

# INSPECTION REPORT



For the Property at:  
**123 MAIN ST**  
BLUFFTON, SC 29910

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Prepared for: MR. SMITH  
Inspection Date: Saturday, June 25, 2022  
Prepared by: Charles Mullins



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# SUMMARY

123 Main St, Bluffton, SC June 25, 2022

Report No. 1010

[www.accuprohomeinspections.net](http://www.accuprohomeinspections.net)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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HEATING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Exterior

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Discharge too close to building](#)

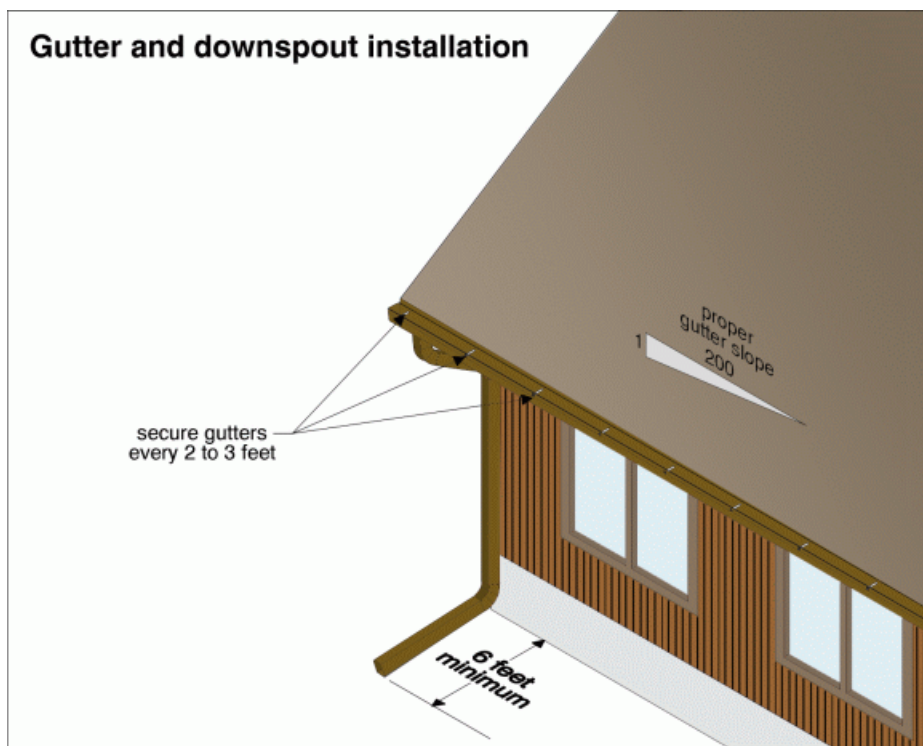
The downspout should be extended so the gutters will drain 6' away from the foundation.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Rear Exterior

**Task:** Improve

**Time:** As soon as possible



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1. Discharge too close to building

## Cooling & Heat Pump

### AIR CONDITIONING \ Compressor

**Condition:** • [Inadequate cooling](#)

The temperature difference in the supply to return was only 10 degrees. It should be in the range of 14 to 22 degrees. Recommend further evaluation by a HVAC technician.

**Implication(s):** Increased cooling costs | Reduced comfort

**Task:** Further evaluation

**Time:** Immediate

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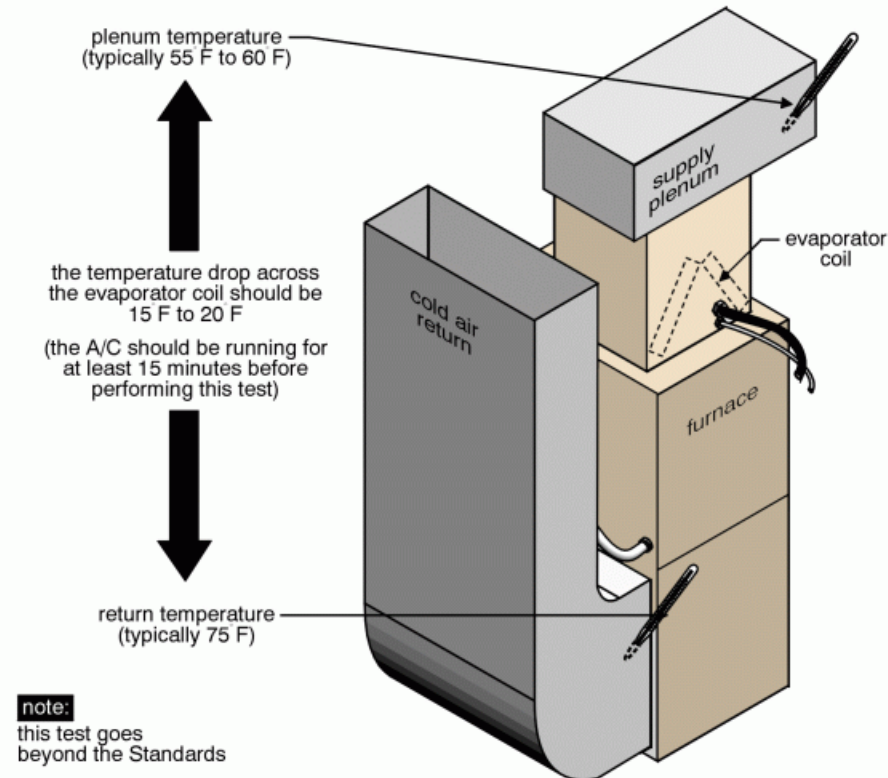
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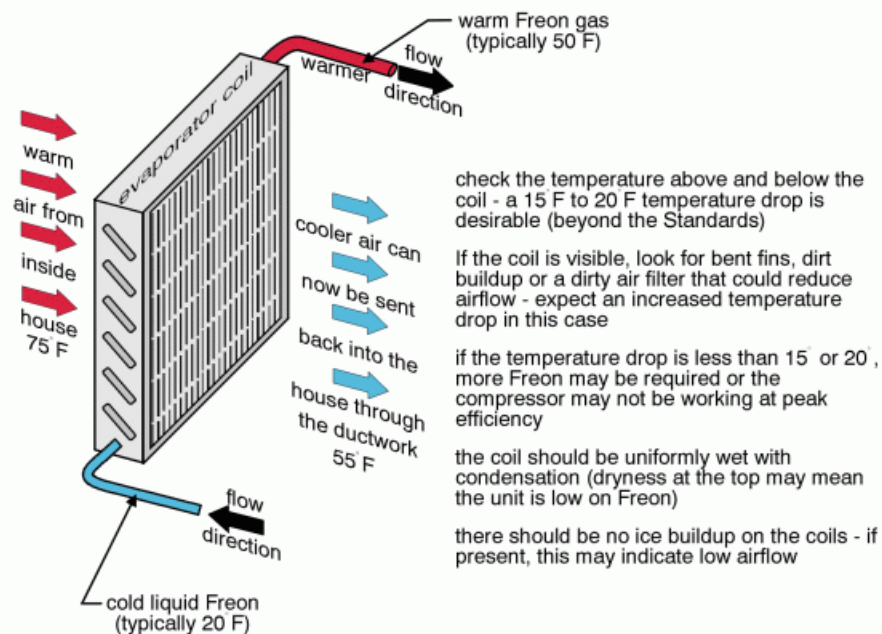
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## Measure temperature drop across inside coil



## Evaporator coil - inspection procedures



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## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Gaps or voids](#)

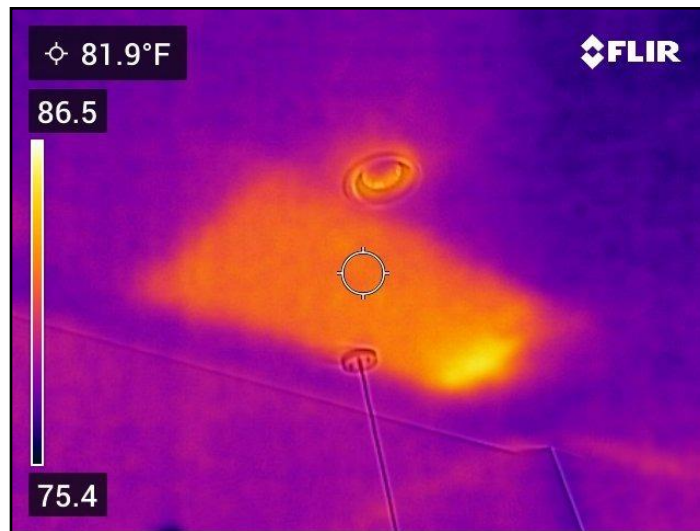
There appears to be an area above the kitchen with missing insulation. There is plywood in the attic above that area so it is hidden.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Attic Kitchen

**Task:** Correct

**Time:** Immediate



2. *Gaps or voids*

## Plumbing

### WATER HEATER \ Hot/cold piping

**Condition:** • [Rust](#)

The galvanized fitting where the expansion tank connects to the water heater water supply has been dripping for some time. This should be repaired as soon as possible to avoid a major leak in the attic.

**Implication(s):** Leakage

**Location:** Attic

**Task:** Repair

**Time:** Immediate



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3. Rust



4. Rust



5. Rust

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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## Description

**Roofing material:** • [Asphalt shingles](#)

**Flashing material:** • Metal

## Inspection Methods and Limitations

### Inspection performed:

- By walking on roof

I saw no visible signs of a roof leak from the roof or inside the attic. The vent pipe boots should be inspected annually to make sure they are not deteriorating.

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## Description

**Gutter & downspout material:** • [Aluminum](#)

**Lot slope:** • [Away from building](#)

**Wall surfaces and trim:** • [Vinyl siding](#)

**Driveway:** • Concrete

**Walkway:** • Concrete

**Window Shutters/Panels:**

• Storm panels



6. Storm panels

**Garage vehicle door operator (opener):** • Present

**Irrigation/Lawn sprinklers:** • Automatic

## Observations and Recommendations

### ROOF DRAINAGE \ Downspouts

**1. Condition:** • [Discharge too close to building](#)

The downspout should be extended so the gutters will drain 6' away from the foundation.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Rear Exterior

**Task:** Improve

**Time:** As soon as possible



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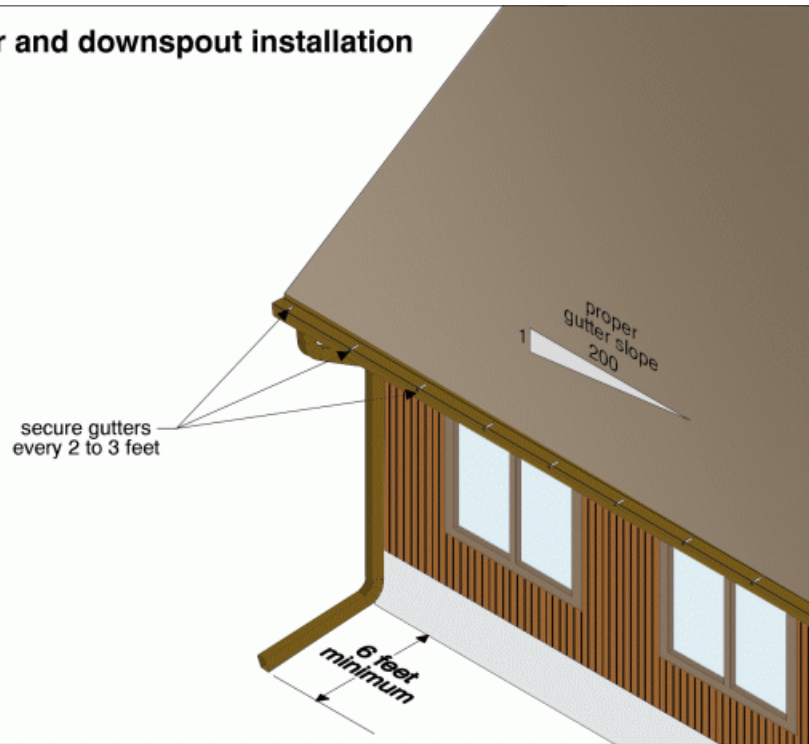
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## Gutter and downspout installation



7. Discharge too close to building

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## Inspection Methods and Limitations

**Not included as part of a building inspection:** • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Outbuildings other than garages and carports

# STRUCTURE

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## Description

**Configuration:** • [Slab-on-grade](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • Slab - concrete

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • [Trusses](#)

## Inspection Methods and Limitations

**Attic/roof space:** • Entered but access was limited

## Description

**Service entrance cable and location:** • [Underground - cable material not visible](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:**

• [200 Amps](#)



8. 200 Amps

**Main disconnect/service box type and location:** • [Breakers](#)

**System grounding material and type:** • [Copper - ground rods](#)

**Distribution panel type and location:**

• [Breakers - garage](#)

# ELECTRICAL

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9. Breakers - garage

**Electrical panel manufacturers:** • Square D

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • Present

## Inspection Methods and Limitations

**System ground:** • Quality of ground not determined

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.



# HEATING

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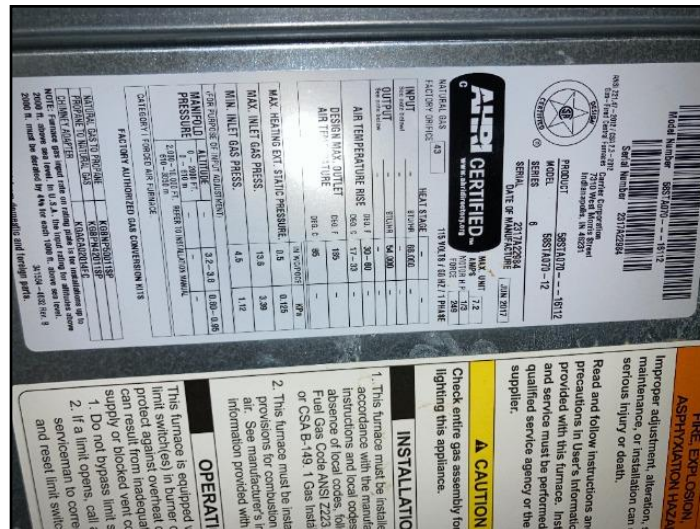
## Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Carrier



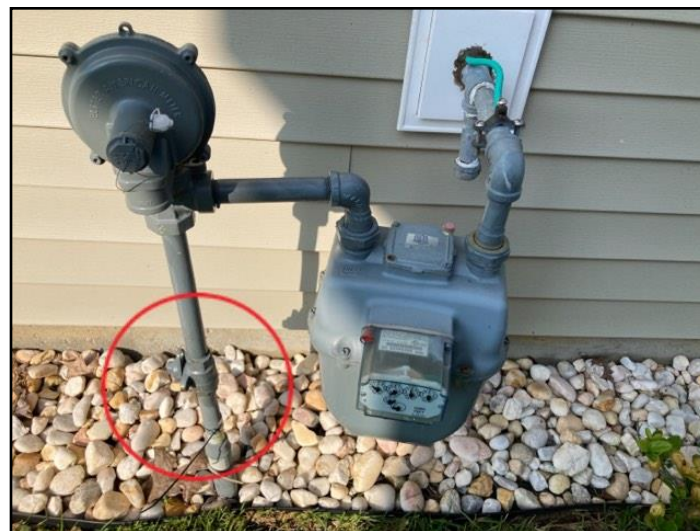
10. Carrier

Approximate capacity: • [65,000 BTU/hr](#)

Approximate age: • [5 years](#)

Main fuel shut off at:

• Meter



11. Meter

# HEATING

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**Location of the thermostat for the heating system:** • Hallway

## Inspection Methods and Limitations

**Warm weather:** • Prevents testing heating effectiveness

**Environmental issues are outside the scope of a home inspection:** • This includes issues such as asbestos.

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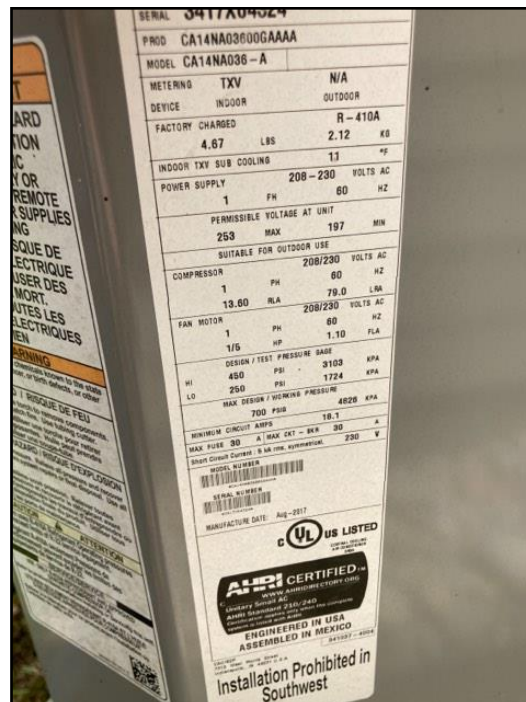
- Central



## 12. Central

**Cooling capacity:** • 3 Tons

- Electric



### 13. *Electric*

# COOLING & HEAT PUMP

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**Compressor approximate age:** • 5 years

**Typical life expectancy:** • 12 to 15 years

**Failure probability:** • [Low](#)

**Supply temperature:** • 65°

**Return temperature:** • 75°

**Location of the thermostat for the cooling system:** • Hallway

## Observations and Recommendations

### RECOMMENDATIONS \ Overview

**2. Condition:** • An annual maintenance program is recommended for heating and cooling systems to optimize safety, efficiency, comfort and durability.

### AIR CONDITIONING \ Compressor

**3. Condition:** • [Inadequate cooling](#)

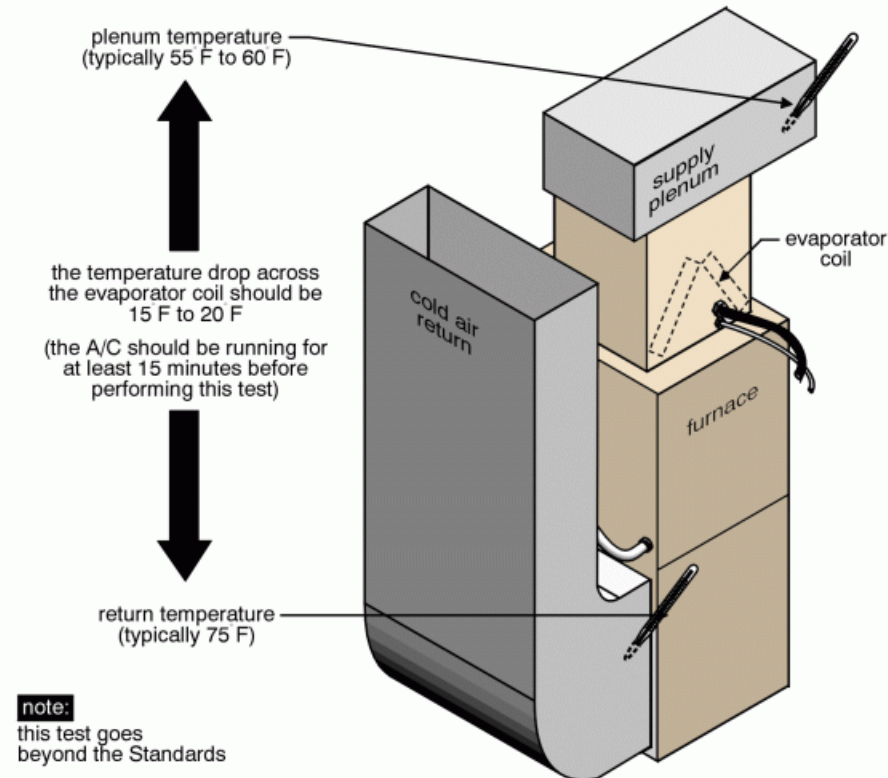
The temperature difference in the supply to return was only 10 degrees. It should be in the range of 14 to 22 degrees. Recommend further evaluation by a HVAC technician.

**Implication(s):** Increased cooling costs | Reduced comfort

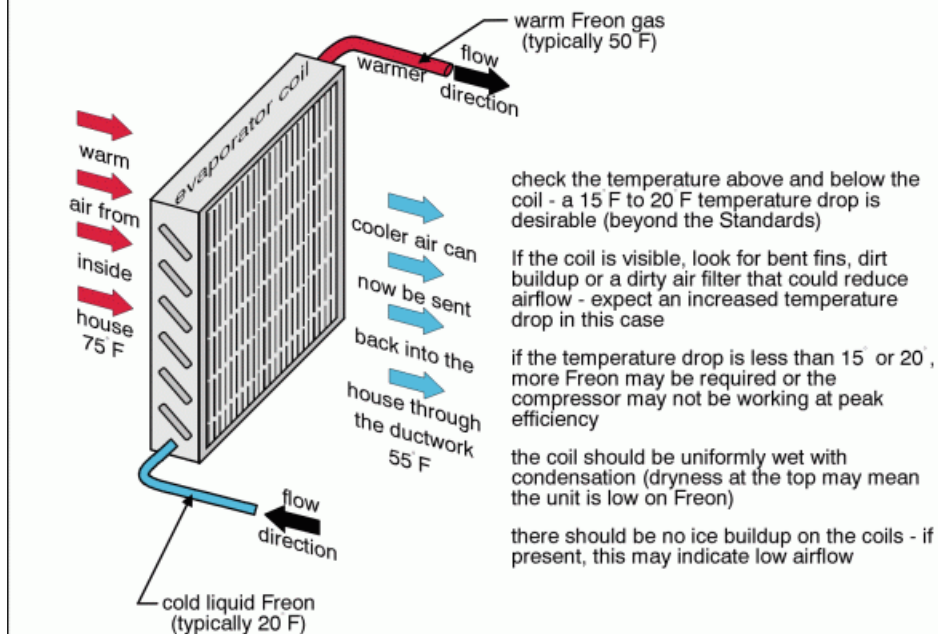
**Task:** Further evaluation

**Time:** Immediate

## Measure temperature drop across inside coil



## Evaporator coil - inspection procedures





# COOLING & HEAT PUMP

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**4. Condition:** • [Inadequate cooling](#)

**Implication(s):** Increased cooling costs | Reduced comfort

## Inspection Methods and Limitations

**Not part of a home inspection:** • Home inspectors cannot typically access or inspect the indoor coil

**Not included as part of a building inspection:** • Electronic air cleaners

# INSULATION AND VENTILATION

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## Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Not determined

## Observations and Recommendations

### ATTIC/ROOF \ Insulation

5. Condition: • [Gaps or voids](#)

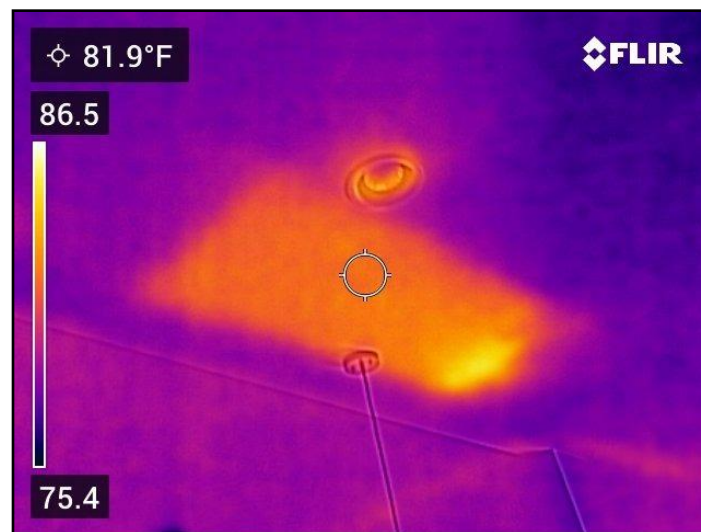
There appears to be an area above the kitchen with missing insulation. There is plywood in the attic above that area so it is hidden.

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Attic Kitchen

**Task:** Correct

**Time:** Immediate



14. Gaps or voids

## Inspection Methods and Limitations

Attic inspection performed: • By entering attic, but access was limited

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## Description

**Water supply source (based on observed evidence):** • Public

**Supply piping in building:** • PEX (cross-linked Polyethylene)

**Main water shut off valve at the:**

- Garage



15. Garage

**Water heater type:** • [Conventional](#)

**Water heater fuel/energy source:** • [Gas](#)

**Water heater tank capacity:** • 50 gallons

**Waste disposal system:** • [Public](#)

**Waste and vent piping in building:** • [PVC plastic](#)

**Floor drain location:** • None

**Main gas shut off valve location:** • Gas meter

## Observations and Recommendations

### WATER HEATER \ Hot/cold piping

**6. Condition:** • [Rust](#)

The galvanized fitting where the expansion tank connects to the water heater water supply has been dripping for some time. This should be repaired as soon as possible to avoid a major leak in the attic.

**Implication(s):** Leakage

**Location:** Attic

**Task:** Repair

**Time:** Immediate

# PLUMBING

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16. Rust



17. Rust



18. Rust

## Description

**Major floor finishes:** • Vinyl

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

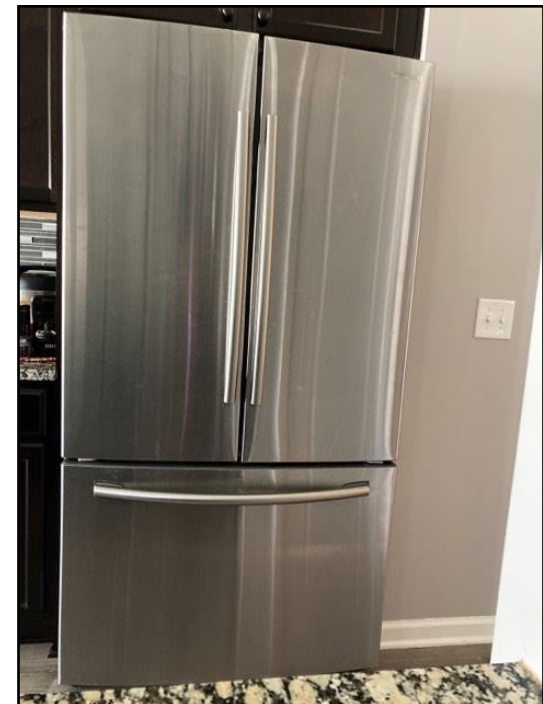
**Windows:** • [Single/double hung](#)

**Exterior doors - type/material:** • Hinged • [Sliding glass](#)

**Range fuel:** • Gas

**Appliances:**

• Refrigerator



20. Refrigerator

19. Refrigerator

• Dishwasher



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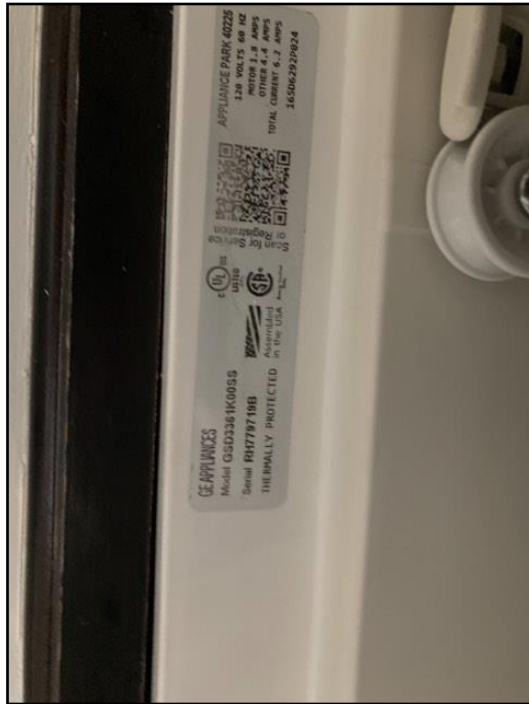
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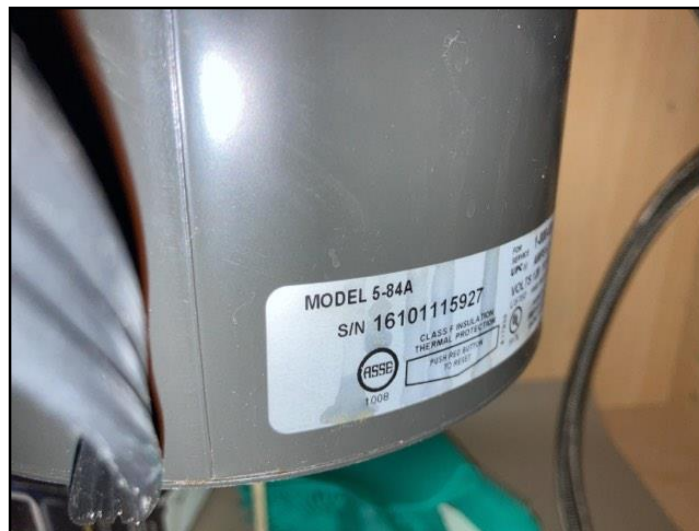


21. Dishwasher

- Waste disposal



22. Dishwasher



23. Waste disposal

- Microwave/Exhaust Fan Combo

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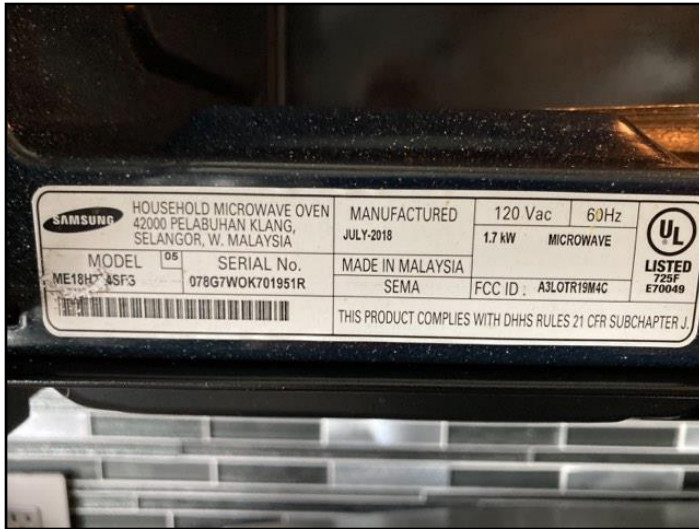
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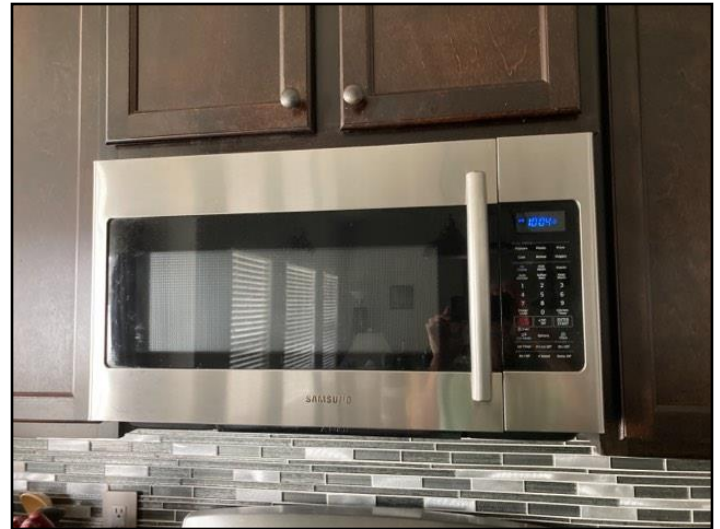
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24. Microwave/Exhaust Fan Combo

- Range



25. Microwave/Exhaust Fan Combo



26. Range



27. Range

## Laundry facilities:

- Washer

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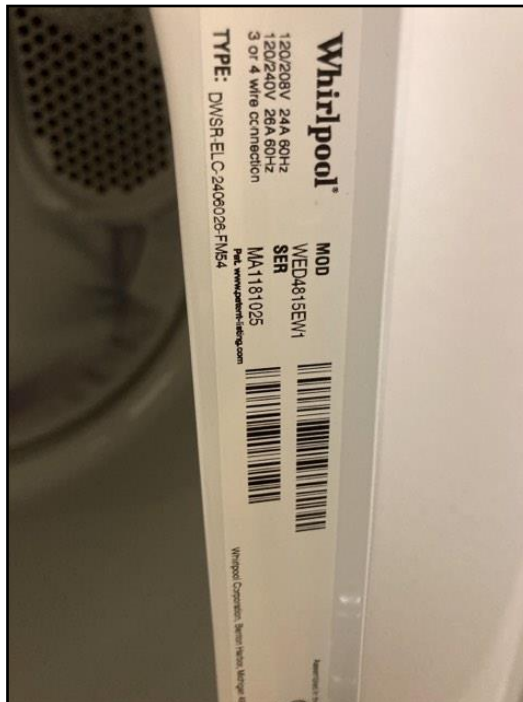
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28. Washer

- Dryer



29. Dryer

**Bathroom ventilation:** • Exhaust fan

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## Inspection Methods and Limitations

**Appliances:** • Self-cleaning features on ovens not tested • Appliances are not moved during an inspection

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### Description

**Weather:** • Clear • There has been no rain in last week.

**Approximate temperature:** • 90°

**Attendees:** • Buyer • Buyer's agent

**Access to home provided by:** • Buyer's agent

**Occupancy:** • The home was vacant during the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate inspection Start time:** • The inspection started at 9:00 a.m.

**Approximate age of home:** • 5 to 10 years

**Approximate size of home:** • 1700 ft.<sup>2</sup>

**Number of bedrooms:** • 3

**Number of bathrooms:** • 2

**Number of kitchens:** • 1

**Below grade area:** • Slab-on-grade

**Garage, carport and outbuildings:** • Attached garage

**Area:** • Rural

**Street type:** • Residential

**Street surface:** • Paved

**END OF REPORT**



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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS