

SOUTH CAROLINA
RESIDENTIAL INSPECTION REPORT
by Direct Inspections, LLC



INSPECTION LOCATION:

[REDACTED]
Rock Hill SC, 29732

INSPECTOR:

Ray Hill, CPI
Direct Inspections, LLC
License # RBI 9446
Phone: 803-600-1191

INSPECTION DATE:

📅 8/11/2025
🕒 9:30 a.m.

CLIENT:

[REDACTED]

REAL ESTATE AGENT:

[REDACTED]



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INSPECTION INFORMATION

Property Type: Residential Home
Occupied: No

In Attendance: Buyer
Year Built: 1975



PRELIMINARY NOTES

The home is unoccupied and has been for an unspecified time. The buyer has concerns about the possibility of Asbestos in the ceiling acoustic texture (popcorn ceiling) The existence of Radon gas and any hidden defects that may cause negative impacts on the homes value and costly repairs in the near future. All inspection reports should be read in their entirety prior to purchase.



INSPECTION OVERVIEW

The goal of this inspection is to put a home buyer or seller in a better position to make decisions. Not all deficiencies will be identified during this inspection. Unexpected repairs should still be anticipated.

This is a visual inspection only. A representative sample of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of components will be performed.

Direct Inspections, LLC strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the State of South Carolina. As such, the readily accessible, visually observable, installed systems and components of the structure were inspected for the above listed client, 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 nor quantitative.

There may be comments and photos made in this report that exceed the required reporting of the SC Standards of Practice; these comments were made as a courtesy to give you as much information as possible about the home. Photos are provided as a courtesy and are not required by SC Standards of Practice. Not all items of concern will be photographed.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or deemed unsafe in. **All items in this report that were designated for Repair, Replacement, Safety Concerns, or further evaluation should be evaluated further by licensed contractors** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during this visual Home Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection cannot predict future conditions or determine if latent or concealed defects are present. The statements made in this report reflect the conditions **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of Direct Inspections, LLC and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the State of South Carolina Standards of Practice regarding the scope and limitations of home inspections.

This inspection is not intended to be considered a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. This report is only supplemental to the Sellers Disclosure and Pest (CL-100) Inspection Report. It should be used alongside these documents, along with quotes and advice from the licensed contractors recommended in this report to better understand the condition of the home and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is a part of homeownership.



IMPORTANT INFORMATION

Items Not Inspected and Other Limitations

Some items are not inspected in a home inspection, such as fences and gates, outbuildings or any other detached structure, refrigerators, washers/dryers, window screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a major component of the home. Subterranean systems are also excluded, such as irrigation systems, water delivery systems, and underground fuel storage tanks. Any component or appliance that is disconnected or "shut off" is not turned on or connected for the sake of evaluation.

Also not reported on are the methods, materials, and costs of corrections; Recalled appliances, The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Enter any area or perform any procedure that may damage the property or its components or be dangerous; Operate any system or component that does not respond to normal operating controls; Remove panels, move furniture, equipment, plant, soil, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

A general home inspection does not address concerns such as; Asbestos, lead, radon, mold, insects, rodents, pesticides, fungus, water contamination, wells, pools or spas. If any of these items are a concern, additional inspection services are available at additional costs.

Limitations

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. There can be no representations regarding conditions that may be present in areas that were concealed or inaccessible for inspection.

QUALITATIVE vs. QUANTITATIVE: A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by The State of SC Standards of Practice. These photos are for **informational purposes only and do not attempt to show every instance or occurrence of a defect. Some defective systems or components may be listed with a description but without photos. Photos are not always possible due to confined space, lighting etc.**

Personal Belongings

Personal belongings may be present in the home at the time of inspection. These personal belongings will not be moved or altered in any way. These belongings can block visual accessibility of items throughout the home, including wall and floor surfaces, receptacles, air registers, closets, cabinet floor, and wall surfaces, under sink plumbing, etc. Furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility.



COMMENT KEY AND DEFINITIONS

The following definitions are used in this inspection report. Any recommendations by the inspector to **Repair, Replace or Safety Concern** suggests further evaluation or replacement by a state licensed general contractor or a state licensed mechanical contractor.

✓ **INSPECTED - GOOD** = The inspector visually observed the item, component or unit and it functioned properly.

✗ **NOT INSPECTED** = The item, component or unit was not inspected. The reason for non-inspection is explained.

🚩 **INSPECTED - FAIR** = This item or component was operational but had some functional issues.

✗ **NOT PRESENT** = This item, component or unit is not in this home, hidden or not found by the inspector.

🔧 **REPAIR** = The item or component is not functioning as intended and needs further evaluation, adjustment or repair by a licensed contractor.

🔧 **REPLACE** = The item or component is not functioning as intended and or has been in operation beyond it's expected life or is obsolete and should be replaced with new.

☠️ **SAFETY CONCERN** = The item, component or system needs immediate attention and is a hazard to life safety.

📝 **NOTE:** = The inspector has made a comment about an item, system or component.

✂️ **MAINTENANCE RECOMMENDATION** = Routine maintenance is recommended

This inspection was performed according to South Carolina Standards of the South Carolina Residential Builders Commission. Direct Inspections, LLC is not responsible for any discrepancies or discoveries included or not found. As this inspection report ages, the condition of this home and its components can change. This report is valid for 30 days from the inspection date for the purposes of mortgage lending. After 30 days this report is no longer valid for lenders. The inspection itself expired at the completion of the inspection.



ROOFING



DESCRIPTION

The inspector shall inspect from ground level or eaves: The roof covering, roof drainage system, The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material



STYLES AND MATERIALS: ROOFING

Roof Covering:
Asphalt / Composition

FLASHINGS

✓ INSPECTED - GOOD

ROOF PENETRATIONS

✓ INSPECTED - GOOD

ROOF COVERINGS

✓ INSPECTED - GOOD

ROOF DRAINAGE SYSTEMS

⚠ REPAIR

The downspout on the right front corner discharges too close to the foundation and may contribute to excessive moisture in the crawlspace. It should be extended away from the home.

The gutters have several displaced leaf guards, the gutters do not function properly, during a moderate rain, the gutter at the front right did not drain properly, filled and overflowed. This may be from debris or clogs that were not visible in the downspout or under the leaf guards.

Recommendation: The gutters and downspouts should be further evaluated, sealed, cleaned and repaired as needed by a licensed contractor specializing in roof drainage systems prior to purchase.



Too close to foundation



Overflow

EXTERIOR

DESCRIPTION

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground. Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks. inspect erosion control and earth stabilization measures. Inspect for safety type glass. Inspect underground utilities. Inspect underground items, inspect solar, wind or geothermal systems, inspect swimming pools or spas, inspect wastewater treatment systems septic systems or cesspools, inspect irrigation or sprinkler systems, inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

STYLES AND MATERIALS: EXTERIOR

Primary Siding Material:
Brick Veneer

Secondary Siding Material:
Vinyl

Driveway:
Concrete

Walkways:
Concrete

ITEMS: EXTERIOR

DRIVEWAYS

✓ INSPECTED - GOOD

WALKWAYS

✓ INSPECTED - GOOD

WALL CLADDING FLASHING AND TRIM

🚩 REPAIR

At the right-side rear, there is settlement step cracking, this is an indication of foundation issues and possible a failure of the footer, the large tree and roots near this defect may be a contributing factor. **Recommendation:** Further evaluation by a licensed contractor specializing in foundation repairs prior to purchase.



Cracks



Cracks

WINDOWS (EXTERIOR)

REPAIR

Many of the windows especially those on the left side have deteriorated or missing glazing. This glazing provides the retention for each glass pane.

Recommendation: Further evaluation and repairs by a licensed contractor prior to purchase.



Glazing deterioration



Glazing deterioration

DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO AND RAILINGS

REPAIR

The front steps are slightly displaced from settlement, there are areas of missing mortar and mismatched brick that appears to be glued in place.

Recommendation: Further evaluation and repairs by a licensed brick mason prior to purchase.



Amateur repair, missing mortar



Settlement

EAVES, SOFFITS AND FASCIAS

✓ INSPECTED - GOOD

VEGETATION, GRADING, DRAINAGE

🔧 REPAIR

There are tree limbs touching the roof at the left side rear corner and right-side front corner. This condition may cause damage to the shingle surface and crumbling of the edges.

Recommendation: Prune any limbs or shrubbery that touches the home.



Image 1



Image 2

RETAINING WALLS

✗ NOT PRESENT

 DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens

 STYLES AND MATERIALS: INTERIORS

Ceiling Materials:
Sheetrock

Wall Materials:
Sheetrock

Floor Covering (s)
Laminante
Carpet

 ITEMS: INTERIOR

WALLS

✓ INSPECTED - GOOD

FLOORS

✓ INSPECTED - GOOD

STEPS, STAIRWAYS BALCONIES AND RAILINGS

✗ NOT PRESENT

CEILINGS

NOTE:

The ceilings have an acoustical coating that is likely to be asbestos based on the age of the home. This coating has been encapsulated by at least one coat of paint and there are no observed areas of deterioration. This should be further evaluated by laboratory testing of the materials and mitigated as needed based on the results of the testing. Further evaluation may be needed.

COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

✓ INSPECTED - GOOD

DOORS (REPRESENTATIVE NUMBER)

✓ INSPECTED - GOOD



STRUCTURAL COMPONENTS



DESCRIPTION

The Home Inspector shall; Inspect structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed or when entry could damage the property, or when dangerous or adverse situations are suspected; and report signs of abnormal water penetration into the building or signs of abnormal or condensation.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, move stored items or debris, identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.



STYLES AND MATERIALS: STRUCTURAL COMPONENTS



ITEMS: STRUCTURAL COMPONENTS

Foundation:
Masonry Columns

Floor Structure:
Wood Joist & Beam

Roof Structure:
Stick Built Truss

Attic info:
Pull Down Stairs

Columns:
Wood Columns

COLUMNS OR PIERS

REPAIR

There is a column that has fallen or was removed and is lying in the crawlspace. The original location is unknown but it appears to be part of the original foundation construction.

Recommendation: Further evaluation by a licensed contractor prior to purchase.



Displaced or failed

FOUNDATION FLOOR STRUCTURE

REPAIR

At the front, in the area of the front porch and extending on either side of the front porch by approximately 10 feet, there is wood deterioration along the sill.

Recommendation: Further evaluation by a licensed contractor prior to purchase.









ROOF STRUCTURE AND ATTIC

✓ INSPECTED - GOOD

WALLS (STRUCTURAL)

✓ INSPECTED - GOOD



PLUMBING SYSTEM



DESCRIPTION

The home inspector shall inspect: Interior water supply and distribution system, including: piping materials, fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, Hot water systems including: water heating equipment; normal operating controls; automatic safety controls and sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Water heating equipment; The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The inspector is not required to: Light or ignite pilot flames. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

STYLES AND MATERIALS: PLUMBING SYSTEM

Water Source:
Public

Water Distribution:
Combination PVC / PEX

Water Heater:
Electric

Water Heater Location:
Crawlspace

Plumbing Waste:
PVC

ITEMS: PLUMBING

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

✓ INSPECTED - GOOD

PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

🚩 REPAIR

There is a minor water leak near the sediment filter.

Note: There are components of an old well system still in place and pressurized. Although this is not necessarily incorrect, it does create possible issues with leaks and failure in the future. I would recommend further evaluation by a licensed plumber for by-pass and removal as a precaution.



Minor leak



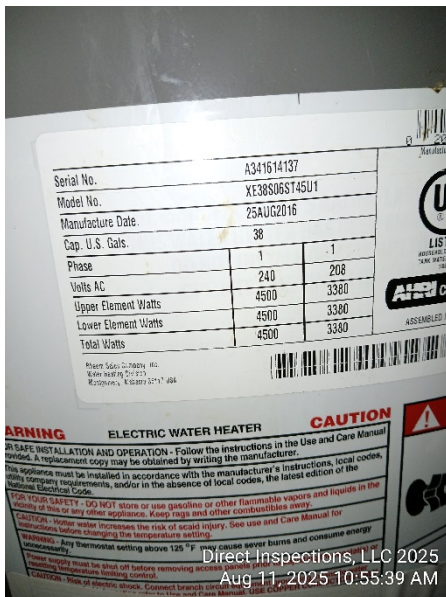
Old well system components

HOT WATER SYSTEMS, CONTROLS FLUES AND VENTS

► REPAIR

The water heater has reached the end of its expected life and is leaking. There is visible rust at the base and water pooling from a leak.

Recommendation: Further evaluation and replacement by a licensed plumber prior to purchase.



Manufacture date Aug. 25, 2016



Water pooling from leak

WATER PRESSURE

✓ INSPECTED - GOOD

SEPTIC TANK

REPAIR

Septic tank layers were visually and manually inspected, a pump out is recommended due to excessive scum and sludge layers that exceeded 1/3 of the capacity of the tank. The physical condition of the observable areas of the tank were good. I would recommend further inspection of the tank walls, floor and output baffle after pump out by a licensed septic tank contractor prior to purchase.



Tank access and input baffle



ELECTRICAL SYSTEM



DESCRIPTION

The home inspector shall inspect: Service entrance conductors; grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and smoke detectors. The home inspector shall describe: Service type as being overhead or underground. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote-

control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labelling

STYLES AND MATERIALS: ELECTRICAL SYSTEM

Service Entrance:
Above Ground

Panel Capacity:
200 Amp

Wiring Method:
Romex Type

ITEMS: ELECTRICAL

SERVICE ENTRANCE CONDUCTORS

REPAIR

The service entrance has been pulled off the mount and the metal strap is cutting into the cable. This is a fire hazard and should be further evaluated and repaired a licensed electrician as soon as possible.



Mount failure and strap damage

SERVICE & GROUNDING EQUIPMENT, DISTRIBUTION PANELS

▷ REPLACE

The distribution panel is a Federal Pacific “Stab-Lok” these panels have a long history of failure to trip and are a fire hazard. Some insurance companies may refuse to insure home with FPE panels due to the recognized fire hazard associated with FPE panels.

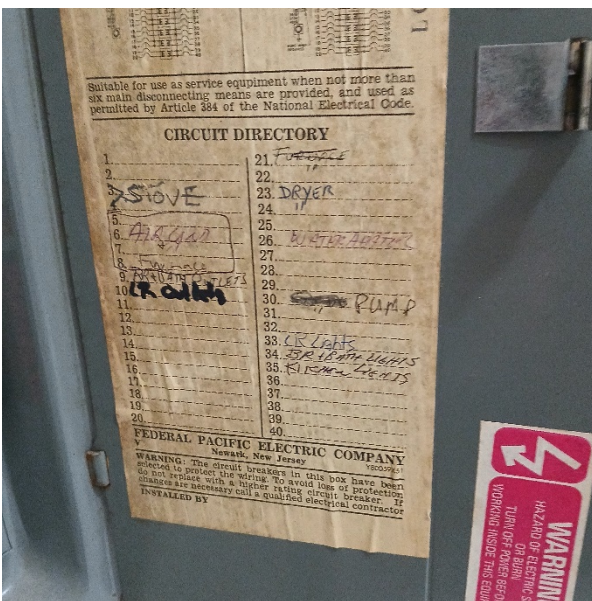
Recommendation: Further evaluation and replacement by licensed electrician prior to purchase.



Federal Pacific Panel



Stab-Lok



Lack of proper labels

CONNECTED FIXTURES (OBSERVED FROM A REPRESENTATIVE OPERATION)

✓ INSPECTED - GOOD

POLARITY & GROUNDING OF RECEPTICALS

✓ INSPECTED - GOOD

OPERATION OF GFCI OUTLETS

✓ INSPECTED - GOOD

SUB DISTRIBUTION PANELS

✗ NOT PRESENT

SMOKE DETECTORS

🔧 REPLACE

This home has no smoke detectors in any bedroom, one old smoke detector in the hallway and one in the living area. I would recommend following the NFPA guidelines by installing a new smoke detector in each bedroom and one in the common hallway. The smoke detector in the living room is unnecessary and could be a nuisance. If the fireplace is used, at least on carbon monoxide or combination detector should be installed in the common hallway. (no photos)

BRANCH CIRCUIT CONDUCTORS

✓ INSPECTED - GOOD



HEATING / AIR CONDITIONING



DESCRIPTION

The home inspector shall inspect: permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; The home inspector shall operate the systems using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is

below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component



STYLES AND MATERIALS: HEATING AND AIR CONDITIONING

HVAC Type:
Package Unit All Electric

Ductwork:
Insulated

Type of Fireplace:
Vented Gas



ITEMS: HEATING & AIR CONDITIONING

CENTRAL HEATING AND COOLING EQUIPMENT

✓ INSPECTED - GOOD

NORMAL OPERATING CONTROLS

✓ INSPECTED - GOOD

DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS, SUPPORTS, INSULATION, AIR FILTERS AND REGISTERS)

✓ INSPECTED - GOOD

FIREPLACE CHIMNEY AND FLUE

 NOTE:

The fireplace is a converted conventional fireplace with very old gas logs. I would recommend replacement of the gas logs with logs that have modern safety devices. If the fireplace is converted back to conventional, I would recommend professional cleaning of the flue prior to use. (no photo)



INSULATION AND VENTILATION



DESCRIPTION

The home inspector shall inspect: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.



STYLES AND MATERIALS: INSULATION AND VENTILATION

Attic Insulation:
Fiberglass

Attic Ventilation:
Soffit & Ridge Vent

Bathroom Exhaust Fans:
Electric Fan

Floor System Insulation:
Fiberglass Batt

Crawlspace Ventilation
Natural Vents

Dryer Ventilation
Metal Duct



ITEMS: INSULATION AND VENTILATION

VENTING SYSTEMS (KITCHENS, BATHS & LAUNDRY)

REPAIR

The vent in the hallway bathroom is completely clogged and the vent cover retainer spring is broken.

Recommendation: Replacement by a licensed electrician prior to purchase.

The laundry dryer vent duct is partially clogged and amateur repairs have been made with improper materials. In the crawlspace there is an elbow joint that has been repaired with ordinary duct tape, this is a fire hazard. High heat metal duct should be joint sealed with metalized tape designed for dryer ducts.

Recommendation: clean and repair dryer ducts with proper materials prior to purchase.



Completely clogged and broken



Partial clog (dryer vent)



Amateur repair



Amateur failed repairs

INSULATION IN CRAWLSPACE

✓ INSPECTED - GOOD

VENTILATION IN CRAWLSPACE

✓ INSPECTED - GOOD

CRAWLSPACE VENTS

REPAIR

Several vents have damaged screens or have been damaged by modification. This condition may allow pests to enter the crawlspace.

Recommendation: Repair or replace by a licensed contractor prior to purchase.



Damaged screen



Damage by modification

INSULATION IN ATTIC

✓ INSPECTED - GOOD

VENTILATION IN ATTIC

✓ INSPECTED - GOOD



BUILT-IN KITCHEN APPLIANCES



DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Food waste disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

Note: Refrigerators and countertop appliances such as microwave ovens are not inspected during a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore, their water line and power receptacle are not visible and excluded from this inspection. If the refrigerator is of concern, you are recommended to have an evaluation performed by an appliance repair company or other qualified professional prior to closing.



ITEMS: BUILT-IN KITCHEN APPLIANCES

DISHWASHER

✓ INSPECTED - GOOD

RANGE/OVEN/COOKTOP

✓ INSPECTED - GOOD

RANGE HOOD

✓ INSPECTED - GOOD

FOOD WASTE DISPOSER

✓ INSPECTED - GOOD

MICROWAVE

✗ NOT BUILT-IN / NOT INSPECTED

REFRIGERATOR

✓ INSPECTED - GOOD

(NOTE: The icemaker was not tested due to time constraints.)



PHOTO AND VIDEO INFORMATION

Photos or video links included in this report are for informational purposes only and do not attempt to show every instance or occurrence of a defect. Photos and videos are not required by the State of South Carolina. The following photos represent all of the photos taken during the inspection for documentation purposes only. There may be defects that were not photographed due to lighting or confined space. The image numbers are only for reference and not necessarily connected to a repair item. There may be multiple images of component.



Image 1



Image 2

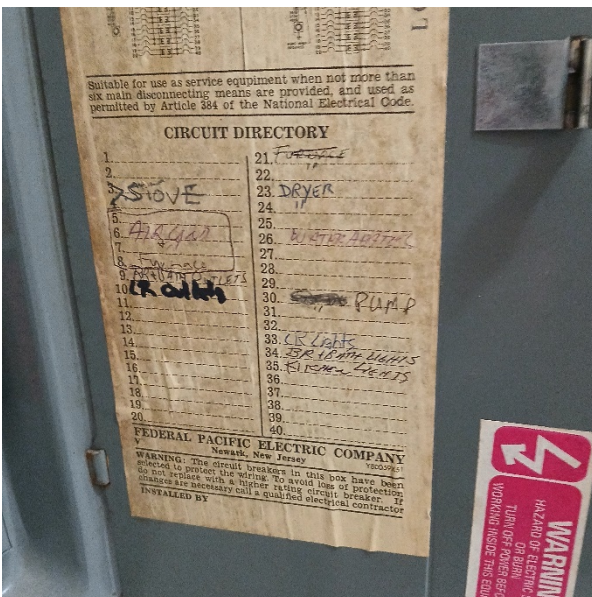


Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11



Image 12



Image 13



Image 14



Image 15



Image 16



Image 17



Image 18



Image 19



Image 20



Image 21



Image 22



Image 23



Image 24



Image 25



Image 26



Image 27



Image 28



Image 29



Image 30



Image 31

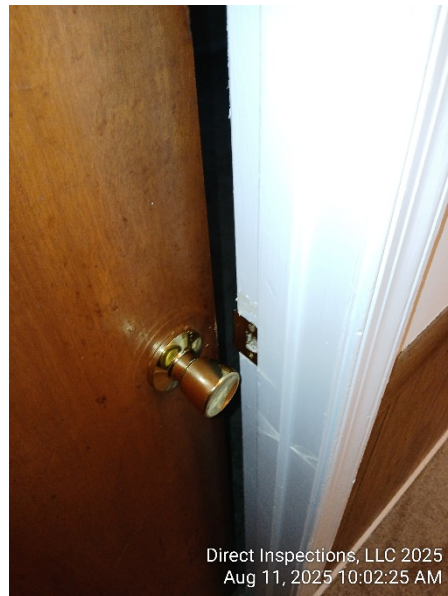


Image 32



Image 33



Image 34



Image 35



Image 36



Image 37



Image 38



Image 39



Image 40



Image 41



Image 42



Image 43

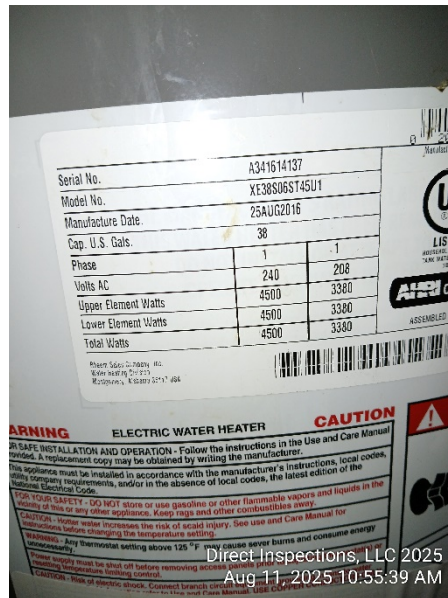


Image 44



Image 45



Image 46



Image 47



Image 48



Image 49



Image 50



Image 51



Image 52



Image 53



Image 54



Image 55



Image 56



Image 57



Image 58



Image 59



Image 60



Image 61



Image 62



Image 63



Image 64



Image 65



Image 66



Image 67



Image 68



Image 69

DISCLAIMER

Home inspectors are not required to report on the following: The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

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END OF REPORT