Maintenance Items/ FYI

One or more windows are painted shut. Recommend windows be restored to functional use.

13.1.2 Bedroom #1

 Major Defects

OPEN GROUND

Observed receptacle/s/ to have an open ground. The ground in wiring is a safe way for electricity to return to the panel in the event the hot or neutral wires are compromised. This is especially dangerous if grounded (3- prong) outlets are installed. In the event of a circuit failure, the electricity could potentially use ones body to ground and complete the circuit, which can result in electrical shock or electrocution. Causes of an open ground can be due to old wiring- (using outdated 2-prong outlets), no ground wire running to the receptacle; or a loose, broken or damaged ground wire somewhere within the circuit. Recommend having a qualified professional further evaluate and repair.

Recommendation

Contact a qualified professional.



13.2.1 Bedroom #2

 Minor Defects/ Maintenance Items/ FYI

PAINTED SHUT

One or more windows are painted shut. Recommend windows be restored to functional use.



13.2.2 Bedroom #2

 Major Defects

OPEN GROUND/S/

Observed one or more receptacle/s/ to have an open ground. The ground in wiring is a safe way for electricity to return to the panel in the event the hot or neutral wires are compromised. This is especially dangerous if grounded (3- prong) outlets are installed. In the event of a circuit failure, the electricity could potentially use ones body to ground and complete the circuit, which can result in electrical shock or electrocution. Causes of an open ground can be due to old wiring- (using outdated 2-prong outlets), no ground wire running to the receptacle; or a loose, broken or damaged ground wire somewhere within the circuit. Recommend having a qualified professional further evaluate and repair.

Bedroom #2 showed

Recommendation

Contact a qualified professional.



14: BATHROOMS

Information

Bathroom #1: Location

Upstairs

Bathroom #1: GFCI Protected

Outlets

The outlet/s/ functioned as expected.

Bathroom #1: Flooring

Tile

Bathroom #1: Doors

Hinged

Bathroom #1: Ventilation Type

Window, Vent Fan

The vent fan worked as expected.

Bathroom #2: Location

Downstairs

Bathroom #2: GFCI Protected

Outlets

The outlet/s/ functioned as expected.

Bathroom #2: Flooring

Brick

Bathroom #2: Doors

Hinged

Bathroom #2: Ventilation Type

Vent Fan

The vent fan worked as expected.

Bathroom #1: View(s)



Bathroom #1: Bath tub & tub surrounding

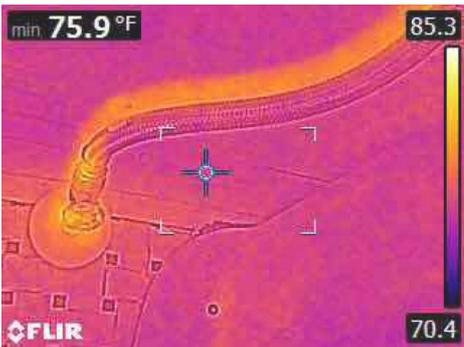
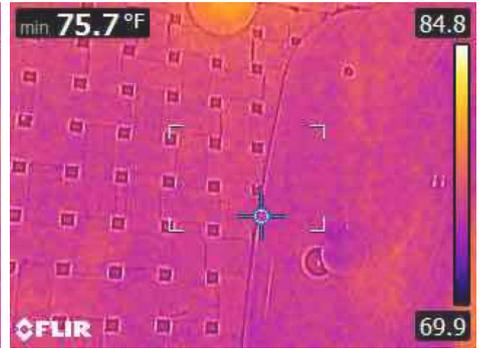
Recessed, Cast Iron



Bathroom #1: Toilet

Standard Tank

The toilet was securely fastened to the flooring and was flushed (3) times to evaluate its function. No signs of leaks were observed around the base or between the tank and bowl. Thermal imaging revealed no concerning temperature variances.



Bathroom #1: Shower

In Tub, Tile

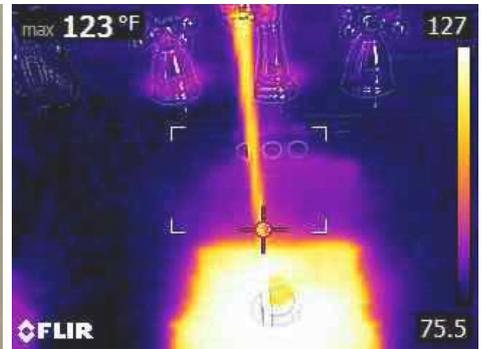
The shower was tested with normal operating controls. No signs of leaks were observed around the faucet and handle/s/. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Bathroom #1: Sink(s)

Single Vanity

The sink worked as expected. No signs of leaks around plumbing connections. Thermal imaging revealed no concerning temperature variances.



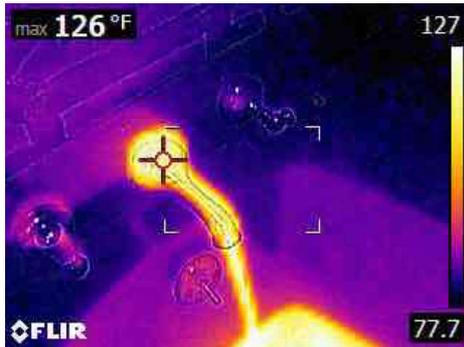
Bathroom #2: View(s)



Bathroom #2: Bath tub & tub surrounding

Recessed, Marble

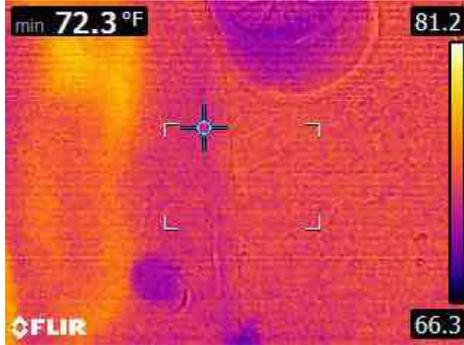
The bathtub was tested with normal operating controls. No signs of leaks were observed around the faucet and handle/s/. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Bathroom #2: Toilet

Standard Tank

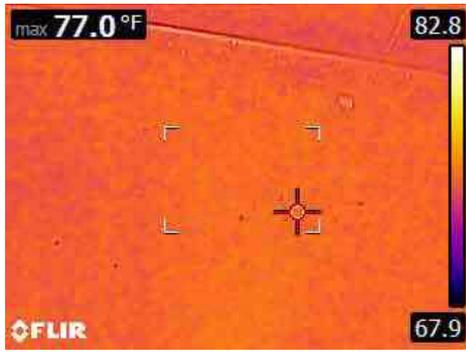
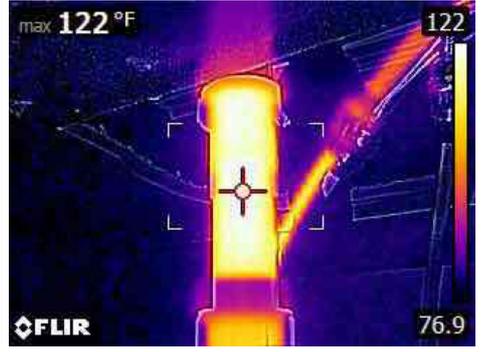
The toilet was flushed three times. The toilet was securely attached to the floor and no signs of leaks were observed. Thermal imaging revealed no concerning temperature variances.



Bathroom #2: Sink(s)

Single Vanity

The sink worked as expected. No signs of leaks around the faucet or plumbing.



15: HVAC- HEATING VENTILATION AND COOLING

Information

Registers in each Room

Yes

Cooling Equipment: Location

Exterior- Rear

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Size/ BTU

12K (1 Ton)

Cooling Equipment: Cooling System Manufacture Date

Mfg. 89

Cooling Equipment: Condensate Drainage

Exterior

Heating Equipment: Energy Source

Natural Gas

Heating Equipment: Heat Type

Heat Pump

Heating Equipment: Heating System Manufacture Date

Mfg. 89

Thermostat: Location

Hallway, Digital

Cooling Equipment: Location

Exterior- Rear

Cooling Equipment: Energy Source/Type

Electric



Cooling Equipment: Size/ BTU

24K (2 Tons)

Cooling Equipment: Cooling System Manufacture Date

Mfg. 2011

Cooling Equipment: Condensate Drainage

Exterior

Thermostat: Location

Hallway

Type of System

Split System

The HVAC system was inspected visually and tested by ensuring response to normal operating controls. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Cooling Equipment: Brand

Arcoaire

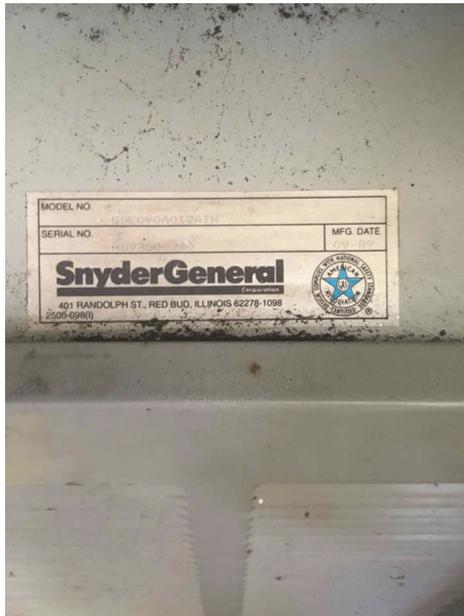
The outside condensing unit worked as expected.



Heating Equipment: Brand

Arcoaire

The air handler worked as expected.



Filter: Type

Disposable, Clean

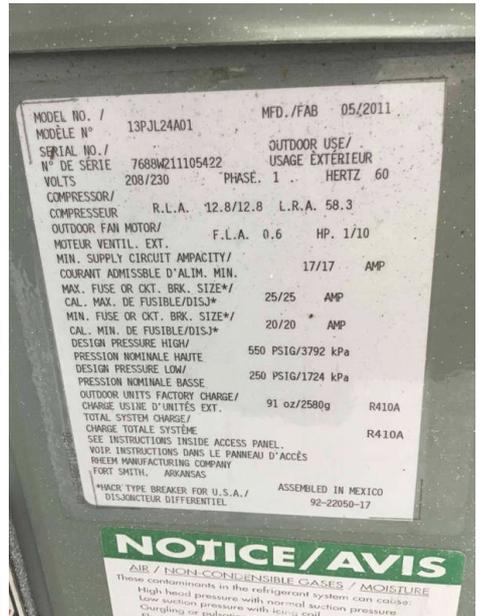
Recommend replacing the filter/s/ every month, or per manufacturers cleaning recommendations.



Cooling Equipment: Brand

Ruud

The outside condensing unit worked as expected.



Filter: Type

Disposable, Clean

Recommend replacing the filter/s/ every month, or per manufacturers cleaning recommendations.

Limitations

HVAC
LIMITATIONS

We do not operate heating or cooling systems in temperatures that may cause damage to the unit (air conditioner systems will not be operated if outside temperatures are 65 degrees Fahrenheit or less, heat pumps will not be operated in heat mode if outside temperatures are 75 degrees Fahrenheit or above.) We do not inspect heat exchangers, gas packs, boilers, etc. for cracks. We do not remove covers from indoor air handlers to evaluate the condition of the coils or other internal components.

Heating Equipment

INACCESSIBLE

Unable to locate where the HVAC return (air handler) was for the RUUD unit. Possibly in the attic and no attic access was available. Recommend contacting the seller to inquire the whereabouts of the HVAC return.

Deficiencies

15.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED



Marginal/ Moderate Defects

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.



16: GARAGE

Information

Garage Type

Detached

Garage Size

1 car

Ceiling: Ceiling Material

wood rafter

Floor: Floor

Dirt

Garage Door: Material

Metal, Non-insulated, Fiberglass

Garage Door: Type

Sectional

Garage Door Opener: Opener

Safety Feature

None

Garage Door Opener: Type

Manual Opening

Did observe an automatic garage door opener. Unknown of the working condition.

Deficiencies

16.4.1 Garage Door

SEVERE DAMAGE

 Marginal/ Moderate Defects

Garage door showed severe damage. The rollers were off track, and causes the door to sag. The damage can cause a safety concern. I recommend a qualified garage door professional evaluate and repair/replace.



17: FOUNDATION, CRAWLSPACE, BASEMENT & STRUCTURE

Information

Foundation: Material

Concrete Block

Crawlspace: Inspection Method

From Inside

Crawlspace: Vapor Retarder

Partial



Crawlspace: Flooring Insulation

Batt, Fiberglass

Crawlspace: Moisture Condition

Damp, Wet

Crawlspace: Crawlspace Floor Material

Dirt

Crawlspace: Views



Deficiencies

17.2.1 Crawlspace

FALLING INSULATION

 Minor Defects/ Maintenance Items/ FYI

Observed one or more areas of insulation that had fallen. Recommend installing new insulation to replace the fallen pieces and securing them with insulation joist hangers.

Recommendation

Contact a handyman or DIY project



17.2.2 Crawlspace

STANDING WATER

Observed standing water within the crawlspace. Recommend having a qualified professional evaluate and repair.

Recommendation

Contact a qualified professional.

 Major Defects



17.2.3 Crawlspace

MAJOR- DISHWASHER

Observed the dishwasher drain to dump into the crawlspace. The dishwasher needs to be connected to the waste water drain. Having the dishwasher dump into the crawlspace will cause high levels of moisture and could potentially damage insulation, foundation and cause mold growth. Recommend having a qualified professional further evaluate and repair.

Recommendation

Contact a qualified professional.

 Major Defects



18: FINAL CHECKLIST

Information

Oven Turned Off?

Yes

**All AFCI/ GFCI Components
Reset?**

Yes

All Lights Turned Off?

Yes

All Doors and windows locked?

Yes

Thermostat Initial Setting

78

Thermostat Leaving Setting

78



Lock box key returned?

Yes

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves:

- A. the roof-covering materials;
- B. the gutters;
- C. the downspouts;
- D. the vents, flashing, skylights, chimney, and other roof penetrations; and
- E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

A. observed indications of active roof leaks.

IV. The inspector is not required to:

- A. walk on any roof surface.
- B. predict the service life expectancy.
- C. inspect underground downspout diverter drainage pipes.
- D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. move insulation.
- F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
- G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe.
- H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect:

- A. the exterior wall-covering materials, flashing and trim;
- B. all exterior doors;
- C. adjacent walkways and driveways;
- D. stairs, steps, stoops, stairways and ramps;
- E. porches, patios, decks, balconies and carports; F. railings, guards and handrails;
- G. the eaves, soffits and fascia;
- H. a representative number of windows; and
- I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- C. inspect or identify geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.

- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

Electrical

I. The inspector shall inspect:

- A. the service drop;
- B. the overhead service conductors and attachment point;
- C. the service head, gooseneck and drip loops;
- D. the service mast, service conduit and raceway;
- E. the electric meter and base;
- F. service-entrance conductors;
- G. the main service disconnect;
- H. panelboards and over-current protection devices (circuit breakers and fuses);
- I. service grounding and bonding;
- J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
- K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
- L. smoke and carbon-monoxide detectors.

II. The inspector shall describe:

- A. the main service disconnect's amperage rating, if labeled; and
- B. the type of wiring observed.

III. The inspector shall report as in need of correction:

- A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
- B. any unused circuit-breaker panel opening that was not filled;
- C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
- D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
- E. the absence of smoke detectors.

IV. The inspector is not required to:

- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
- B. operate electrical systems that are shut down.
- C. remove panelboard cabinet covers or dead fronts.
- D. operate or re-set over-current protection devices or overload devices.
- E. operate or test smoke or carbon-monoxide detectors or alarms
- F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.
- G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- H. inspect ancillary wiring or remote-control devices.
- I. activate any electrical systems or branch circuits that are not energized.
- J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices.
- K. verify the service ground.
- L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- M. inspect spark or lightning arrestors.
- N. inspect or test de-icing equipment.
- O. conduct voltage-drop calculations.
- P. determine the accuracy of labeling.
- Q. inspect exterior lighting.

Plumbing

I. The inspector shall inspect:

- A. the main water supply shut-off valve;
- B. the main fuel supply shut-off valve;
- C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
- D. interior water supply, including all fixtures and faucets, by running the water;
- E. all toilets for proper operation by flushing;

- F. all sinks, tubs and showers for functional drainage;
- G. the drain, waste and vent system; and
- H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

- A. whether the water supply is public or private based upon observed evidence;
- B. the location of the main water supply shut-off valve;
- C. the location of the main fuel supply shut-off valve;
- D. the location of any observed fuel-storage system; and
- E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
- B. deficiencies in the installation of hot and cold water faucets;
- C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
- D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

- A. light or ignite pilot flames.
- B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
- C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
- D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply
- E. determine the water quality, potability or reliability of the water supply or source.
- F. open sealed plumbing access panels.
- G. inspect clothes washing machines or their connections.
- H. operate any valve.
- I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices.
- L. determine whether there are sufficient cleanouts for effective cleaning of drains.
- M. evaluate fuel storage tanks or supply systems.
- N. inspect wastewater treatment systems.
- O. inspect water treatment systems or water filters.
- P. inspect water storage tanks, pressure pumps, or bladder tanks.
- Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. evaluate or determine the adequacy of combustion air.
- S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- U. determine the existence or condition of polybutylene plumbing.
- V. inspect or test for gas or fuel leaks, or indications thereof.

Attic

I. The inspector shall inspect:

- A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

- A. the type of insulation observed; and
- B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

- A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

- A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
- B. move, touch or disturb insulation.
- C. move, touch or disturb vapor retarders.

- D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- E. identify the composition or R-value of insulation material.
- F. activate thermostatically operated fans.
- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- H. determine the adequacy of ventilation.

Appliances

10.1 The inspector shall inspect:

(F.) installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:

- (G.) installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
- (H.) appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
- (I.) operate, or confirm the operation of every control and feature of an inspected appliance.

HVAC- Heating Ventilation and Cooling

I. The inspector shall inspect:

A. the cooling system, using normal operating controls.

II. The inspector shall describe:

- A. the location of the thermostat for the cooling system; and
- B. the cooling method.

III. The inspector shall report as in need of correction:

- A. any cooling system that did not operate; and
- B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

- A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- B. inspect portable window units, through-wall units, or electronic air filters.
- C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- E. examine electrical current, coolant fluids or gases, or coolant leakage.

Foundation, Crawlspace, Basement & Structure

I. The inspector shall inspect:

- A. the foundation;
- B. the basement;
- C. the crawlspace; and
- D. structural components.

II. The inspector shall describe:

- A. the type of foundation; and
- B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

- A. observed indications of wood in contact with or near soil;
- B. observed indications of active water penetration;
- C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
- D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to

him/herself.

B. move stored items or debris.

C. operate sump pumps with inaccessible floats.

D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.

E. provide any engineering or architectural service.

F. report on the adequacy of any structural system or component.