

SUMMARY

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

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

EXTERIOR GLASS/WINDOWS \ Sashes

Condition: • Rot

Observed deteriorated wood behind the lower metal sash on front right side bedroom window. Observed wood deteriorated at the lower rail at window sash on the interior side of window. Mid levels of moisture present when tested. Recommend further evaluation and repair.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Front Right Side Bedroom window

Task: Further evaluation



1. Loose metal trim at window



2. Wood deteriorated behind metal trim



3. Interior lower rail damaged



4. Moisture present at window

SUMMARY

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

EXTERIOR GLASS/WINDOWS \ Frames

Condition: • Rot

Observed loose metal trim on rear glass window. Observed wood deteriorated behind metal trim on both sides of window. Observed no moisture on the interior side of window. Recommend further evaluation repair.

Implication(s): Material deterioration

Location: Rear window of sunroom

Task: Further evaluation



5. Wood deteriorated behind metal frame



6. Wood deteriorated behind metal frame



7. Rear window at sunroom

IRRIGATION/SPRINKLER SYSTEM \ Observations

Condition: • Observed ponding of water inside the the manual shut off valve or ICV (irrigation cut off valve) on left side of home. Observed 10-12 ft section of wet- muddy ground along side of garage wall. Unable to see damage at valve. Recommend further evaluation by an irrigation specialist.

Location: Left Side of garage.

SUMMARY

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionsshi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Task: Further evaluation



8. Water inside ICV for sprinkler



9. Ponding of water along garage wall



10. Ponding of water near ICV



11. Ponding of water along garage wall

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](#)

ROOFING

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionshi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

General Information

Sloped roofing material:

- Asphalt shingles



12. Asphalt shingles



13. Asphalt shingles

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Typical life expectancy: • 20-25 years

Inspection Methods & Limitations

General: • While your inspector makes every reasonable attempt to report accurately on the condition of the roof some limitations such as but not limited to: weather (high winds, rain, snow, ice, lightning), loose roof granulate, steep pitch, height, fragile coverings, lack of access, signs of failed roof structure will prevent the inspector from safely walking on the roof, wet covering, snow and ice can also hide defects. ASHI or State regulations do not require home inspectors to walk on roofs, only method for viewing. Conditions of roof covering including the ability of the roof covering to shed water is based on observed findings at the time of the inspection. As hard as we try we can not guarantee a roof is free from leaks or how long a roof covering will last before it does so. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Inspection performed: • By walking on roof

ROOFING

- SUMMARY
 - ROOFING**
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

Recommendations, Issues & Observations

RECOMMENDATIONS \ Overview

1. Condition: • Roof inspection is based on the visible condition of the roof this day. Recommend monitor the roof seasonally and after heavy weather for evidence of damage.

Location: Throughout

Task: Evaluation by a qualified contractor

SLOPED ROOFING \ Asphalt shingles

2. Condition: • Damage

Observed minor impact damage at various areas of roof. Recommend monitoring.

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

Location: Various areas on Roof

Task: Monitor



14. Minor impact damage



15. Minor impact damage

3. Condition: • Debris/moss

Observed leaves and debris at several valleys on roof. Recommend cleaning.

Implication(s): Shortened life expectancy of material

Location: Front & Rear Roof

Task: Clean

ROOFING

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionshi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



16. *Debris/moss*

EXTERIOR

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

General Information

General:

- Exterior Views



17. Exterior Views



18. Exterior Views



19. Exterior Views



20. Exterior Views

EXTERIOR

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionshi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



21. Exterior Views

General: • Observed aluminum hurricane panels stored in service area on left side of home.



22. Aluminum panels for windows



23. Aluminum panels for windows

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Soffit (underside of eaves) and fascia (front edge of eaves): • Wood

Wall surfaces and trim: • Wood

Driveway: • Concrete

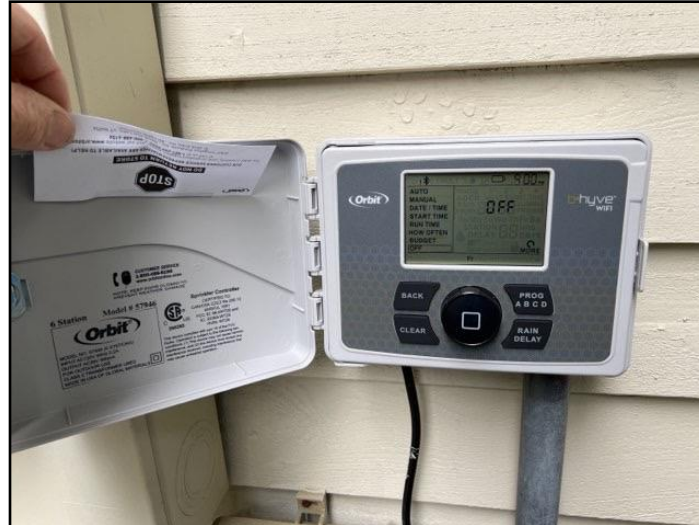
Walkway: • Concrete

Patio: • Concrete

Garage vehicle door operator (opener): • Manually operated

Irrigation/Lawn sprinklers: • Observed 6 station Orbit Irrigation Panel in left side service area.

Model number: 57946



24. Orbit Irrigation Panel in service area

Inspection Methods & Limitations

General: • While the inspector makes every reasonable attempt to report on the exterior components of a home some areas may be concealed by vegetation, owners belongings, wall coverings, carpet, lack of access, weather conditions, vehicle in garage, stored items in the garage. Inspection reporting is based on the condition of the home at the time of the inspection and available accessibility.

This is a visual observation of the exterior wall surface conditions of the property at the time of the inspection.

During renovations or remodeling it is possible that discoveries will be made regarding the condition of the walls or structure behind the exterior wall siding. We are not responsible for concealed damage found behind the wall, wall sheathing, vapor barrier components, structural supports, plumbing and electrical components that are not visible.

Inspection limited/prevented by: • The siding was inspected for the presence of visible defects only. No invasive techniques were employed. Moisture testing of the structure behind the siding was neither offered nor implied.

Moisture intrusion behind the siding is not always visible from the exterior or interior therefore, due to the potential for damage resulting from moisture-related issues we recommend evaluation of all siding structures by a qualified contractor prior to closing.

Bear Home Inspections HHI assumes no responsibility or liability for issues discovered after the inspection.

Not included as part of a building inspection: • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Erosion control, earth stabilization measures

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

Recommendations, Issues & Observations

ROOF DRAINAGE \ Gutters

4. Condition: • Clogged

Observed clogged gutters on front and rear portion of home. Recommend cleaning.

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

Location: Front and rear eave

Task: Clean

Time: As soon as possible



25. Clogged gutters, front



26. Clogged gutters, rear

ROOF DRAINAGE \ Downspouts

5. Condition: • Discharge too close to building

Observed gutter downspouts on rear portion of home discharging close to building. Observed one gutter discharge having minor soil erosion washing away old tree roots. The other discharge pipe is covered with pine needles and debris. Recommend improving and provide gutter extension to keep water away from the building.

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

Location: Rear

Task: Improve

Time: As soon as possible

EXTERIOR

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									



27. Minor soil eroding below gutter discharge



28. Discharge covers with debris

WALLS \ Wood siding

6. Condition: • Open gap

Observed open penetration on front left side of entryway along garage wall. Possibly old hose bib was at that location. Recommend sealing opening.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Front Left Side garage wall

Task: Improve/ seal



29. Open gap in siding



30. Open gap w/ old piping

WALLS \ Vent (fan, clothes dryer, etc.)

7. Condition: • Cover does not close properly

Dryer vent missing flapper on exterior side. You can see through pipe into interior of home. Recommend repairing or replacement.

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

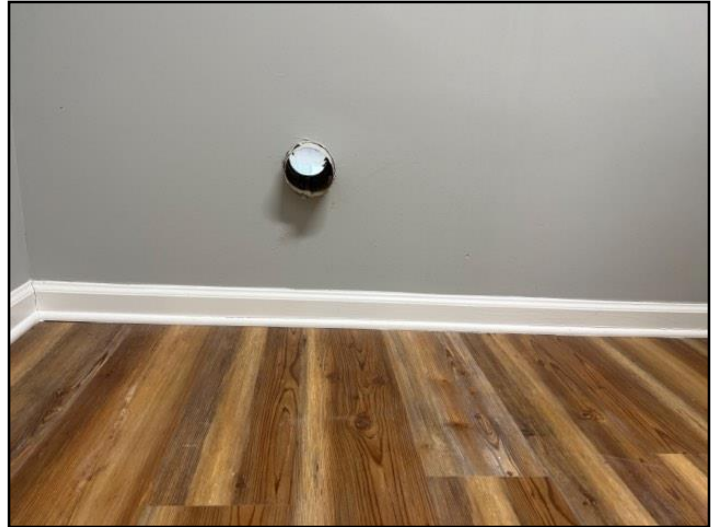
Implication(s): Chance of pests entering building | Increased heating and cooling costs

Location: Service Area/Laundry room

Task: Repair Replace



31. Dryer vent missing flapper



32. Interior side of vent pipe

EXTERIOR GLASS/WINDOWS \ Sashes

8. Condition: • Rot

Observed deteriorated wood behind the lower metal sash on front right side bedroom window. Observed wood deteriorated at the lower rail at window sash on the interior side of window. Mid levels of moisture present when tested. Recommend further evaluation and repair.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Front Right Side Bedroom window

Task: Further evaluation



33. Loose metal trim at window



34. Wood deteriorated behind metal trim

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO



35. Interior lower rail damaged



36. Moisture present at window

EXTERIOR GLASS/WINDOWS \ Frames

9. Condition: • Rot

Observed loose metal trim on rear glass window. Observed wood deteriorated behind metal trim on both sides of window. Observed no moisture on the interior side of window. Recommend further evaluation repair.

Implication(s): Material deterioration

Location: Rear window of sunroom

Task: Further evaluation



37. Wood deteriorated behind metal frame



38. Wood deteriorated behind metal frame

EXTERIOR

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionsshi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



39. Rear window at sunroom

DOORS \ Doors and frames

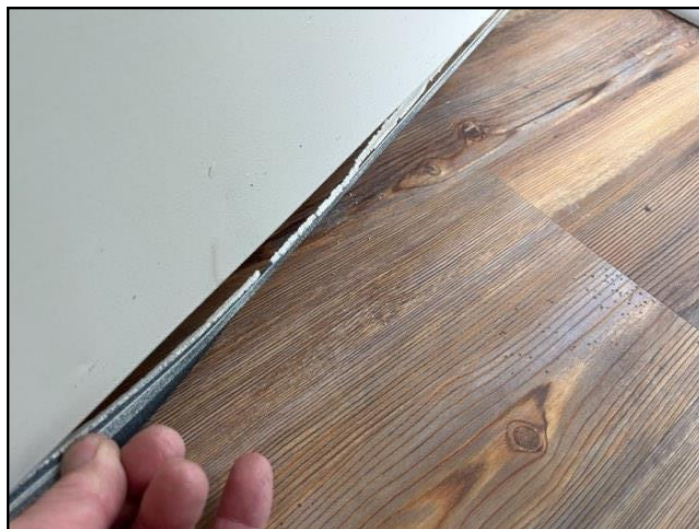
10. Condition: • Damaged Weatherstripping

Door sweep loose on the exterior side of left door in rear sunroom. Monitor

Implication(s): Chance of damage to finishes and structure

Location: Rear Sunroom, Left side door

Task: Monitor



40. Loose Weatherstripping

LANDSCAPING \ Patios

11. Condition: • Minor Cracking

Observed minor cracking of cement patio on rear left side of home. Monitor.

Location: Rear Left Side patio.

Task: Monitor

EXTERIOR

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionshhi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



41. Minor Cracking on rear patio

LANDSCAPING \ Driveway

12. Condition: • Minor cracking

Observed minor cracking on cement driveway. Monitor.

Location: Front driveway

Task: Monitor



42. Minor cracking on driveway



43. Minor cracking on driveway

LANDSCAPING \ Fence

13. Condition: • Deteriorated

Observed minor deterioration to a couple of the vertical fence boards at service area fencing . Recommend monitoring, improve if condition worsens.

Implication(s): Material deterioration

Location: Left Side Service Area

EXTERIOR

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

Task: Improve Monitor



44. Minor deterioration to fence boards



45. Minor deterioration to fence boards

GARAGE \ Vehicle doors

14. **Condition:** • Dented

Observed dent on two lower panels at middle of garage door. Door operates when tested. Monitor

Implication(s): Damage to equipment

Location: Garage

Task: Monitor/ or Improve

Time: Discretionary



46. Dented garage door



47. Dent viewed from inside garage

IRRIGATION/SPRINKLER SYSTEM \ Observations

15. **Condition:** • Panel Not Operational.. Recommend a specialist to further evaluate the irrigation panel and that all zones are operating correctly, the sprinkler heads providing adequate coverage and no apparent leaks in system.

EXTERIOR

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

.....Unable to get irrigation System panel to operate. I tried testing panel in manual mode, cycling through the 6 stations. Unable to get sprinkler system on. Display shows each station was operating but observed no water at sprinkler heads throughout property. Recommend further evaluation or disclosure from owner to its specific operation.

Location: Middle Service Area

Task: Request disclosure Further evaluation



48. Panel not operating.



49. Panel not operating

16. Condition: • Observed ponding of water inside the the manual shut off valve or ICV (irrigation cut off valve) on left side of home. Observed 10-12 ft section of wet- muddy ground along side of garage wall. Unable to see damage at valve. Recommend further evaluation by an irrigation specialist.

Location: Left Side of garage.

Task: Further evaluation



50. Water inside ICV for sprinkler



51. Ponding of water along garage wall

EXTERIOR

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									



52. Ponding of water near ICV



53. Ponding of water along garage wall

IRRIGATION/SPRINKLER SYSTEM \ Sprinkler heads

17. **Condition:** • Tilted

Observed several sprinkler heads that are leaning along the front shrubs and on right side of home. Unable to test system to see if heads are operational.

Implication(s): Reduced operability

Location: Various Exterior Wall

Task: Monitor



54. Tilted sprinkler heads



55. Tilted sprinkler heads

18. **Condition:** • Observed exposed loose sprinkler head and piping at rear patio. Recommend securing.

Location: Rear patio

Task: Improve

EXTERIOR

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionshi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



56. *Exposed piping and loose sprinkler head*

STRUCTURE

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

General Information

- Configuration:** • Slab-on-grade
- Foundation material:** • Poured concrete
- Floor construction:** • Slab - concrete
- Exterior wall construction:** • Wood frame
- Roof and ceiling framing:**
 - Rafters/ceiling joists

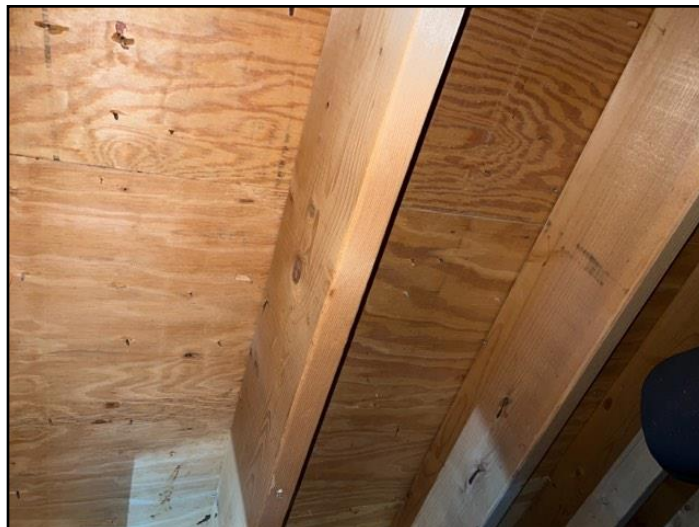


57. Rafters/ceiling joists garage attic

- Plywood sheathing



58. Rafters/ceiling joists, main attic



59. Plywood sheathing

Inspection Methods & Limitations

General: • Limitations: Home inspector is not required to enter a crawl space where access is less than 16x24 inches and under floor crawl space areas that have less than 24 inches vertical clearance between components and ground. The home inspector is not required to traverse load-bearing components that are concealed by insulation or other materials and or where vertical clearance is limited. Entering these areas that will, in the professional judgement of the home inspector likely be dangerous, is the sole discretion of the inspector. • Foundations Limitations. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage and it's drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

We do not inspect for termite damage or prior termite damage. Please refer to your termite report (CL-100 report) for all wood rot, wood fungi, wood fungus and/or termite damage. (Also known as a 'Wood Infestation Report'. The 'CL' stands for 'Clear Letter' indicating there is no current termite infestations in the home.) During the sale of a structural property in South Carolina involving a lending institution, a CL-100 is a report that may be required at the time of closing. This report is performed by a Licensed Pest Control professional. Usually the seller and their attorney sets this up. Please request disclosure from your Real Estate agent or attorney if and when this scheduled inspection will be performed and obtaining the results from the CL-100 Inspection.

Inspection limited/prevented by: • Ceiling, wall and floor coverings • New finishes/paint

Attic/roof space:

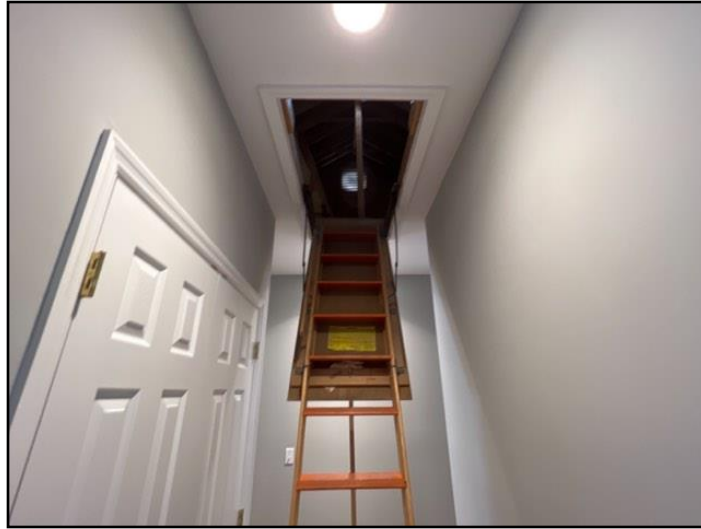
- Entered but access was limited
Pull downstairs in garage.



60. Pull down stairs in garage

- Inspected from access hatch
Pulldown steps in hallway of home. Access to main portion of attic.

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE**
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO



61. Pull down steps in hallway

Recommendations, Issues & Observations

FOUNDATIONS \ General notes

19. Condition: • Typical minor cracks

Observed minor cracking & spalling of the cement foundation on middle right side of home. Recommend Monitoring

Implication(s): Chance of water entering building

Location: Middle Right Side

Task: Monitor



62. Typical minor cracks at slab



63. Typical minor cracks

ROOF FRAMING \ Sheathing (roof/attic)

20. Condition: • Water stains

Observed water stains on sheathing on front left side corner of the garage attic. No moisture present when tested.

Monitor.

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE**
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

Implication(s): Material deterioration

Location: Garage Attic Left Side

Task: Monitor



64. Water stains on door sheathing, garage



65. No moisture present

21. Condition: • Water stains

Observed minor water stains at two areas on roof sheathing in main portion of attic. Observed no moisture when tested. Recommend monitoring.

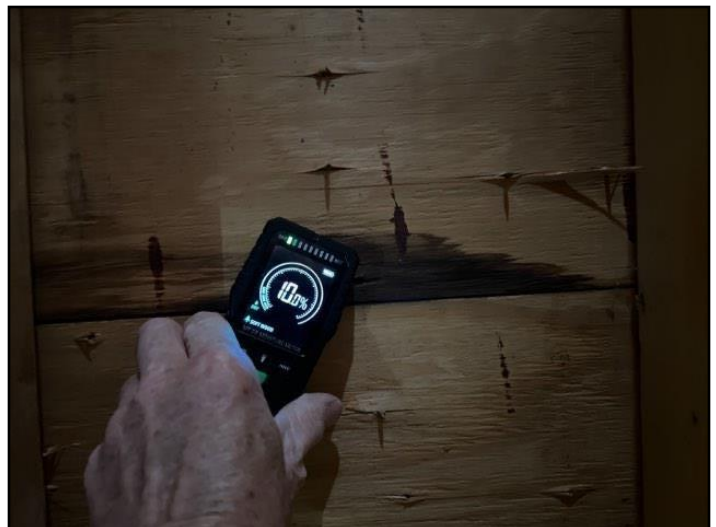
Implication(s): Material deterioration

Location: Middle of attic

Task: Monitor



66. Water stains on roof sheathing



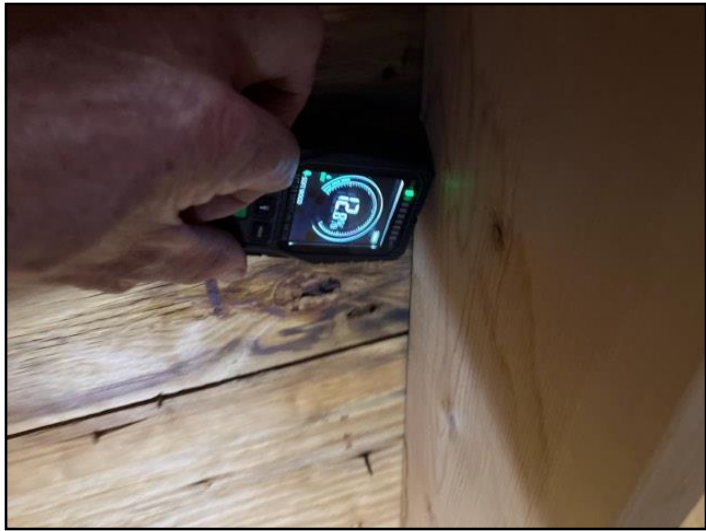
67. Low to no moisture detected

STRUCTURE

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE**
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO



68. Water stains on rear sheathing



69. Low to no moisture present

General Information

Service entrance cable and location:

- Underground aluminum



70. Underground aluminum at meter

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating:

- 200 Amps



71. 200 Amps Main disconnect

Main disconnect/service box type and location:

- Breakers - garage



72. Breakers - garage

System grounding material and type:

- Aluminum - ground rods



73. Aluminum - ground rods

Distribution panel rating: • 200 Amps

Electrical panel manufacturers:

- Square D

ELECTRICAL

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionshi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



74. Square D



75. Panel cover removed

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - exterior • GFCI - panel

Smoke alarms (detectors):

• Ionization type

Observed six ionization types smoke alarms throughout home. All are new 2022'



76. Smoke alarms



77. Ionization type Smoke alarm

Carbon monoxide (CO) alarms (detectors): • None noted

Inspection Methods & Limitations

General: • Limitations: Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. The inspection is not technically exhaustive the use of voltage meters and other specialized tools are used to measure amperage, voltage and impedance. Inspection of the electrical system is limited to visual components only, inspector can not report on wiring concealed inside the building envelope, by insulation or where access is limited. Per the ASHI Standard of Practice a represented number of receptacles, wall switches and lighting are tested, systems and components that do not respond to normal operating controls and remote control devices, and smoke detectors are not required to be tested. Because many smoke detectors are wired to security systems they are not tested. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified.

System ground: • Quality of ground not determined at electrical components.

Not included as part of a building inspection: • Determination of the age of smoke and carbon monoxide alarms. It is recommended that smoke and carbon monoxide detectors (alarms) be tested monthly. Smoke Alarms should be installed within 15 feet of all bedroom doors, tested regularly and changed out every 10 years for safety concerns. Those that are older than 10 years should be replaced.

Recommendations, Issues & Observations

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

22. Condition: • Multi-wire circuit on same bus

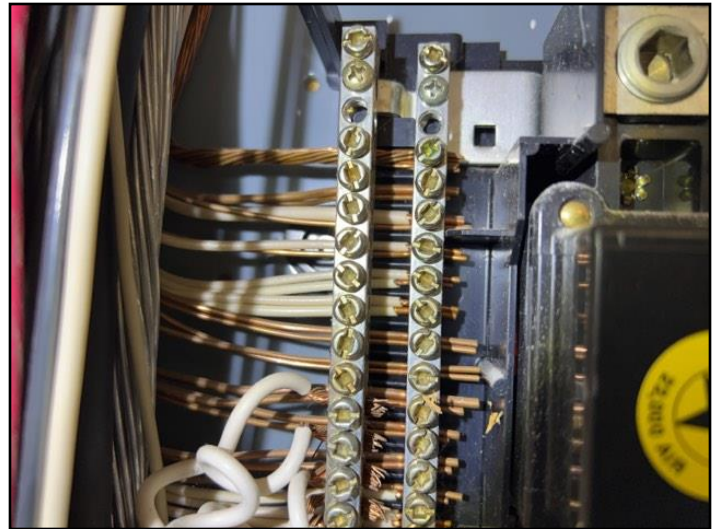
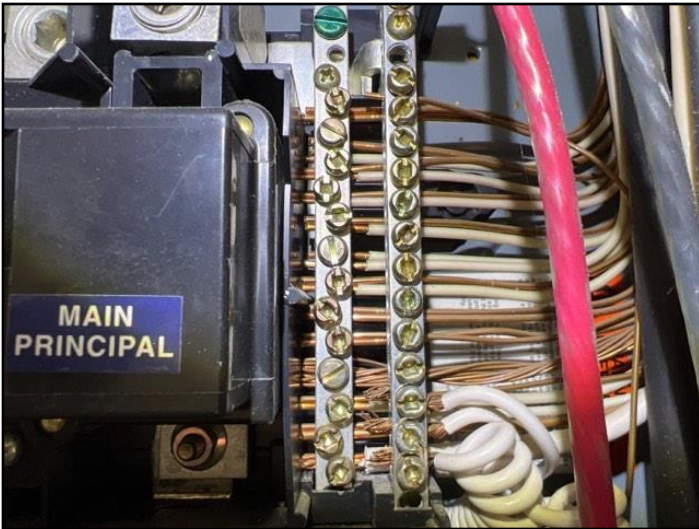
Observed multiple ground and neutral wires on same lugs at busbar in electrical panel. Consult with a licensed electrician if this condition is acceptable practice.

Implication(s): Arcing / Electric shock | Fire hazard

Location: Garage panel

Task: Further evaluation by electrician

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									



78. Multi-wire circuit on same bus

79. Multi-wire circuit on same bus

DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

23. Condition: • Exposed on walls or ceilings

Observed two electrical junction boxes attached to the roof rafters with exposed wires at top ridge on left and right side of attic. Possibly went to an old mechanical attic fan that is no longer present. Observed new plywood sheathing at those locations. Unable to reach junction boxes to test if wires are live. Recommend further evaluation and request disclosure of repair.

Implication(s): Electric shock

Location: Attic

Task: Further evaluation Improve



80. Exposed wires in attic

81. Exposed wires at junction box, attic

DISTRIBUTION SYSTEM \ Switches

24. Condition: • Rotary knob missing on electrical switch for rear kitchen light. Light is operational. Provide

Location: Rear Kitchen

Task: Provide



82. Rotary knob missing at light switch

DISTRIBUTION SYSTEM \ Cover plates

25. Condition: • Missing

Cover plates missing on two electrical outlets in garage. Provide.

Implication(s): Electric shock

Location: Garage

Task: Provide



83. Missing cover plate on outlets in garage



84. Missing cover plate at receptacle

26. Condition: • Missing

Cover plates missing at electrical outlet and cable junction box in kitchen closet. Provide.

Implication(s): Electric shock

Location: Kitchen

Task: Provide



85. *Missing cover plates*

DISTRIBUTION SYSTEM \ Lights

27. Condition: • Inoperative

Light inoperative in service area. Improve.

Implication(s): Inadequate lighting

Location: Left Side Service Area

Task: Improve



86. *Inoperative light at service area.*

28. Condition: • Inoperative

Bulbs inoperative at kitchen light fixture. Improve or provide.

Implication(s): Inadequate lighting

Location: Rear Kitchen

Task: Provide



87. *Bulbs out at light in kitchen*

29. Condition: • Inoperative

Bulbs missing /inoperative at light fixture in front right bedroom. Recommend providing.

Implication(s): Inadequate lighting

Location: Front Right Side Bedroom

Task: Provide Improve



88. *Bulbs missing at light fixture*

30. Condition: • Inoperative

Spotlights off of primary bedroom inoperative. Recommend improving.

Implication(s): Inadequate lighting

Location: Rear Right Side patio

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL**
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

Task: Improve



89. Inoperative spot light

31. Condition: • Inoperative

Lights bulbs inoperative in middle and left side of attic. Improve.

Implication(s): Inadequate lighting

Location: Attic

Task: Improve



90. Inoperative lights in attic



91. Inoperative lights in attic

32. Condition: • Missing

Missing lens cover at vent fan in primary bathroom. Provide.

Implication(s): Inadequate lighting

Location: Primary Bathroom

Task: Provide



92. Missing lens cover at light/vent fan

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

33. Condition: • Recommend homeowner check and TEST the smoke alarm once a month on a regular basis. Change and replace the batteries at least every six months. The lifespan of a smoke alarm is 10 years. According the NFPA they recommend that smoke alarms be replaced every ten years. Having working smoke alarm that are within their lifespan saves lives.

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING**
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

General Information

Heating system type: • Fireplace • Heat pump

Fuel/energy source: • Electricity • Wood

Heat distribution: • Ducts and registers

Exhaust venting method: • Natural draft

Fireplace/stove:

• Wood-burning fireplace

Wood-burning fireplace in living room. Metal flu operational. Observed no cracks on the brick refractory inside of fireplace.

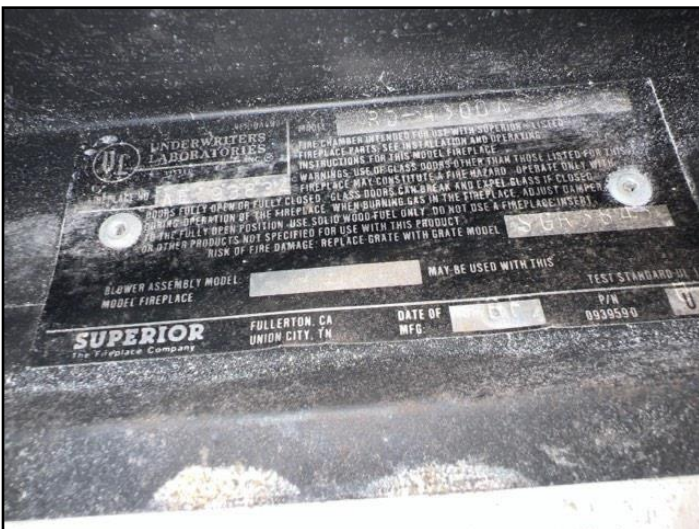
Model number: AE 93834/ RD 43004 Serial number: SGR3843



93. Wood-burning fireplace



94. Metal flue operational



95. Fireplace data tag



96. Brick refractory

HEATING

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Chimney/vent:

- Metal



97. Metal cap and crown



98. Metal chimney shroud



99. Metal vent piping in attic

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Location of the thermostat for the heating system: • Hallway

Inspection Methods & Limitations

General: • Limitations: Inspector does not inspect the interior of vents systems, concealed ducting or ducting that is installed in attic or crawl spaces without adequate clearances or safe passage, heat exchangers, humidifiers, dehumidifiers, electric air cleaning and sanitation devices, heating systems using ground-source, water-source, solar, and renewable energy technologies, heat-recovery and similar whole-house mechanical ventilation systems. Determine: heat supply adequacy and distribution balance, the adequacy of combustion air components, condition of inaccessible chimneys and flues. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. Interior of ductwork is not inspected (not part of this inspection) for mold or mildew. Older ductwork was not required to be sealed at joints and connections. We recommend having joints and connections properly sealed as needed for better air performance by a professional contractor. We also recommend having them further evaluate interior of duct system prior to sealing duct system. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

Inspection prevented/limited by: • A/C or heat pump operating

Fireplace/wood stove: • Dataplate not visible, illegible or inaccessible • Connection to chimney not inspected

Recommendations, Issues & Observations

RECOMMENDATIONS \ Overview

34. Condition: • No heating recommendations are offered as a result of this inspection.

OPTIONAL \ Heating

35. Condition: • Annual maintenance: It is recommended to have the HVAC system inspected and serviced annually, service records are not available to the home inspector. You may be able to obtain service records from the home seller, absence of any evidence of recent servicing, we recommend the HVAC system serviced by a HVAC technician with a annual service agreement going forward.

Implication(s): loss of serviceable life to the system, higher utility bills, undiscovered hidden defects

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

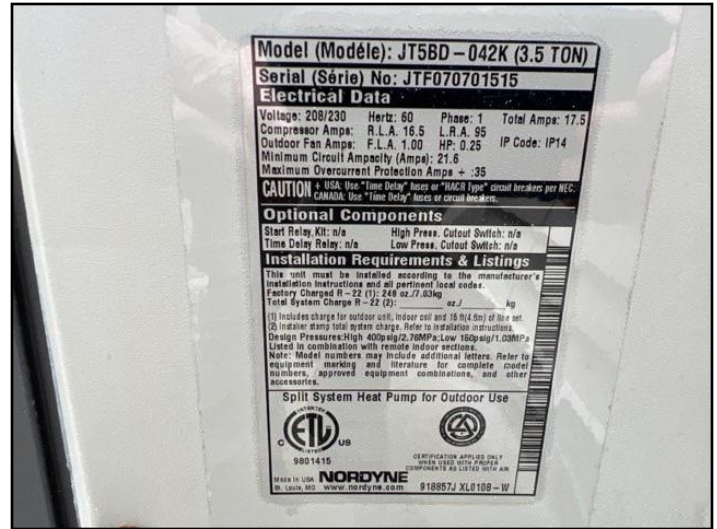
General Information

Air conditioning type: • Air cooled

Heat pump type: • Air source

Manufacturer:

- Nordyne
- Observed 3 1/2 ton, July of 2007' heat pump.
- Model number: JT5BD-042K Serial number: JTF070701515



100. Nordyne Heat pump

101. Nordyne data tag, 2007'

- Nordyne
- Nordyne air handler in Attic. 3 1/2 ton unit, May 2007'
- Model number: GB5BM-T42K-B-10 Serial number: GBA070502522



102. Nordyne air handler in attic

103. Nordyne air handler, 2007'

Temperature difference across cooling coil:

- Temp. Difference in Heat Mode. Acceptable difference is 14°F to 35 °F

COOLING & HEAT PUMP

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING**
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

Observed a temperature difference of 24°F -31°F with-in 10 minutes of testing system in heat mode. Suggests good performance.



104. Return air 67.3°F



105. Supply air 93.5°F



106. Supply air 91.4°F



107. Supply air 92.9°F

COOLING & HEAT PUMP

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING**
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO



108. Supply air 98.8°F



109. Supply air 92.5°F



110. Supply air 96.3°F



111. Supply air 91.2°F

Location of the thermostat for the cooling system:

- Hallway

COOLING & HEAT PUMP

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionshi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



112. Hallway

Condensate system:

- Discharges to exterior



113. Discharges to exterior

Inspection Methods & Limitations

General: • Limitations: The inspector is not required to determine cooling supply adequacy and distribution, inspect cooling units that are not permanently installed such as window units, inspect cooling systems that use geothermal technology, solar and renewable energy. Heat pumps and air conditioners are not tested when outdoor temperatures are below 60*f as it can harm the system. • Testing of the HVAC equipment conducted during a home inspection is no substitute for the opinion of a qualified HVAC technician.

Not addressed in a home inspection:

- interiors of the duct work (which could effect the ventilation in the property and the efficiency of the equipment to cool and heat effectively),

COOLING & HEAT PUMP

Report No. 1219

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

www.bearhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

- condition or the effectiveness of air filter,
- heat gain/loss calculations,
- physical condition of the evaporator coil,
- verification the indoor coil matches the outdoor coil, - cooling system distribution balance,
- cooling system adequacy.

It would be prudent to consider having this equipment inspected by a qualified technician prior to closing.

Inspection limited/prevented by: • Testing of the HVAC equipment conducted during a home inspection is no substitute for the opinion of a qualified HVAC technician. It would be prudent to consider having this equipment inspected by a qualified technician prior to closing.

Your Realtor is a good source for referrals of qualified contractors. ...If you have further questions regarding the performance or remaining life of the HVAC equipment I recommend that you contact a qualified HVAC technician prior to closing. ...The interior of the duct work is not examined as part of this inspection.

In older homes where the age of the ducts appears to match that of the property we advise you seek further evaluation of the ducts by a qualified technician prior to closing to determine the functionality and efficiency.

Furthermore, older duct work will affect the ability of newer HVAC components to achieve maximum efficiency.

Heat pump only tested in: • Heating mode

Not included as part of a building inspection: • Heat gain or heat loss calculations; Not done as part of building inspection. • Air filters including disposable, washable, electronic, media/high efficiency, UV lighting Thermostats are not inspected.

Thermostats are engaged for testing the HVAC equipment then returned to their pre-testing positions.

This does not constitute a test or inspection of the function of the thermostat. This includes mercury, digital, WIFI enabled, programmable, humistats and multi-zone systems.

Recommendations, Issues & Observations

RECOMMENDATIONS \ General

36. Condition: • Annual Maintenance; It is recommended to have the HVAC system inspected and serviced annually, service records are not available to the home inspector.

You may be able to obtain service records from the home seller, absence of any evidence of recent servicing.

We recommend the HVAC system serviced by a HVAC technician with a annual service agreement going forward.

Possible Implication(s): loss of serviceable life to the system, higher utility bills, undiscovered hidden defects.

AIR CONDITIONING \ Condensate system

37. Condition: • Rust in Pan

Observed minor rust in condensate drain pan over air handler. Observed no noticeable holes. Recommend monitoring.

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

Location: Middle Attic

Task: Monitor

COOLING & HEAT PUMP

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionsshi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



114. *Rust in condensate pan*



115. *Rust in pan*

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION**
 - PLUMBING
 - INTERIOR
- SITE INFO

General Information

Attic/roof insulation material:

- Glass fiber



116. Glass fiber



117. Glass fiber

Attic/roof insulation amount/value:

- R-30



118. R-30 in attic

Attic/roof ventilation:

- Soffit vent
- Gable vent

INSULATION AND VENTILATION

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionsshi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



119. Gable vents

- Ridge vent

Wall insulation amount/value: • Not visible

Inspection Methods & Limitations

General: • The inspector is not required to disturb or remove insulation or report on concealed areas such as between walls, under floors and above ceilings where access is not available.

Inspection limited/prevented by lack of access to:

- Attic
Items stored in garage attic.



120. Stored items in garage attic

Attic inspection performed: • From access hatch

Recommendations, Issues & Observations

ATTIC/ROOF \ Insulation

38. Condition: • Debris in attic

Observed roofing debris, wood and old dissambled fans in attic.

Location: Attic

Task: Clean

Time: Discretionary



121. Debris in main attic



122. Debris in attic

General Information

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

Supply piping in building:

- PEX (cross-linked Polyethylene)

Observed PEX plumbing in attic near water heater and under sinks in home..



123. PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Meter

At meter on left side of driveway. Observed no cover at meter.



124. Meter on left side of property

- Garage

PLUMBING

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO



125. Main water shut off Garage.

Water heater type: • Tank

Water heater fuel/energy source: • Electric

Water heater manufacturer:

• General Electric (GE)

GE water heater on left side of attic over kitchen /laundry area. 50 gallons 2007. Water valve shut off at GE water heater. Unable to get hot water at fixtures throughout home.

Model number: GE0407D12200 Serial number: SE50T12TAH



126. General Electric water heater



127. 50 Gal / 2007'



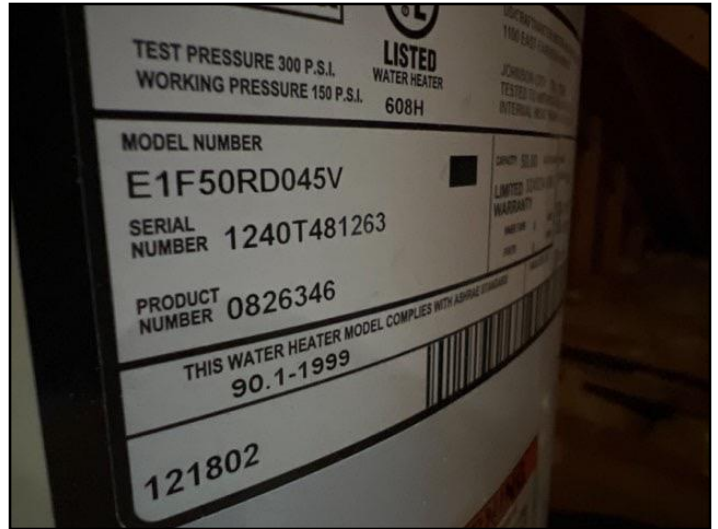
128. Plumbing on top of water heater

129. Water valve turned off

• Whirlpool

Observed a whirlpool 50 gallon water heater, 2012' on right side of home over bedrooms. Water heater possibly inoperative. No supply lines attached to piping at water heater. Electricity to water heater is live. Request disclosure.

Model number: E1F50RD045V Serial number: 1240T481263



130. Whirlpool Water heater

131. 50 gal, 2012'

PLUMBING

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									



132. No water supply attached



133. Live wire to water heater.

Hot water temperature (Generally accepted safe temp. is 120° F):

- Less than 100° F

Observed no hot water at all three faucets in bathrooms and at kitchen sink. Water valve turned off at GE water heater.



134. Less than 100° F



135. Less than 100° F

Waste and vent piping in building:

- Plastic

Observed plastic waste piping under sinks and vent piping in attic and on roof.



136. Plastic on roof



137. Plastic in attic

Sewer cleanout location:

- Side yard



138. Side yard

Inspection Methods & Limitations

General: • The inspector does not inspect: plumbing systems concealed in walls or slabs, clothes washer connections, interiors of flues, and chimneys that are not readily accessible, wells, well pumps, and water storage related equipment, water conditioning equipment/systems, solar/geothermal or renewable energy water heating systems, fire extinguishing and sprinkler systems, irrigation sprinkler systems, septic or other sewage disposal systems. Determine: If water supply and waste sewage disposal is public or private, water quality, the adequacy of combustion air components, measure water supply flow and pressure and well water quality, fill water pans and fixtures to test for leaks. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									

the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Inspection limited/prevented by:

- Water supply turned off

Observed water valve shut off at GE water heater in attic over laundry area. No hot water present.



139. Water supply turned off

Recommendations, Issues & Observations

SUPPLY PLUMBING \ Water supply piping in building

39. Condition: • Observed supply plumbing attached to main water shut off on garage. Supply piping not secure on garage wall. Piping penetrates ceiling into attic over garage and over into main attic under sub flooring near GE water heater. Recommend securing piping on garage wall.

Location: Garage

Task: Improve /secure

PLUMBING

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING**
 - INTERIOR
- SITE INFO

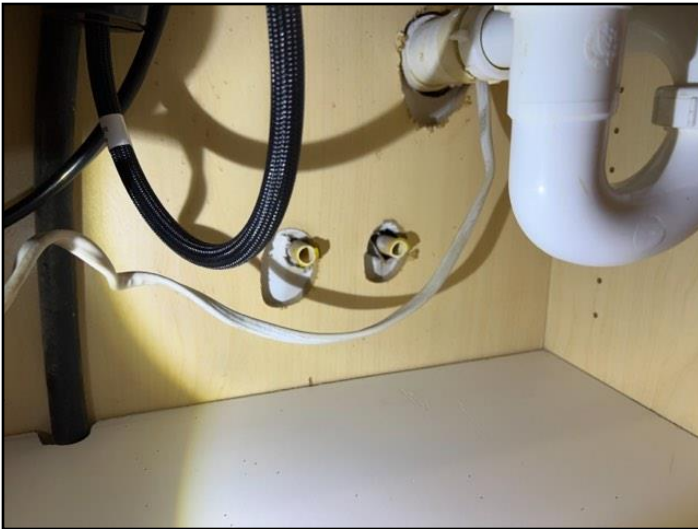


140. Supply piping loose in garage

40. Condition: • Observed abandoned supply plumbing under kitchen sink. Recommend monitoring.

Location: Kitchen sink

Task: Monitor



141. Abandoned supply piping



142. Older abandoned supply lines

WATER HEATER \ Water heater

41. Condition: • Inoperative

Observed abandoned Whirlpool water heater in attic that is not attached to supply plumbing. Electrical connections still attached to component that are live . Recommend further evaluation and request disclosure.

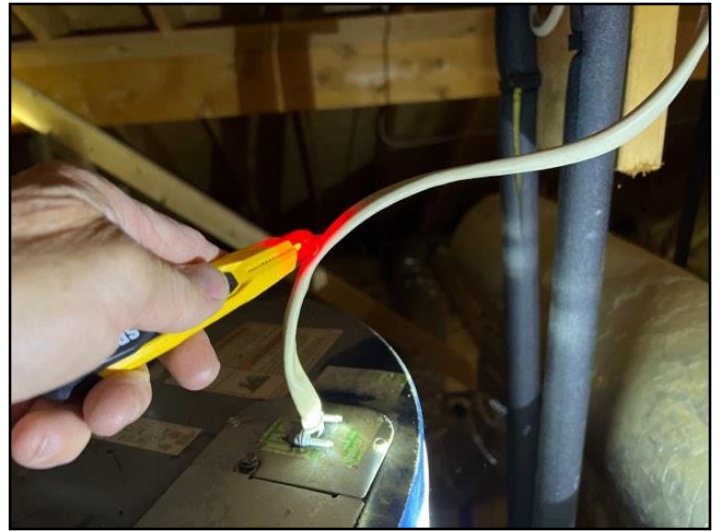
Implication(s): No hot water

Location: Right Side Attic

Task: Further evaluation/ Request disclosure



143. Inoperative water heater



144. Live wire connected to WH



145. Cut supply piping

WASTE PLUMBING \ Drain piping - installation

42. Condition: • Accordion type drain... This accordion type drain lines do not have a smooth interior surface and are subject to poor drainage conditions called 'fouling' due to possible blockage and/or sagging along the flexible ribbing. Recommend that a qualified plumbing contractor replace the flexible accordion type drain line with standard plumbing components with a smooth interior surface.

.....Observed flexible accordion type waste plumbing at P-traps below both sinks in primary bathroom and under sink in middle bathroom. No leaks present. Recommend replacing.

Location: Primary Bathroom/ Middle Bathroom

Task: Replace

Time: Discretionary

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO									



146. Flexible accordion waste piping

147. Flexible accordion waste piping



148. Flexible accordion waste piping

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

43. Condition: • Inoperative

Left side hose bib under kitchen window inoperative. Possibly its disconnected to water supply piping that was abandoned under kitchen sink. Request disclosure

Implication(s): Equipment inoperative

Location: Middle Left Side

Task: Request disclosure



149. Inoperative hose bibb.

FIXTURES AND FAUCETS \ Faucet

44. Condition: • Hot and cold reversed

Handles on faucet at vanity sink are reversed. Hot should be on left and Cold on the right. Improve.

Implication(s): Scalding

Location: Middle Bathroom

Task: Improve



150. Hot and cold reversed, middle bathroom

FIXTURES AND FAUCETS \ Toilet

45. Condition: • Loose

Tank has a slight wobble on top of the toilet base . Observed no leaking. Toilet operational. 1/2 Bathroom. Recommend securing.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

PLUMBING

13 Windy Cove Court, Hilton Head Island, SC November 18, 2023

Report No. 1219

www.bearhomeinspectionshi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

Location: Half Bathroom

Task: Improve



151. *Loose tank on top of toilet base*

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

General Information

Major floor finishes: • (LVP) Luxury Vinyl Planking • Tile

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Fixed • Casement • Skylight

Exterior doors - type/material: • Sliding glass • Wood • Metal-clad • Garage door - metal • Hollow core

Bathroom ventilation: • Exhaust fan

Inventory Range:

- LG

Burners and oven operational. Tested in bake mode. Surface vent operational. Vents to the exterior.

Model number: LSEL6331F Serial number: 303 MMZB01125



152. LG Stove/oven



153. Bake mode operational



154. LG data tag

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR**
- SITE INFO

Inventory Dishwasher:

• LG
Tested in Light load. Operational. No hot water in home..
Model number: LDSN3432T Serial number: 203KWCF30059



155. LG Dishwasher



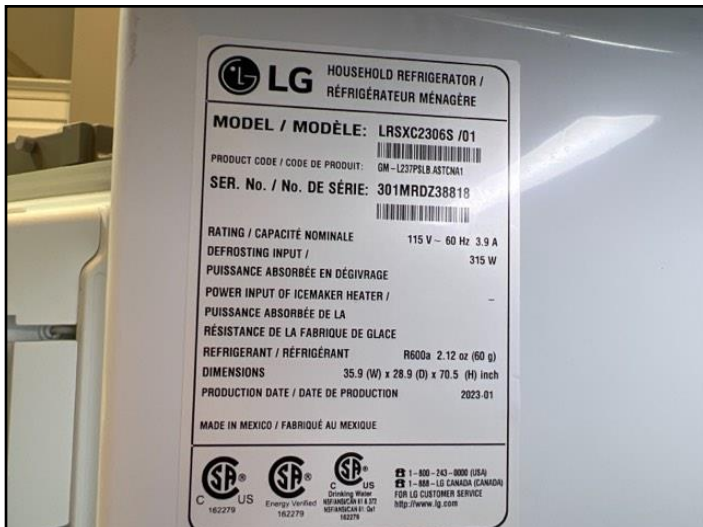
156. LG data tag

Inventory Refrigerator:

• GE
Water dispenser and ice operational. Temps. 38°F/3°F
Model number: LRSXC2306S/01 Serial number: 301MRDZ38818



157. GE Refrigerator



158. GE dat tag

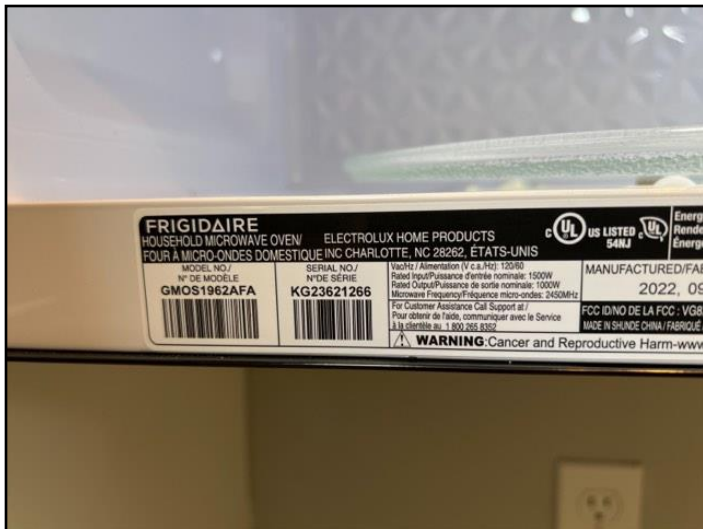
Inventory Microwave or Microwave/Rangehood:

• Frigidaire
Tested and 30 second mode. Light and fan operational
Model number: GM0S1962AFA Serial number: KG23621266

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR**
- SITE INFO



159. Frigidaire Microwave



160. Frigidaire data tag

Inventory Washing Machine: • Observed no washer or dryer in home.



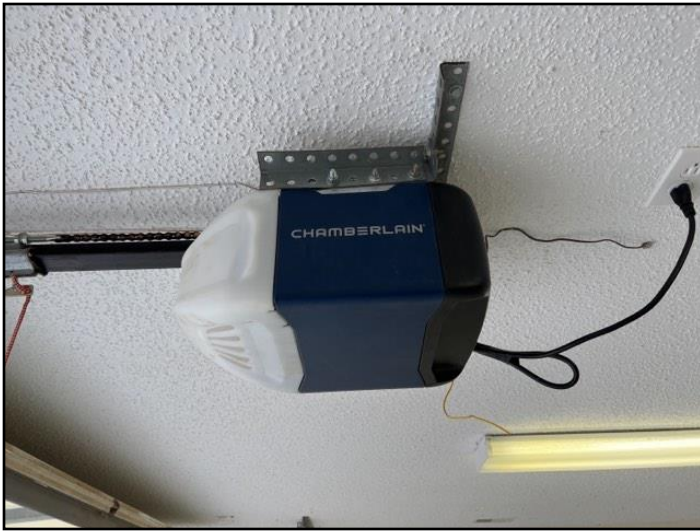
161. No washer or dryer in laundry room.

Inventory Garage Door Opener:

- Chamberlain/LiftMaster

Garage door opener, operational. Auto reverse and photo electric sensors operational. Trolley rail and torsion. Springs operate. Dent on door.

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR**
- SITE INFO



162. Chamberlain garage door opener



163. Door and mechanism

Inventory Garbage disposal (food waste grinder):

- In-sink-erator (ISE)

Disposal operational. Rubber splash guard missing in sink. Provide.

Model number: PRO COMACT Serial number: 08031596700



164. In-sink-erator (ISE)



165. In-sink-erator data tag



166. *Splash guard missing*

Inspection Methods & Limitations

General: • The inspection of the interior of the home includes a visual examination of a representative sample of the readily accessible features to identify functional performance issues. Cosmetic issues are beyond the scope of a home inspection.

This is a visual observation of the surface conditions of the property at the time of the inspection.

During renovations or remodeling it is possible that discoveries will be made regarding the condition of the walls or structure behind certain wall coverings. We are not responsible for concealed damage found behind wall and/or floor coverings such as wallpaper, paneling, tile, wood, structural supports, plumbing and electrical components.

Inspection limited/prevented by: • New finishes/paint

Recommendations, Issues & Observations

CEILINGS \ General notes

46. Condition: • Patched

Observed several patched areas on drywall ceiling in the garage. No moisture present when tested. Recommend disclosure of repair

Implication(s): Chance of damage to contents, finishes and/or structure

Location: Garage

Task: Request disclosure

INTERIOR

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

SITE INFO



167. Patched ceiling in garage



168. Patched garage ceiling



169. Patched ceiling

WALLS \ Wood

47. Condition: • Observed small open section at wood wall in garage. Possibly to access plumbing below water shut off. Monitor /Replace

Location: Garage wall

Task: Improve

Time: Discretionary



170. Open wall for access to plumbing

WINDOWS \ Glass (glazing)

48. Condition: • Fogged Glass/Failed thermal Seals

Observed slight fogging at left side window in sunroom. Monitor.

Implication(s): "Cosmetic" defect by definition of the real estate contract. Reduction in UV radiant barrier of glazing, increased energy costs.

Location: Rear Sunroom

Task: Monitor



171. Fogged Glass on window in sunroom

WINDOWS \ Hardware

49. Condition: • Broken

Cover at hand crank damaged on front right side bedroom window. Window operational. Repair.

Implication(s): System inoperative or difficult to operate

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR**
- SITE INFO

Location: Front Right Side bedroom

Task: Replace

Time: Discretionary



172. Broken cover at hand crank mechanism

WINDOWS \ Storms and screens

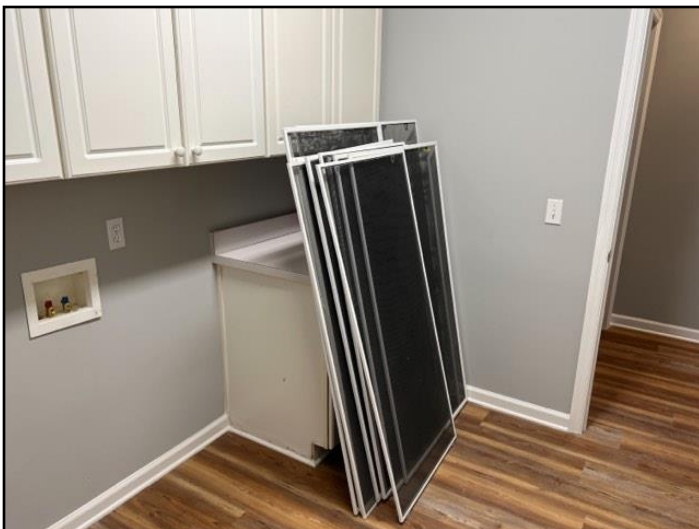
50. Condition: • Missing

Screens missing on many windows throughout home. Observed screens stored in laundry room.

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Location: Throughout

Task: Provide / install



173. Screens in laundry room



174. Missing screens an windows

DOORS \ General notes

51. Condition: • Difficult to open

INTERIOR

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO

Rear glass slider off of Kitchen difficult to operate. It does open with some effort. Observed dirt and debris in lower track. Recommend cleaning track and rollers.

Implication(s): System inoperative or difficult to operate

Location: Rear Kitchen

Task: Improve



175. Glass slider difficult to open

GARAGE \ Floor

52. Condition: • Cracked

Observed minor cracks on the garage floor. Recommend monitoring.

Implication(s): Uneven floors

Location: Garage

Task: Monitor



176. Minor crack on garage floor

SITE INFO

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

General Information

Weather: • Cloudy

Approximate temperature: • 70°

Access to home provided by: • Lockbox

Occupancy: • There was no one home during the inspection.

Approximate inspection Start time: • The inspection started at 9:30 a.m.

Approximate inspection End time: • The inspection ended at 12:30 p.m.

Approximate date of construction: • 1997

Approximate size of home: • 2100 ft.²

Building type: • Detached home

Number of bedrooms: • 3

Number of bathrooms: • 2 & 1/2

Garage, carport and outbuildings: • Attached two-car garage

Area: • Gated /Named Community

Street type: • Residential

Inspection Methods & Limitations

General: • This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses by the inspector is based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise.

END OF REPORT