

SUMMARY

40 Sailmaster Com, Hilton Head Island, SC June 26, 2021

Report No. 1011, v.3

www.bearhomeinspectionsghi.com

SUMMARY

ROOFING

EXTERIOR

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

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Cupping, curling, clawing](#)

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

Location: At, but not limited to those in the photograph(s)

Task: Further evaluation

Time: As soon as practical



1. Bowing uplift of shingles

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • [Damage, loose, open seams, patched](#)

Recommend Licensed Roofer further evaluation Potential Water Intrusion.

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

Location: At, but not limited to those in the photograph(s)

Task: Further evaluation

Time: As soon as possible

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2. Damage, loose, open seams, patched



3. Open Loose Flashing



4. Open, loose seams



5. Open, loose seams Flashing



6. Open, loose seams Flashing



7. Loose open Seams Flashing

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Exterior

DOORS \ Exterior trim

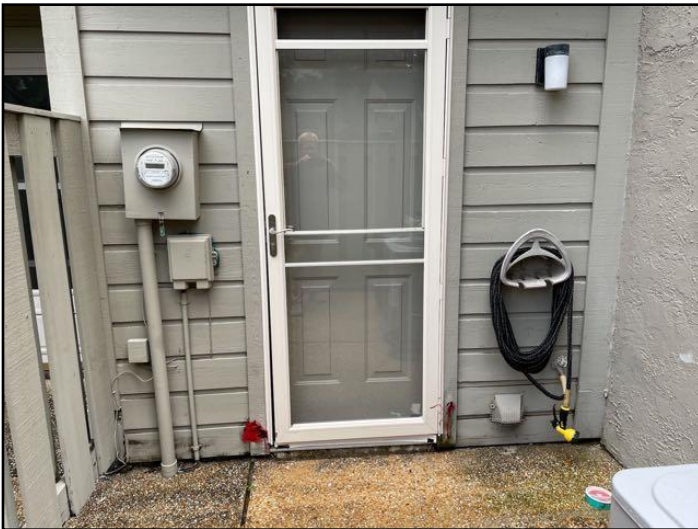
Condition: • [Damaged, cracked or loose](#)

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

Location: Front First Floor Service Area

Task: Repair or replace

Time: As soon as possible



8. Damaged, cracked or loose



9. Damaged, cracked or loose

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

Condition: • [Damage](#)

Deterioration of wood possible Safety issue

Implication(s): Chance of movement | Weakened structure

Location: At, but not limited to those in the photograph(s) Second Floor

Task: Further evaluation

Time: As soon as practical

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10. Damage



11. Damage



12. Damage

Condition: • [Sag](#)

The deck is sagging downward and away from the building

Implication(s): Weakened structure | Chance of movement

Location: Rear Second Floor Bedroom Balcony

Task: Further evaluation

Time: As soon as possible

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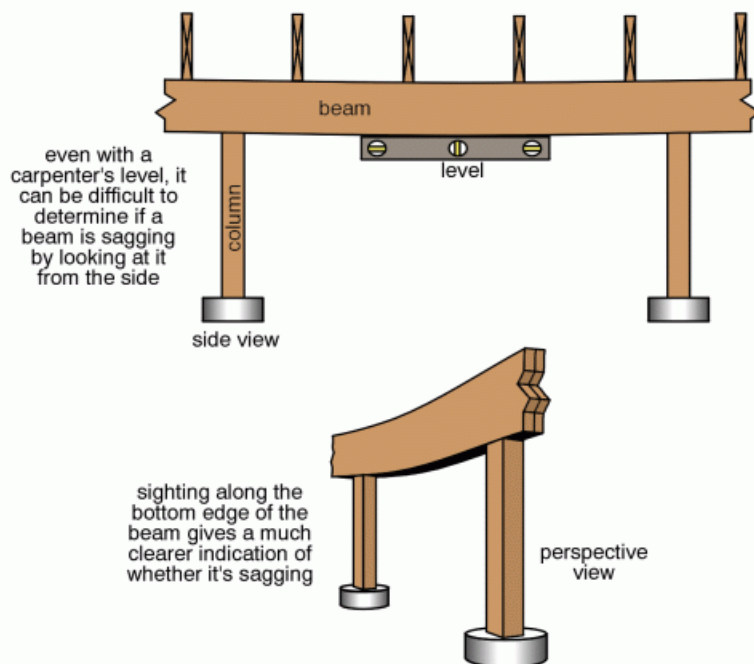
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Inspecting for beam sag



13. Sag Under Balcony



14. Sag Under Balcony

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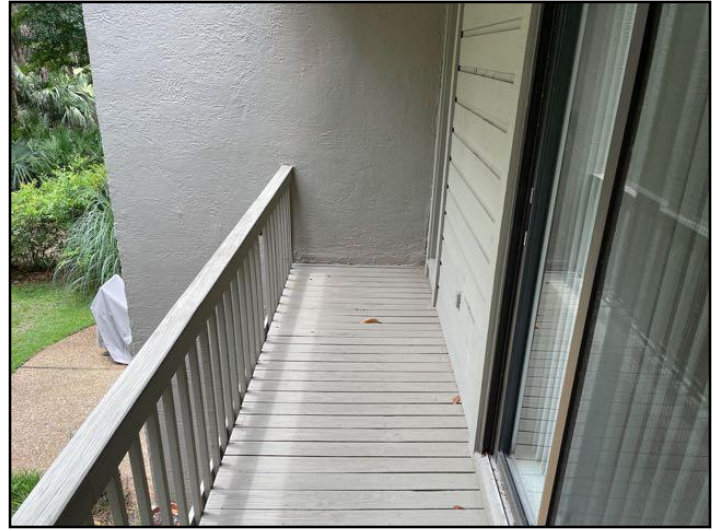
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15. Sag, Top of Balcony



16. Sag Top of Balcony

Condition: • [Rot](#)

Implication(s): Chance of movement | Weakened structure

Location: At, but not limited to those in the photograph(s) Exterior Balcony

Task: Further evaluation

Time: As soon as possible

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Missing Balusters

Implication(s): Fall hazard

Location: At, but not limited to those in the photograph(s) Second Floor Deck

Task: Improve

Time: As soon as possible

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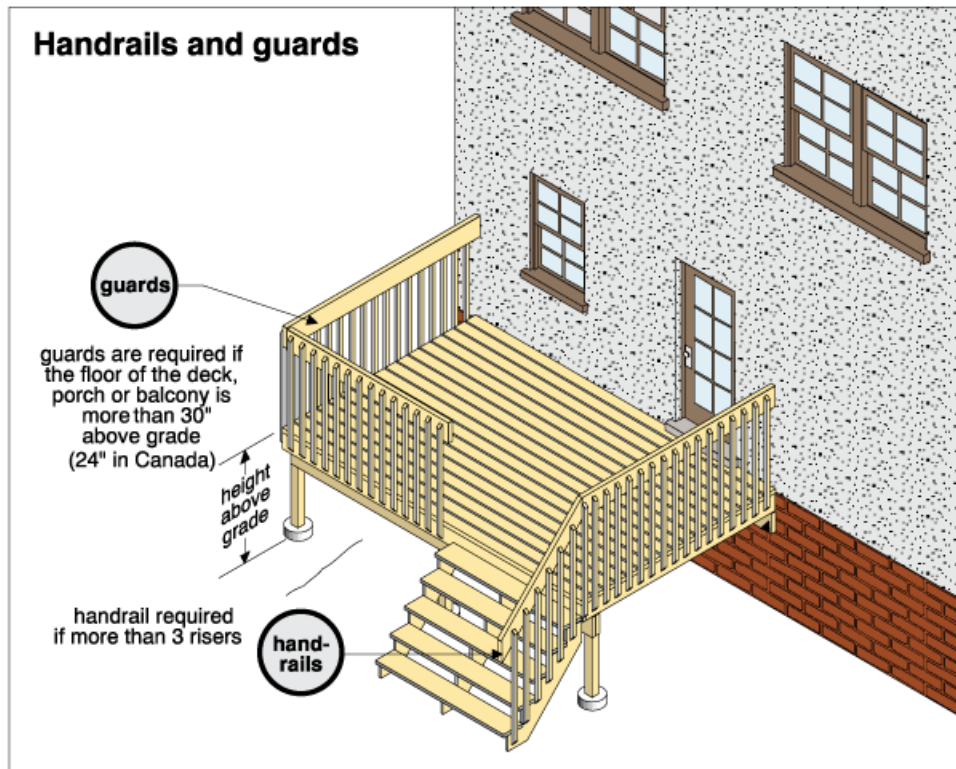
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Handrails and guards



17. Missing Balusters

Condition: • [Weak](#)

Implication(s): Fall hazard

Location: Rear Second Floor Balcony

Task: Further evaluation

Time: As soon as possible

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LANDSCAPING \ Fence

Condition: • Rot

Implication(s): Material deterioration

Location: Various areas on the Privacy Fence

Task: Further evaluation

Time: As soon as practical



18. Rot fencing



19. Rot fencing



20. Rotfencing



21. Rot fencing

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Structure

ROOF FRAMING \ Ceiling joists

Condition: • Damage

Noticed water stains and possible Environmental Suspect Growth on ridge beam

Location: Attic

Task: Further Evaluation

Time: As soon as practical



22. Ridge beam, Possible Water Damage

ROOF FRAMING \ Sheathing

Condition: • Water damage

Water stains on sheathing location where Roof/Wall Flash damage was observed

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

Location: Attic

Task: Further evaluation

Time: Immediate

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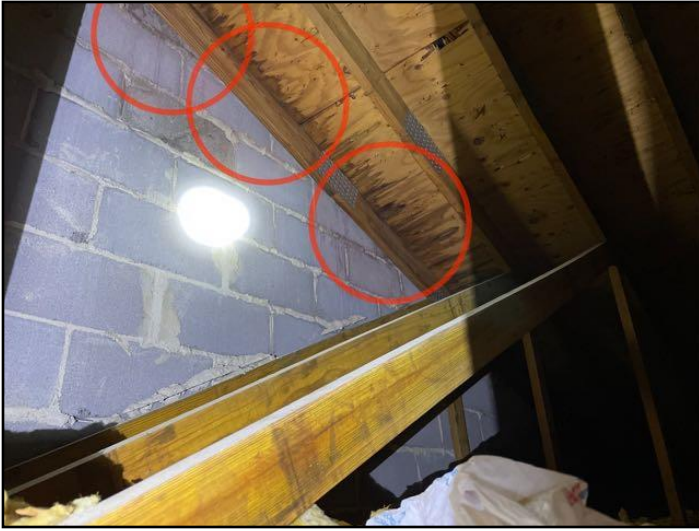
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23. Water damage



24. Water damage

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • [Illegal taps](#)

Further Evaluation by Qualified Electrician

Implication(s): Electric shock | Fire hazard

Location: At, but not limited to those in the photograph(s) Utility Room

Task: Further evaluation

Time: As soon as possible

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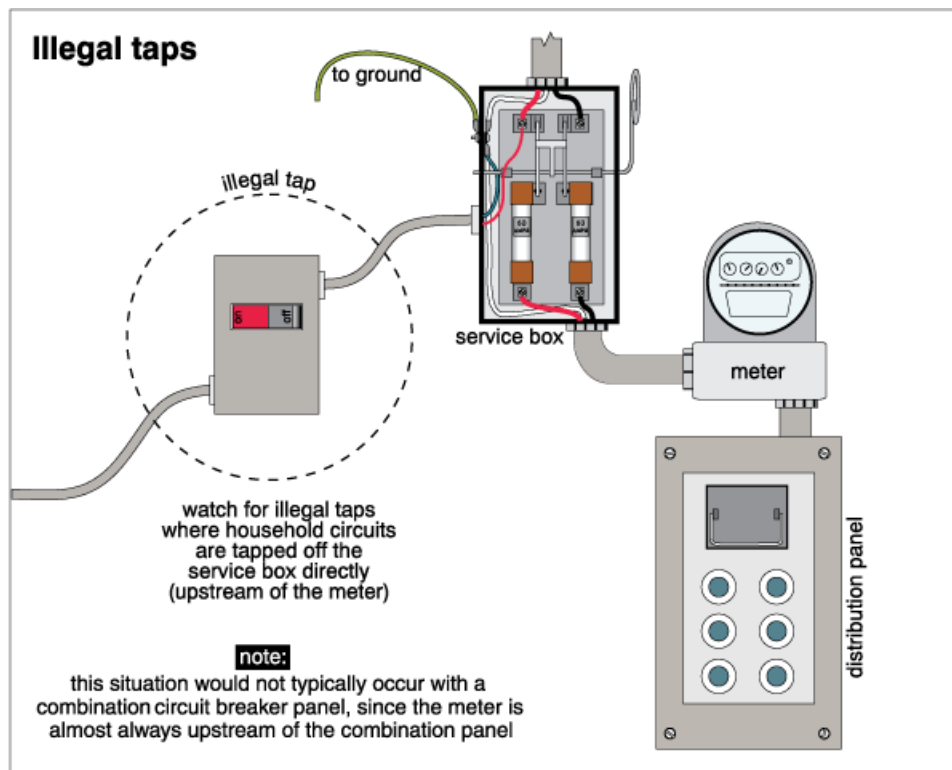
COOLING

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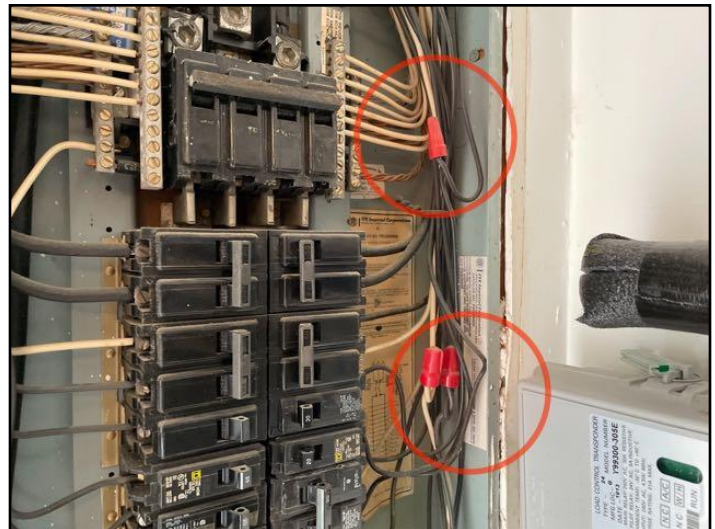
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25. Wire nuts used in Panel



26. White wires connected to breakers not...

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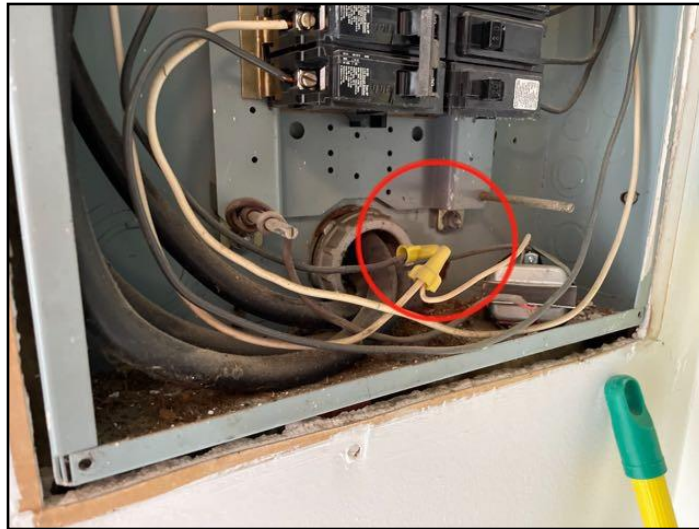
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27. Neutral wire connect outside of bus bar

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Open splices](#)

Wiring for Air Handler needs an enclosed junction box. Recommend qualified Electrician for further evaluation.

Implication(s): Fire hazard | Electric shock

Location: First Floor Utility Room

Task: Further evaluation

Time: As soon as possible



28. Open Splices Air Handler

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Cooling & Heat Pump

AIR CONDITIONING \ Ducts, registers and grilles

Condition: • Loose/Missing Tape

Reduced efficiency/performance, cross-contamination of ventilation air

Location: Laundry utility room

Task: Repair and Improve

Time: As soon as Practicable



29. Loose/Missing Tape



30. Loose/Missing Tape

Insulation and Ventilation

WALLS \ Air/vapor barrier

Condition: • Hole or Tear in Vapor Barrier

Vapor Barrier missing in attic space left side of Structure. Recommend further evaluation.

Location: At, but not limited to those in the photograph(s) Attic

Task: Further evaluation

Time: As soon as possible

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31. Spare photos

Interior

DOORS \ Hardware

Condition: • [Inoperable](#)

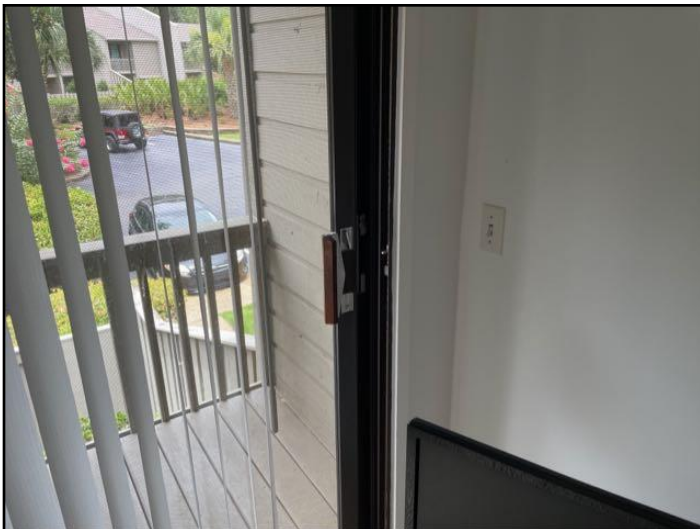
Does not lock

Implication(s): System inoperative or difficult to operate

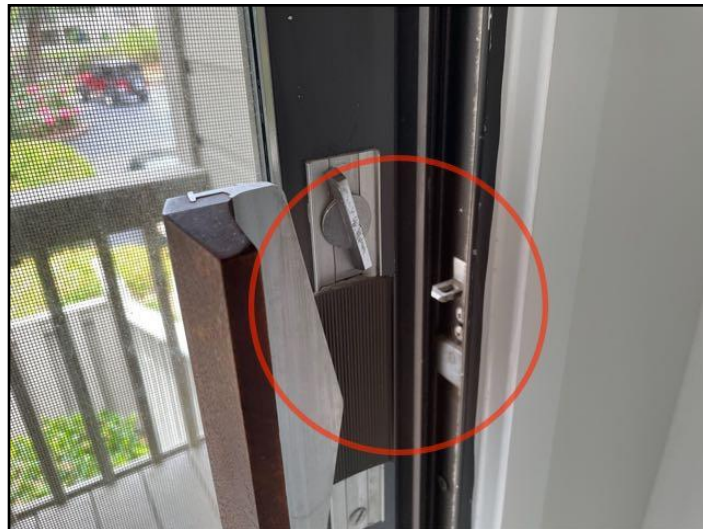
Location: Second Floor Bedroom

Task: Improve

Time: Discretionary



32. Inoperable



33. Inoperable

Condition: • Lock not effective on exterior door

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Lock on rear slider difficult to operate and lock. Recommend improvement. Safety and Security Issue

Implication(s): Poor security

Location: Rear Slider first floor

Task: Improve / repair

Time: When Necessary



34. Lock not effective on exterior door



35. Lock not effective on exterior door

DOORS \ Interior trim

Condition: • [Doorstops missing or ineffective](#)

Implication(s): Chance of damage to finishes

Location: Front Laundry Area

Task: Further evaluation

Time: As soon as possible

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36. Doorstops missing or ineffective



37. Doorstops missing or ineffective



38. Doorstops missing or ineffective

Condition: • [Rot](#)

Implication(s): Material deterioration

Location: First Floor Laundry Area

Task: Repair or replace

Time: As soon as people

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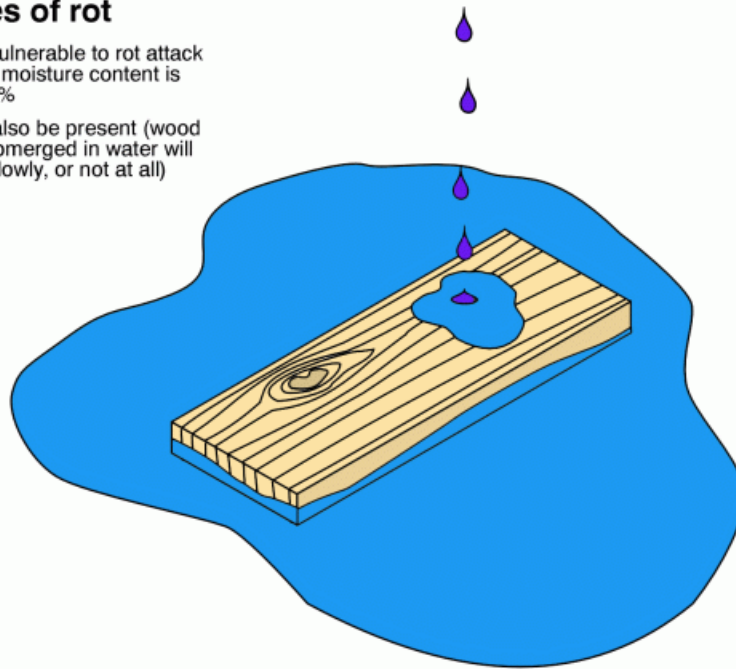
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Causes of rot

wood is vulnerable to rot attack when the moisture content is above 20%

air must also be present (wood totally submerged in water will rot very slowly, or not at all)



39. Rot Door sill



40. Rot Door Sill

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.

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[Home Improvement - ballpark costs](#)

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General Information

Sloped roofing material:

- [Asphalt shingles](#)



41. Asphalt Shingles



42. Asphalt Shingles

Sloped roof flashing material: • Metal

Probability of leakage: • Medium

Approximate age: • 10 years

Typical life expectancy: • 15-20 years

Roof Shape: • Gable

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, lightening), 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.

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With binoculars from the ground • Photos taken from Digital camera from the ground

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Recommendations, Issues & Observations

SLOPED ROOFING \ Asphalt shingles

1. **Condition:** • [Cupping, curling, clawing](#)

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

Location: At, but not limited to those in the photograph(s)

Task: Further evaluation

Time: As soon as practical



43. Bowing uplift of shingles

SLOPED ROOF FLASHINGS \ Roof/wall flashings

2. **Condition:** • [Damage, loose, open seams, patched](#)

Recommend Licensed Roofer further evaluation Potential Water Intrusion.

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

Location: At, but not limited to those in the photograph(s)

Task: Further evaluation

Time: As soon as possible



44. Damage, loose, open seams, patched



45. Open Loose Flashing

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46. Open, loose seams



47. Open, loose seams Flashing



48. Open, loose seams Flashing



49. Loose open Seams Flashing

General Information

Gutter & downspout material: • No gutters or downspouts

Wall surfaces and trim: • [Fiber cement](#)

Driveway: • Concrete

Walkway: • Concrete • Patio stones

Deck: • Wood • Pressure-treated wood

Porch: • Concrete

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.

Inspection limited/prevented by: • Carpet

Upper floors inspected from: • Balcony

Exterior inspected from: • Ground level

Recommendations, Issues & Observations

WALLS \ General notes

3. Condition: • Auxiliary cable Box Loose/ not secure

Location: Rear Exterior Wall

Task: Improve

Time: Discretionary



50. Cable Box loose on ext. wall

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WALLS \ Fiber cement siding

4. Condition: • [Loose or missing pieces](#)

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

Location: Rear First Floor

Task: Further evaluation

Time: As soon as practical



51. Loose or missing pieces



52. Loose or missing pieces

WALLS \ Siding and trim

5. Condition: • Damage

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

Location: At, but not limited to those in the photograph(s) Yard

Task: Further evaluation

Time: As soon as possible



53. Rot or insect damage

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6. Condition: • Rot

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

Location: Rear First Floor Porch

Task: Further evaluation

Time: As soon as practical



54. Rot

DOORS \ Exterior trim

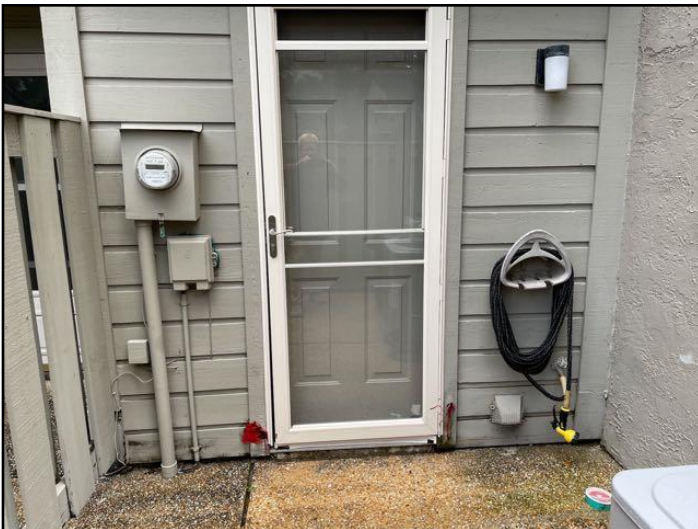
7. Condition: • [Damaged, cracked or loose](#)

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

Location: Front First Floor Service Area

Task: Repair or replace

Time: As soon as possible



55. Damaged, cracked or loose



56. Damaged, cracked or loose

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PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

8. Condition: • [Damage](#)

Deterioration of wood possible Safety issue

Implication(s): Chance of movement | Weakened structure

Location: At, but not limited to those in the photograph(s) Second Floor

Task: Further evaluation

Time: As soon as practical



57. Damage



58. Damage



59. Damage

9. Condition: • [Sag](#)

The deck is sagging downward and away from the building

Implication(s): Weakened structure | Chance of movement

Location: Rear Second Floor Bedroom Balcony

Task: Further evaluation

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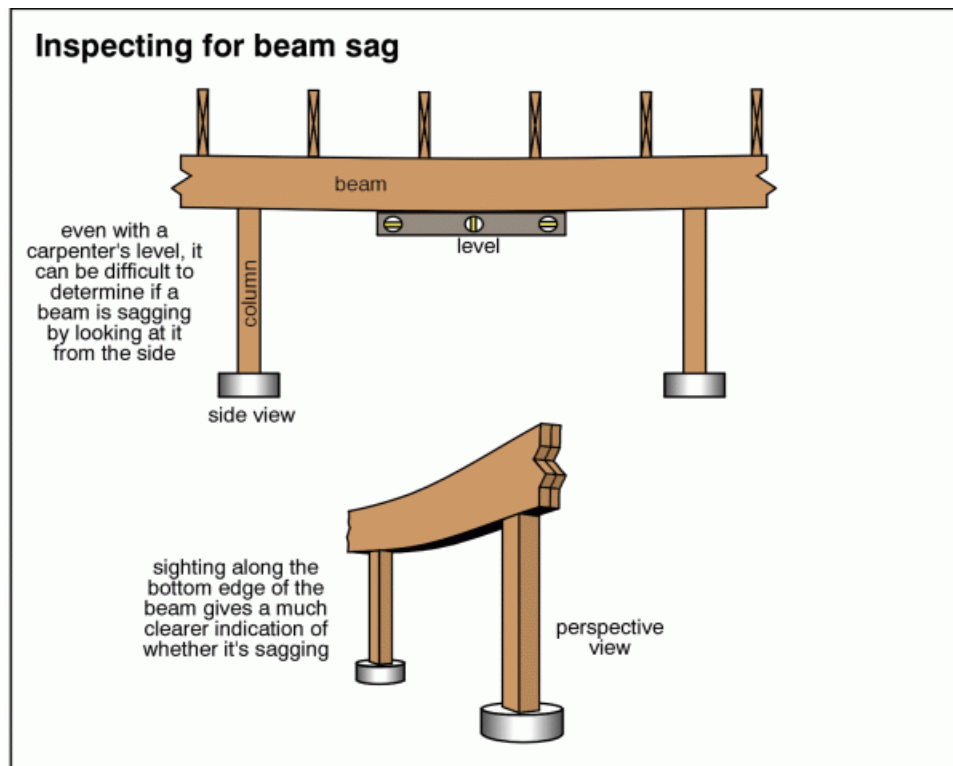
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62. Sag, Top of Balcony



63. Sag Top of Balcony

10. Condition: • [Rot](#)

Implication(s): Chance of movement | Weakened structure

Location: At, but not limited to those in the photograph(s) Exterior Balcony

Task: Further evaluation

Time: As soon as possible

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

11. Condition: • [Missing](#)

Missing Balusters

Implication(s): Fall hazard

Location: At, but not limited to those in the photograph(s) Second Floor Deck

Task: Improve

Time: As soon as possible

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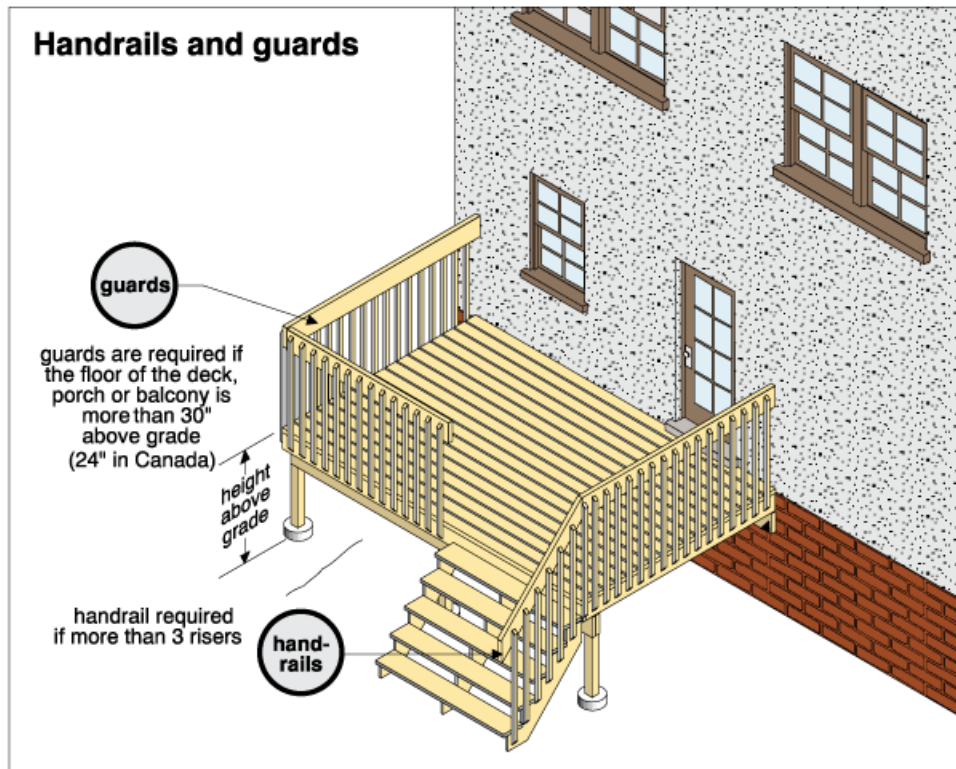
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Handrails and guards



64. Missing Balusters

12. Condition: • [Weak](#)

Implication(s): Fall hazard

Location: Rear Second Floor Balcony

Task: Further evaluation

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BASEMENT WALKOUTS \ General notes

13. Condition: • [Step and landing problems](#)

Spalling and cracking of cement step footing on Rear Slider

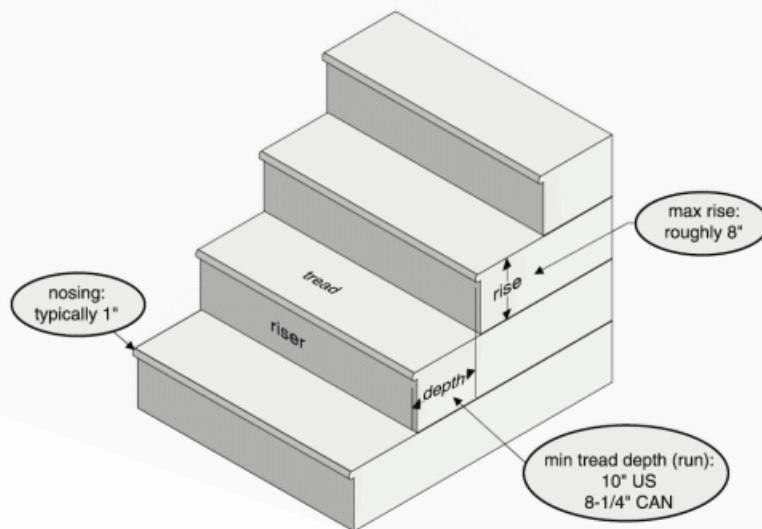
Implication(s): Trip or fall hazard

Location: Various First Floor Family Room

Task: Further evaluation

Time: As soon as practical

Rise, tread depth (run) and nosing



65. Step and landing rear slider



66. Step and landing rear slider

LANDSCAPING \ Fence

14. Condition: • Damage

Privacy fence from service area to entryway

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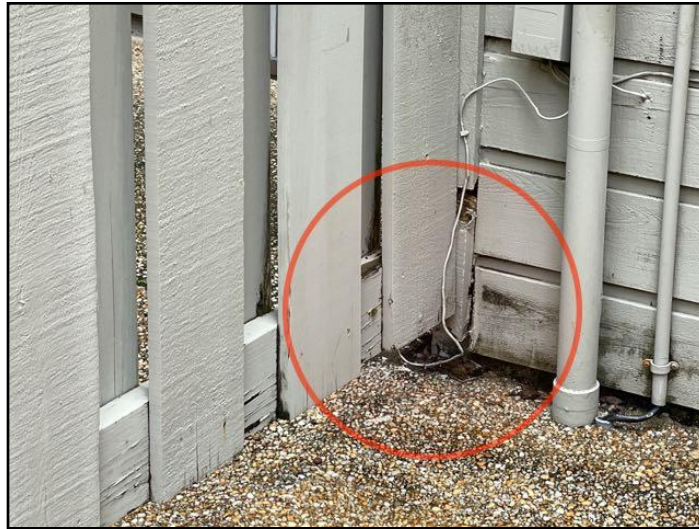
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Implication(s): Material deterioration

Location: At, but not limited to those in the photograph(s) Service Area

Task: Further evaluation

Time: As soon as practical



67. Damage

15. Condition: • Deteriorated

Fence cap rotted and deteriorated

Implication(s): Material deterioration

Location: At, but not limited to those in the photograph(s) First Floor

Task: Further evaluation

Time: As soon as practical



68. Deteriorated



69. Deteriorated

16. Condition: • Gate inoperative

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No latch present

Implication(s): Reduced operability

Location: Front Service Area

Task: Repair or replace

Time: As soon as practical



70. Gate inoperative no latch

17. **Condition:** • Rot

Implication(s): Material deterioration

Location: Various areas on the Privacy Fence

Task: Further evaluation

Time: As soon as practical



71. Rot fencing



72. Rot fencing

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73. Rotfencing



74. Rot fencing

General Information

Configuration: • [Slab-on-grade](#)

Foundation material: • Not visible

Floor construction: • Slab - concrete • Not visible

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

Roof and ceiling framing:

• Rrafters/ceiling joists



75. Missing Balusters

• [Trusses](#)



76. Missing Balusters

Party wall: • [Masonry](#)

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. Enter areas that will, in the professional judgement of the home inspector, likely be dangerous to the inspector. 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.

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Insulation

Attic/roof space:

• Inspected from access hatch

Access Hatch 12"x 14" too small to enter Attic Space

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77. Inspected from access hatch

Crawlspace: • Entered but access was limited

Recommendations, Issues & Observations

ROOF FRAMING \ Ceiling joists

18. Condition: • Damage

Noticed water stains and possible Environmental Suspect Growth on ridge beam

Location: Attic

Task: Further Evaluation

Time: As soon as practical



78. Ridge beam, Possible Water Damage

ROOF FRAMING \ Sheathing

19. Condition: • Water damage

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Water stains on sheathing location where Roof/Wall Flash damage was observed

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

Location: Attic

Task: Further evaluation

Time: Immediate



79. Water damage



80. Water damage

ROOF FRAMING \ Beams

20. Condition: • [Prior repairs](#)

Implication(s): Weakened structure

General Information

Service entrance cable and location:

- [Not visible](#)



81. Service Entrance

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

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

- [Breakers - utility room](#)
- [Fuses - utility room](#)



82. Fuses Panel - utility room

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution panel type and location: • [Breakers](#)

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Distribution panel rating: • [200 Amps](#)

Electrical panel manufacturers: • ITE

Auxiliary panel (subpanel) type and location: • [Breakers - utility room](#)

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• No GFCI

No GFCI present



83. NO GFCI's Present in home

Smoke alarms (detectors):

• [Present](#)

Top of the stairs second floor and in Living room



84. Present

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

Inspection Methods & Limitations

General: • Limitations: 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.

Inspection limited/prevented by: • Insulation

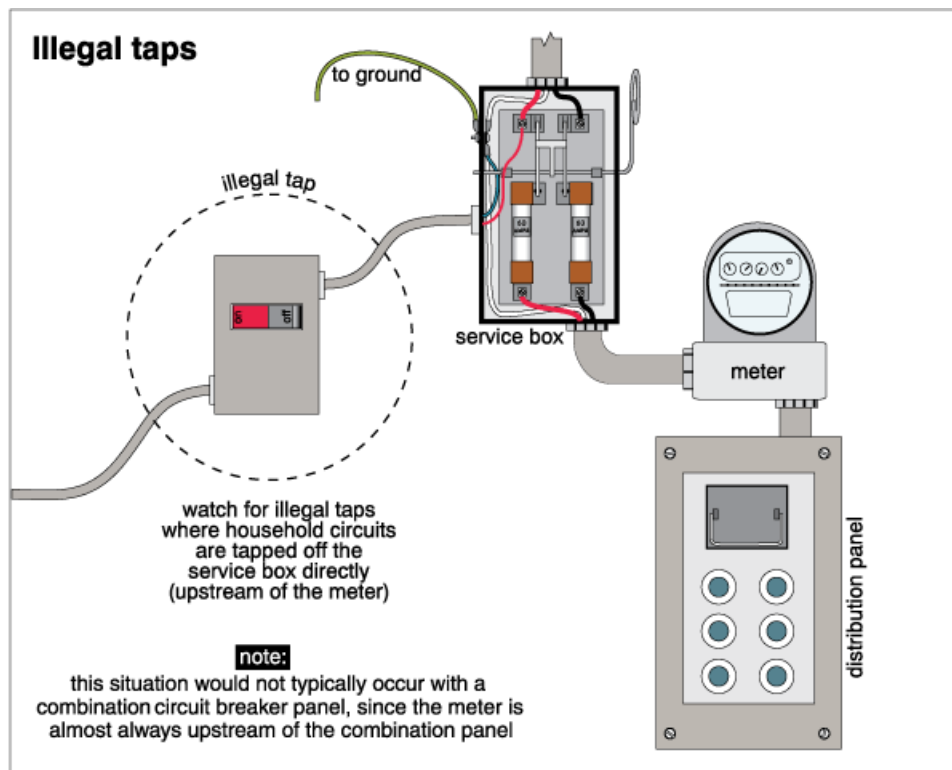
Recommendations, Issues & Observations

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

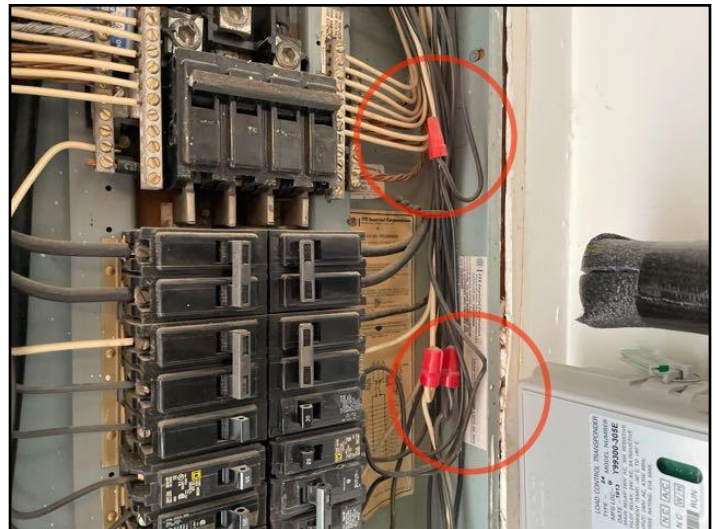
21. Condition: • [Illegal taps](#)

Further Evaluation by Qualified Electrician

Implication(s): Electric shock | Fire hazard**Location:** At, but not limited to those in the photograph(s) Utility Room**Task:** Further evaluation**Time:** As soon as possible



85. Wire nuts used in Panel



86. White wires connected to breakers not...



87. Neutral wire connect outside of bus bar

DISTRIBUTION SYSTEM \ Wiring - installation

22. Condition: • [Open splices](#)

Wiring for Air Handler needs an enclosed junction box. Recommend qualified Electrician for further evaluation.

Implication(s): Fire hazard | Electric shock

Location: First Floor Utility Room

Task: Further evaluation

Time: As soon as possible



88. Open Splices Air Handler

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

23. Condition: • None observed

Implication(s): Health hazard

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General Information

System type: • [Heat pump](#)

Fuel/energy source: • [Electricity](#)

Exhaust venting method: • [Forced draft](#)

Combustion air source: • Interior of building

Approximate age: • [2 years](#)

Fireplace/stove: • None

Location of the thermostat for the heating system: • Left Wall • First Floor

Inspection Methods & Limitations

Inspection prevented/limited by: • A/C or heat pump operating • Cannot verify proper operation of air filter

COOLING & HEAT PUMP

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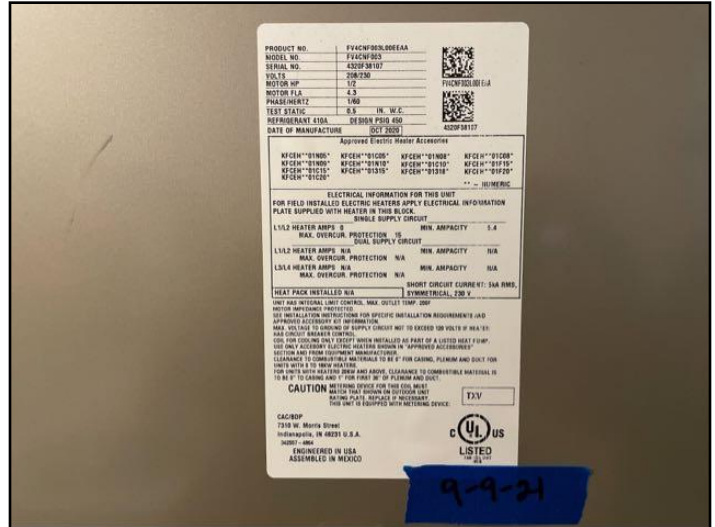
General Information

Air conditioning type:

- Electric
- Carrier



89. Electric



90. Electric

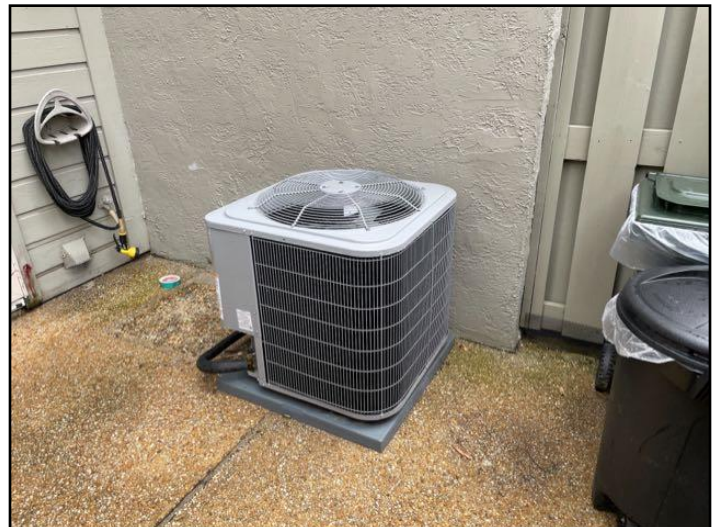
Heat pump type: • Electric

Manufacturer:

- Carrier
- Model number: 25HCE430A 300



91. Carrier



92. Carrier

Cooling capacity: • 2.5 Tons

Compressor type: • Electric

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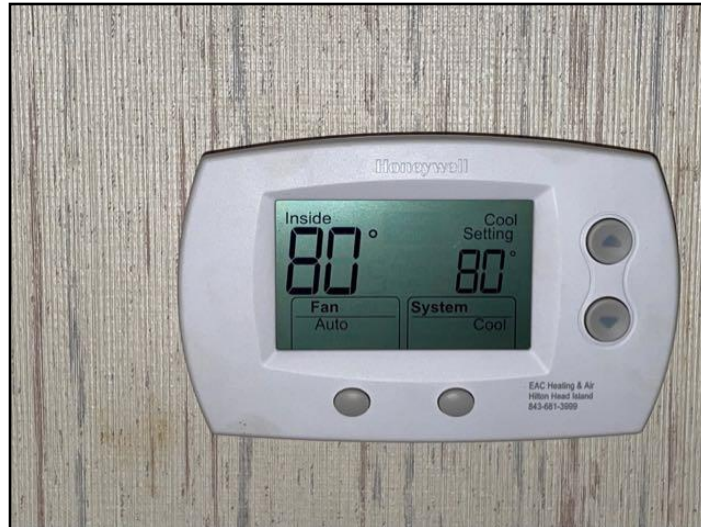
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Compressor approximate age: • 3 years

Location of the thermostat for the cooling system:

- Left Wall



93. Left Wall

Condensate system: • Discharges through floor slab

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.

Inspection limited/prevented by: • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F

Heat pump only tested in:

- Cooling mode
- 61.2° F at register and 77°f at return.

COOLING & HEAT PUMP

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94. Temp at Register



95. Temp. at Return

Recommendations, Issues & Observations

AIR CONDITIONING \ Ducts, registers and grilles

24. Condition: • Loose/Missing Tape

Reduced efficiency/performance, cross-contamination of ventilation air

Location: Laundry utility room

Task: Repair and Improve

Time: As soon as Practicable



96. Loose/Missing Tape



97. Loose/Missing Tape

INSULATION AND VENTILATION

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General Information

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

Attic/roof insulation amount/value: • Not determined

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • [Soffit vent](#) • [Gable vent](#) • [Ridge vent](#)

Wall insulation amount/value: • Not visible

Floor above basement/crawlspace insulation amount/value: • Not visible

Inspection Methods & Limitations

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

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

Recommendations, Issues & Observations

WALLS \ Air/vapor barrier

25. Condition: • Hole or Tear in Vapor Barrier

Vapor Barrier missing in attic space left side of Structure. Recommend further evaluation.

Location: At, but not limited to those in the photograph(s) Attic

Task: Further evaluation

Time: As soon as possible



98. Spare photos

General Information

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

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

Main water shut off valve at the: • Meter

Water heater type: • Tank

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

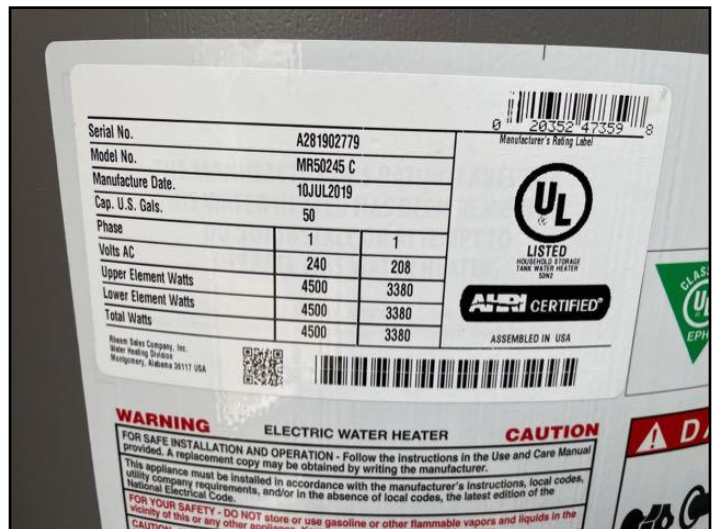
Water heater manufacturer:

• Rheem

50 Gal Rheem water heater 2 years old



99. Rheem



100. Rheem

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101. Rheem

Water heater tank capacity: • 50 gallons

Waste and vent piping in building: • [Not visible](#)

Main fuel shut off valve at the: • Exterior

Exterior hose bibb (outdoor faucet):

- Present



102. Present

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.

Recommendations, Issues & Observations

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

26. Condition: • [Leak or drip](#)

Rust at the base of the hose bib When tested small drip occurred for 3 to 4 minutes

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

Location: Rear First Floor Porch

Task: Further evaluation

Time: As soon as practical



103. Leak or drip

FIXTURES AND FAUCETS \ Bathtub

27. Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: At, but not limited to those in the photograph(s) Second Floor Half Bathroom

Task: Improve

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104. Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Bathtub enclosure

28. Condition: • [Caulking loose, missing or deteriorated](#)

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

Location: Second Floor Master Bathroom

Task: Improve

Time: Discretionary



105. Caulking loose, missing or deteriorated



106. Caulking loose, missing or deteriorated

29. Condition: • [Caulking loose, missing or deteriorated](#)

Upstairs bedroom bath tub

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

Location: Second floor Bath

Task: improve

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Time: when practical



107. Caulking loose, missing or deteriorated



108. Caulking loose, missing or deteriorated

30. Condition: • [Grout loose, missing or deteriorated](#)

Master Bath Grout loose / Missing

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

Location: Throughout Master Shower stall

Task: Improve

Time: Discretionary



109. Grout loose, missing or deteriorated



110. Grout loose, missing or deteriorated

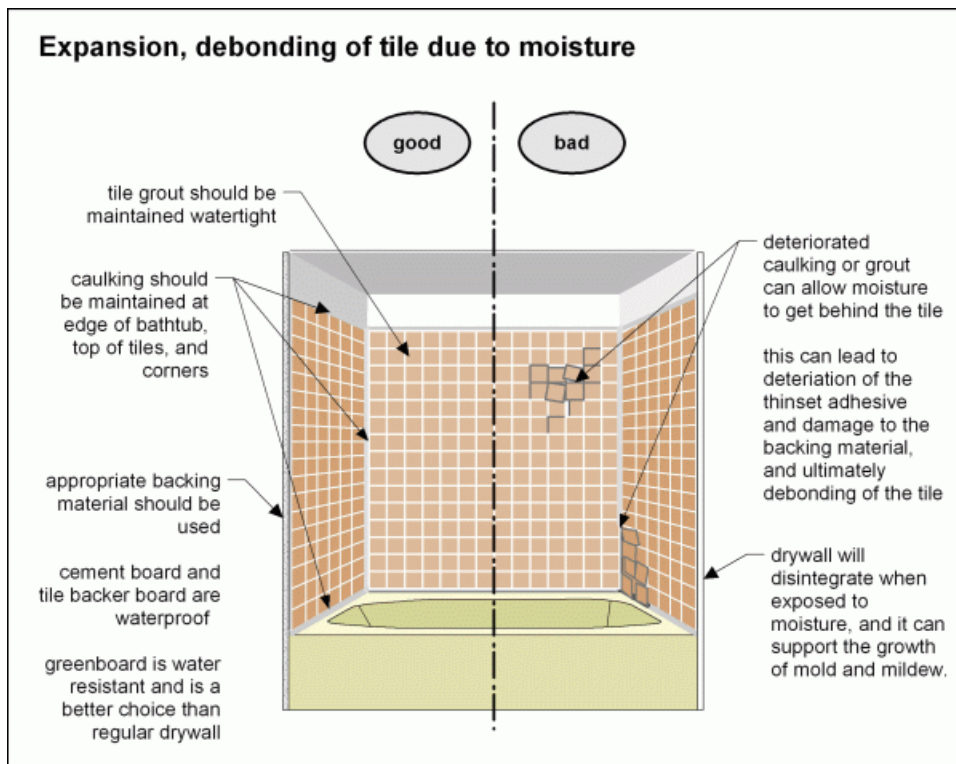
31. Condition: • [Tile loose, broken or missing](#)

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

Location: Bathroom Second Floor

Task: Monitor

Time: Discretionary



111. Tile loose, broken or missing

FIXTURES AND FAUCETS \ Toilet

32. Condition: • [Loose](#)

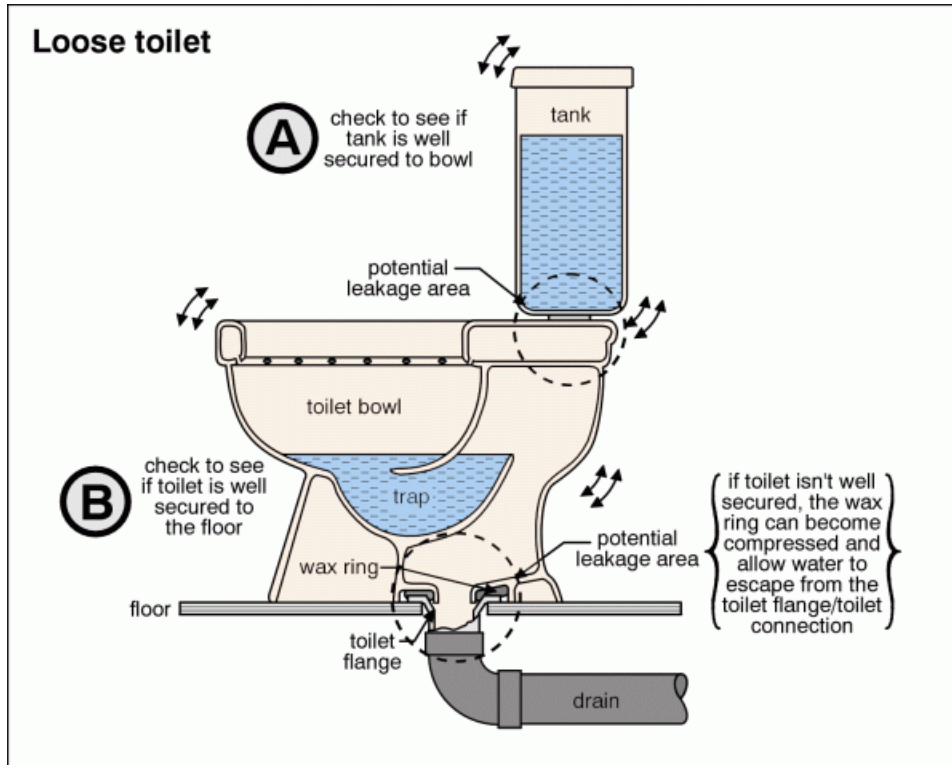
Toilet second floor Bath Loose to floor

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

Location: At, but not limited to those in the photograph(s) Second Floor Bathroom

Task: Improve

Time: When necessary



112. Loose

33. Condition: • [Loose](#)

Handle Loose when operating flush mechanism.

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

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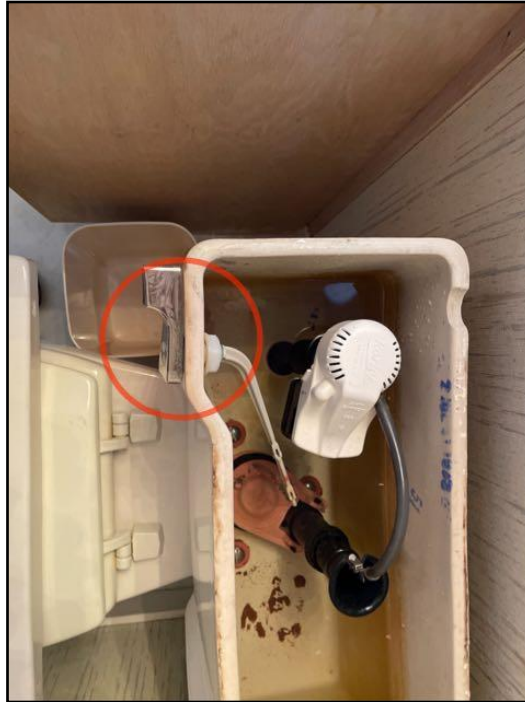
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Location: Bathroom Second Floor

Task: Improve

Time: Discretionary



113. Loose Flush Handle

34. Condition: • Loose grout or caulking missing and /or damaged

Location: Second Floor Master Bathroom

Task: Improve

Time: Discretionary



114. Grout loose, missing or deteriorated

General Information

Major floor finishes: • [Carpet](#) • [Laminate](#) • Tile

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

Windows: • [Fixed](#)

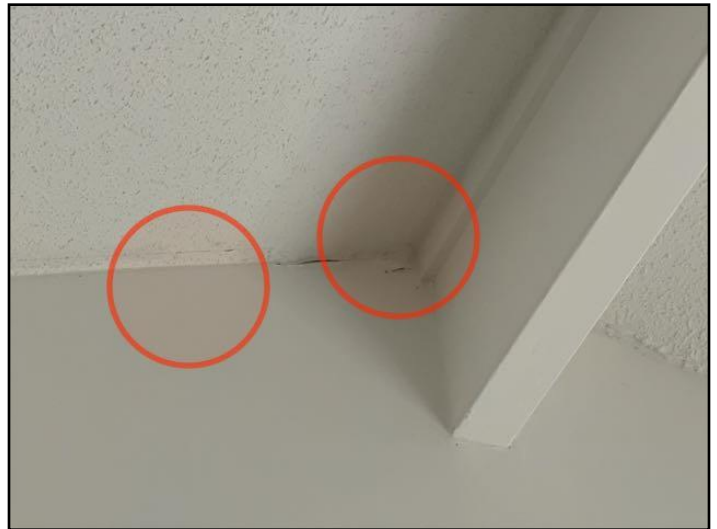
Exterior doors - type/material: • [Sliding glass](#)

Evidence of crawlspace leakage:

- Drywall/plaster damage
- Second-floor master bedroom



115. Drywall/plaster damage



116. Drywall/plaster damage



117. Drywall/plaster damage



118. Drywall/plaster damage

Laundry facilities: • Washer machines are not required to be tested per home inspection industry standard and ASHI (American Society of Home Inspectors) to which our inspection standards meet. The inspector may operate the clothes washer if they feel it's safe to do so without risk of damage to the property and if the washer is void of the sellers clothing.

When a clothes washer is tested the inspector will test the appliance on the shortest cycle and lowest water level setting. This allows us to check the fill, drain, and spin. We will also visually inspect the appliance for signs of damage that could indicate operation failure. Like all appliances we do not check all features as this would take hours and time is limited. Inspection of the dryer is not required per our industry standards and ASHI (American Society of Home Inspectors). Most laundry appliance go with the seller as they are easily unplugged and moved, as home inspectors we are not provided any information other. If the dryer is inspected we will run it for 5 minutes on high to check operation, as with all appliances we inspect we do not check every cycle (dryers that are full of the occupants clothing will not be tested without exception).

Bathroom ventilation: • Exhaust fan

Inventory Air Conditioner: • Carrier

Inventory Cooktop:

- GE



119. GE Electric STOVE /OVEN



120. GE Electric

Inventory Garbage disposal (food waste grinder):

- In-sink-erator (ISE)

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121. In-sink-erator (ISE)



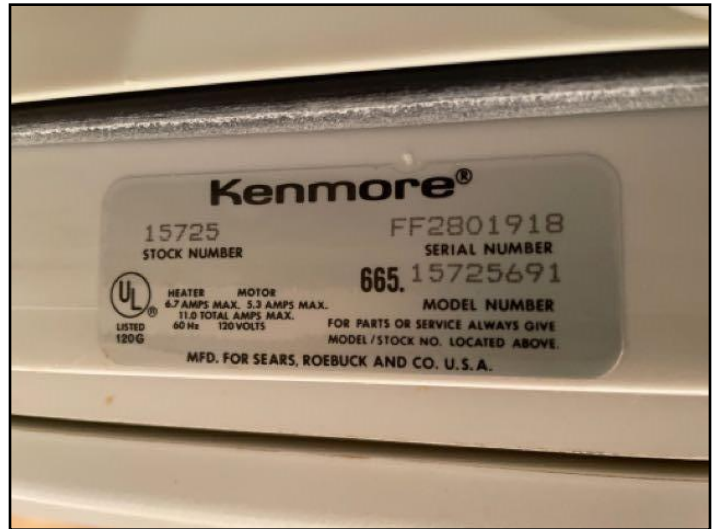
122. In-sink-erator (ISE)

Inventory Dishwasher:

- Kenmore



123. Kenmore Dishwasher



124. Kenmore Dishwasher

Inventory Dryer:

- GE

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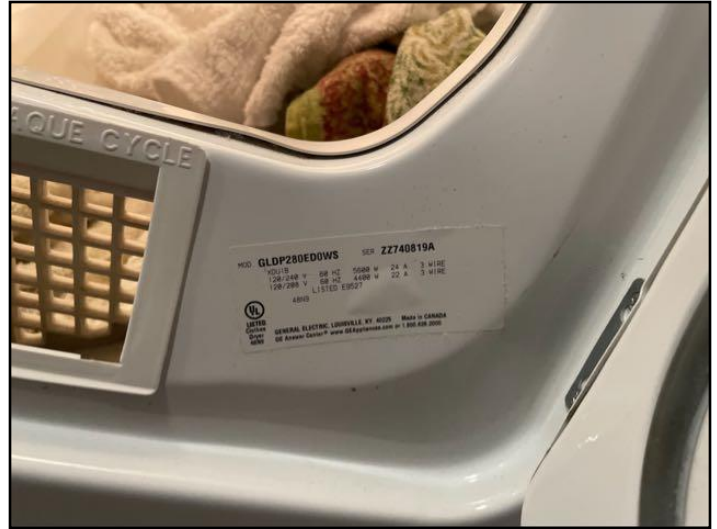
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125. GE



126. GE

Inventory Exhaust Fan: • Kenmore



127. exhaust fan and Light over stove

Inventory Refrigerator:

• GE

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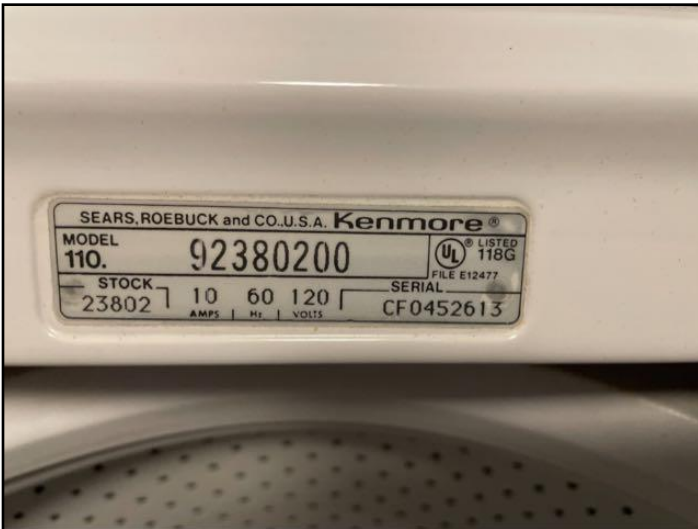
128. GE



129. GE

Inventory Washing Machine:

- Kenmore



130. Kenmore Washer



131. Kenmore Washer

Inspection Methods & Limitations

Inspection limited/prevented by:

- Inspection may have been limited by owners storage or furnishings
 - Storage/furnishings
- First floor closet

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132. Storage/furnishings

- Storage in closets and cabinets / cupboards



133. Storage in closets and cabinets / cupboards



134. Storage in closets and cabinets / cupboards

Not included as part of a building inspection:

- Cosmetic issues Decorative items Aesthetics or quality of finishes Environmental issues including asbestos Paint, wallpaper, and other finishes Floor coverings Window treatments Window coatings and seals between panes of glass The interior of the clothes dryer vent and connected chimneys were not inspected.

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135. Cosmetic issues Decorative items Aesthetics...

Recommendations, Issues & Observations

CEILINGS \ General notes

35. Condition: • Typical flaws

Sagging tape on drywall typical settlement over the years

Location: At, but not limited to those in the photograph(s) First Floor Dining Room

Task: Monitor

Time: Discretionary



136. Tape on drywall Sagging



137. Tape on Drywal sagging

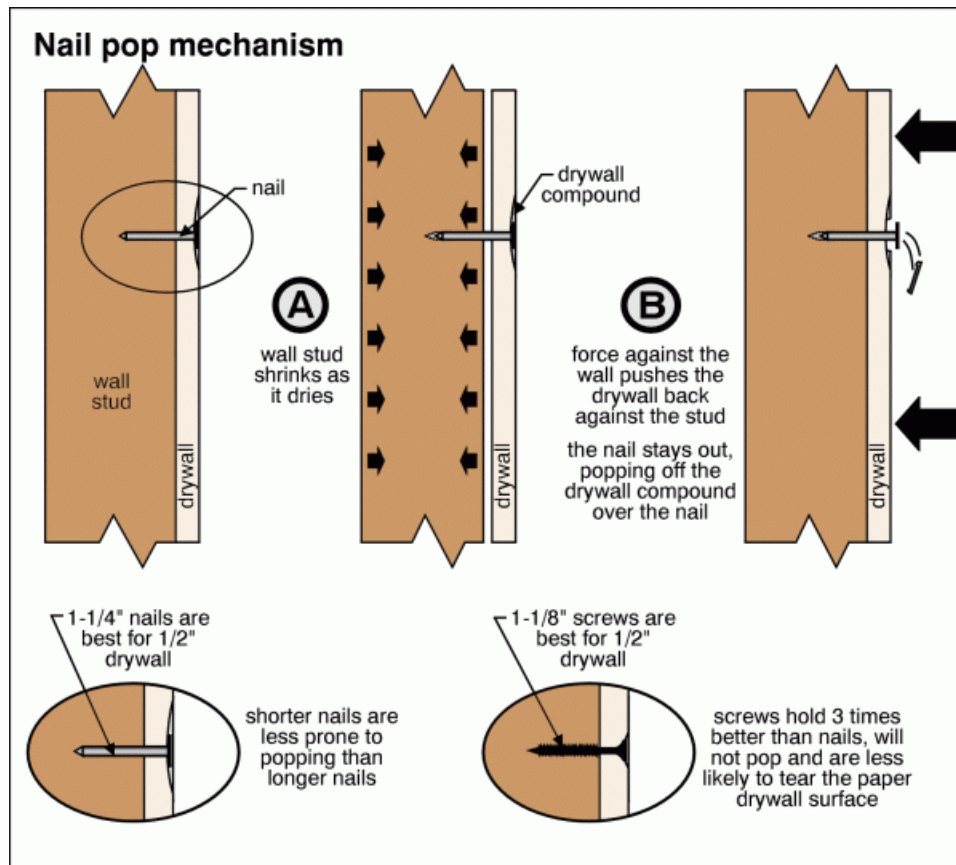
CEILINGS \ Plaster or drywall

36. Condition: • [Nail pops](#)

Location: At, but not limited to those in the photograph(s) Second Floor Master Bedroom

Task: Monitor

Time: Discretionary



138. Nail pops

WALLS \ General notes

37. Condition: • Cracks

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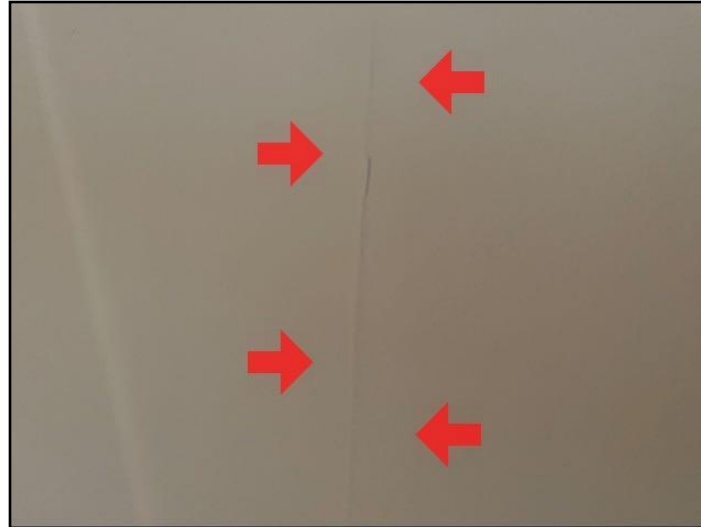
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Implication(s): Damage or physical injury due to falling materials | Chance of structural movement

Location: First Floor Family Room

Task: Monitor



139. Cracks

FLOORS \ Wood/laminate floors

38. Condition: • [Squeaks](#)

Implication(s): Noise nuisance

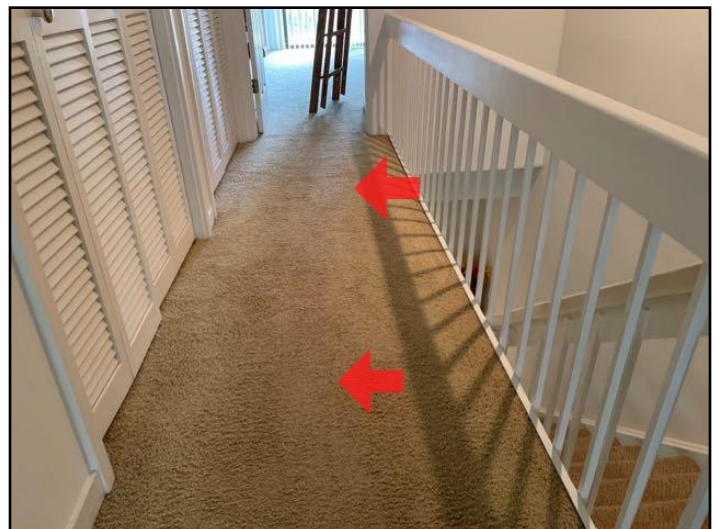
Location: At, but not limited to those in the photograph(s) Second Floor

Task: Monitor

Time: When necessary



140. Squeaks flooring



141. Squeaks flooring

DOORS \ Hardware

39. Condition: • [Inoperable](#)

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Does not lock

Implication(s): System inoperative or difficult to operate

Location: Second Floor Bedroom

Task: Improve

Time: Discretionary



142. Inoperable



143. Inoperable

40. Condition: • Lock not effective on exterior door

Lock on rear slider difficult to operate and lock. Recommend improvement. Safety and Security Issue

Implication(s): Poor security

Location: Rear Slider first floor

Task: Improve / repair

Time: When Necessary

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144. Lock not effective on exterior door



145. Lock not effective on exterior door

DOORS \ Storms and screens

41. Condition: • [Torn](#)

Implication(s): Chance of pests entering building

Location: Second Floor Bedroom

Task: Monitor

Time: Discretionary



146. Torn Screen

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DOORS \ Interior trim

42. Condition: • [Doorstops missing or ineffective](#)

Implication(s): Chance of damage to finishes

Location: Front Laundry Area

Task: Further evaluation

Time: As soon as possible



147. Doorstops missing or ineffective



148. Doorstops missing or ineffective



149. Doorstops missing or ineffective

43. Condition: • [Rot](#)

Implication(s): Material deterioration

Location: First Floor Laundry Area

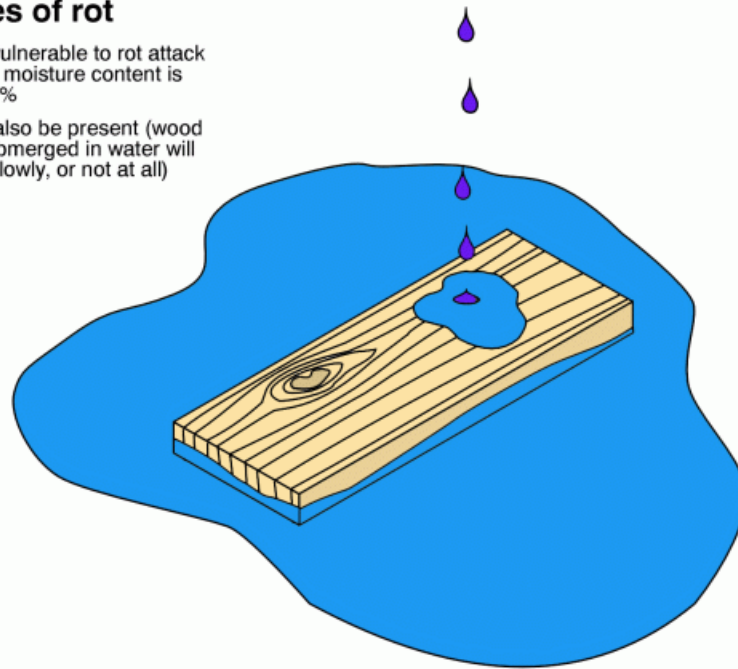
Task: Repair or replace

Time: As soon as people

Causes of rot

wood is vulnerable to rot attack when the moisture content is above 20%

air must also be present (wood totally submerged in water will rot very slowly, or not at all)



150. Rot Door sill



151. Rot Door Sill

CARPENTRY \ Trim

44. Condition: • [Water damage](#)

Implication(s): Material deterioration

Location: At, but not limited to those in the photograph(s) Second Floor Master Bathroom

Task: Improve

Time: Discretionary

INTERIOR

40 Sailmaster Com, Hilton Head Island, SC June 26, 2021

Report No. 1011, v.3

www.bearhomeinspectionsghi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



152. *Possible Water damage*

END OF REPORT

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS