Home Inspection Report
Property address: 123 Main St. Columbia, SC 29071
Prepared for: Joe Homebuyer
Inspection date: 01/01/2017
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This report is created for home buyer information prior to the purchase of the above listed property. Home buyer is encouraged to review the entire report and use that information along with any information received from any contracted specialists prior to the home purchase. Home buyer is encouraged to contact myself with any questions they may have. Our report is designed to give a general overview of the home and identify areas/systems that may need attention, further investigation and just as importantly the good points of the home. Thank you for allowing us to assist you in this process!

Jay Wojack & Alpha One Home Inspections LLC

Scope of inspection: The Inspector will perform a technically exhaustive inspection of the property and report the condition and function of the major systems and components of the home at the time of the inspection. The Inspector will address in their report any systems or components that may need to be repaired, monitored or replaced. The home inspection is not intended as a guarantee of the longevity of any installed component or system or as a home warranty. The home inspection will follow the South Carolina Standards of Practice. Conditions that are not apparent during the inspection and latent issues still may be present and future repairs should be anticipated. A summary of each major component and system inspected will be provided using the following criteria.

Major concern: A system or component which is found to be significantly deficient or is unsafe and needs to be corrected. Such conditions may be costly to repair.

Safety concern: An unsafe condition that needs immediate attention.

Repair: Any system or component that needs corrected to provide reliable functionality.

Improvement: Improvements that are recommended but not a requirement.

Monitor: A system or component that requires further investigation or monitoring to conclude if future repairs are necessary or condition has changed.

Future cost: Any item or component that has reached or is close to reaching the average life expectancy of the system or component.

Limitations of inspection:

Items behind finished surfaces (siding, brick, sheathing, drywall, flooring etc.) could not be inspected.

Only a representative sample of each visible component was inspected.

Furniture or storage restricted access to some areas/ components.

Engineering and architectural services, structural capacities or integrity are not part of the home inspection. Refer to the pre-inspection agreement for limitations and liability information.

Inspection Overview

Address: 123 Main St.
Date:01-01-2017
Weather conditions: Dry
Temperature: 60 degrees

Structure:

Foundation: Raised foundation. Concrete block. Piers. Crawl space. Brick veneer.
Crawl space method of inspection: Entered crawl space.
Roof structure: Wood truss. Wood joists.
Attic method of inspection: Entered attic through upstairs bedroom. Fold down stairs.
Wall structure: Wood framing.

The good:
Concrete and brick piers (supports in crawl space) and foundation perimeter are in good repair with no cracked, broken or leaning members.
Framing is sound with no broken/cracked supports noted.

Major concern: None noted.
Safety concern: None noted.
Repair: Insulation is crawl space has fallen in a few areas and should be re-attached/strapped or replaced.

Improvement: None noted.
Monitor: Small area in Northeast corner of crawl space is damp. Moisture level should be monitored during periods of heavy rain to better evaluate proper drainage.
Future cost: None noted.
Limitations of inspection: None.

Structure:
We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

Roofing:
Roof covering: Asphalt shingles
Gutters and downspouts: Metal-front, back and sides
Method of inspection: From ladder at multiple locations around home
Flashings: Metal and composite

The good:
The shingles and roof decking are flat with no missing shingles, raised areas or roof distortion.
Roof penetration boots are in place and appear to be properly sealed.
The roof has a high pitch (slope) which aids in water runoff.

Major concern: None noted
Safety concern: None noted
Repair: None noted
Improvement: None noted
Monitor: Visual inspection after periods of high wind and rain will help identify damages that can be corrected quickly by a qualified roofing contractor.
Future cost: See FYI note below
Limitations of inspection: None

Roofing: We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted.

We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof covering FYI: The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on any number of interrelated factors including the quality of the material and the method of installation. Regular maintenance and proper attic ventilation will certainly extend the life of any roof.

Exterior

Wall cladding: Vinyl siding, brick veneer
Soffits, eaves and fascia: Metal
Windows, door/window frames: Metal entry doors, vinyl window frames
Exterior doors: Front- Metal Rear- Metal with window
Garage door- Metal non-insulated
Door seals: Rubber/vinyl
Driveways, walkways, porch and patio: Concrete
Lot grading: Sloping slightly towards front of home
Deck: None
Steps: Wood (back door), brick (front porch)

The good:

The siding is in good repair with no broken or missing pieces.
The brick veneer is in good repair and the mortar is intact (not powdery or crumbling).

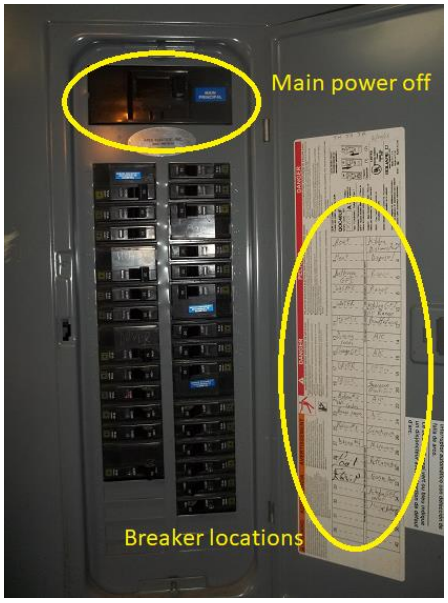
Gutters and downspouts are installed around the entire perimeter to prevent erosion and direct rain water away from foundation. See Exterior FYI below.
The garage door responded and was operated by the interior push button.
The reversing beam function on the garage door is functional.

Major concern: None noted
Safety concern: The hand rail at the back entry is loose and needs secured.
Repair: None noted
Improvement: Adding extensions to the downspouts to help direct water away from foundation.
Monitor: None noted
Future cost: None noted
Limitations of inspection: Automatic reverse function on garage door not tested.

Exterior FYI: We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation.

Electrical system

Electrical service size: 120/240 volt
Main electrical panel size/location: 200 amp service panel in garage



Sub panel: None
Electrical disconnect location: At electric meter (south side of home) and service panel in garage
Electrical service entry location: Underground
Electrical ground: Shielded ground cable and rod at electric meter
Wiring: Shielded copper (romex type)
Receptacles: Grounded. GFCI outlets in kitchen, bathrooms and garage

The good:
The area around the main panel is clear.
The panel breakers are marked for location.
The panel size (200 amp) is adequate for the home size.
The panel is clean and dry with no rust or signs of overheating.
Testing of outlets revealed no grounding issues.

Major concern: None noted
Safety concern: None noted
Repair: None noted
Improvement: None noted

Monitor: None noted
Future cost: None noted
Limitations of inspection: None

Electrical system FYI:
We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.
There is an inspection sticker on the inside of the main electrical panel. Ask seller if there's been any electrical work performed, and permits for that work issued, since the panel was installed or inspected last.

Heating system: Main floor
Primary energy source: Natural gas
System type: Forced air
Distribution system: Rigid and flexible insulated pipe
System manufacturer: Rheem
Serial number: 2G7287ADBAF200606080
Model number: RNA-B036JK08E
Manufacture date: 05/2006
Heating unit location: Exterior- North side of home

Venting type: N/A
System controller: Programmable thermostat entry hallway
Gas shut off location: Side of unit and at gas meter

Electric shut off location: Mounted next to unit on home & panel in garage
Filter location: Main entry hallway on first floor

Heating system: Second floor

Primary energy source: Electric heat pump
System type: Forced air
Distribution system: Rigid and flexible insulated pipe
System manufacturer: Rheem
Serial number: RHSA-HM2417JA
Model number: M1406 00495
Manufacture date: 04/2006
Heating unit location: Attic
Venting type: N/A

Electrical shut off location: In attic by attic hatch (right of steps)

System controller: Programmable thermostat in FROG
Filter location: Main hallway 2nd floor ceiling and in FROG

The good:
The area around both outdoor units is clean and trimmed
Electrical disconnects are easily accessible
The heat pump has overflow pan installed, overflow drain and overflow warning alarm
Thermostats are programmable to help save energy.
Distribution piping is insulated, properly supported and connected
Each of the filters checked were clean. Changing filters is one of the best ways to help maintain the heating and cooling systems. Changing filters every 30 days (or per manufacturer guidelines) is recommended. Always remember to turn the system off before attempting to remove and replace filter.

Major concern: None noted
Safety concern: None noted
Repair: None noted
Improvement: None noted
Monitor: No concerns noted. See FYI note below.
Future cost: Recommend having the heating system inspected, cleaned, and serviced by an HVAC professional prior to closing.
Limitations of inspection: None

Heating FYI:
We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

Cooling system: Main floor
Energy source: Electric
System type: Forced air
System type: Forced air
Distribution system: Rigid and flexible insulated pipe
System manufacturer: Rheem
Serial number: 2G7287ADBAF200606080
Model number: RNA-B036JK08E
Manufacture date: 05/2006
Cooling unit location: Exterior- North side of home
Electrical shut off location: Behind unit on home
System controller location: Main floor entry hallway

The good:
The area around both outdoor units is clean and trimmed
Electrical disconnects are easily accessible
Thermostats are programmable to help save energy

Distribution piping is insulated, properly supported and connected
Each of the filters checked were clean. Changing filters is one of the best ways to help maintain the heating and cooling systems. Changing filters every 30 days (or per manufacturer guidelines) is recommended. Always remember to turn the system off before attempting to remove and replace filter.

Major concern: None noted
Safety concern: None noted
Repair: None noted
Improvement: None noted
Monitor: None noted. See cooling FYI below
Future cost: Heating and cooling system should be inspected and serviced yearly by a certified HVAC technician before the heating or cooling season begins.
Limitations of inspection: None

Cooling system 2nd floor
Energy source: Electric
System type: Forced air
System type: Forced air
Distribution system: Rigid and flexible insulated pipe
System manufacturer: Rheem
Serial number: 7344 M1606 24096
Model number: RPNE-024JAZ
Manufacture date: 04/2006
Cooling unit location: Exterior- North side of home
Electrical shut off location: Behind unit on home
System controller location: 2nd floor FROG

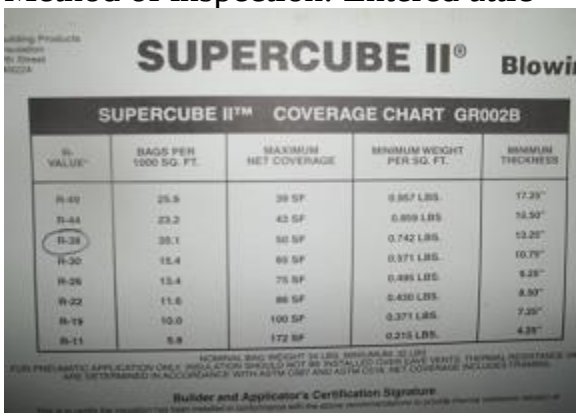
Major concern: None noted
Safety concern: None noted
Repair: None noted
Improvement: None noted
Monitor: None noted. See cooling FYI below
Future cost: Heating and cooling system should be inspected and serviced yearly by a certified HVAC technician before the heating or cooling season begins.

Limitations of inspection: None

Cooling FYI:
We are not HVAC professionals. Feel free to hire one prior to closing. We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

<u>Insulation/ventilation</u>:

Method of inspection: Entered attic



Attic insulation: Blown in fiberglass R-36
Crawl space insulation: Fiberglass bats
Air/vapor barrier: Not observed
Roof ventilation: Gable vent, ridge and soffit vents

The good:
Insulation blown in and consistent depth with no missing areas
Soffit vents are clear and not covered by insulation
Attic entry hatch door is insulated
Light switch mounted at attic entry

Major concern: None noted

Safety concern: None noted
Repair: None noted
Improvement: Adding an attic fan can help ventilation/circulation/humidity control
Monitor: None noted
Future cost: See attic fan above
Limitations of inspection: Insulation inside finished walls could not be observed. Vapor barrier was not observed.
Insulation in crawl space has fallen is a few areas and needs to be reinstalled, re-strapped or removed and replaced.

Insulation FYI:
Type of Insulation- Loose fill fiberglass. Fiberglass is a man-made product that is composed of natural ingredients such as sand and recycled products such as window glass and bottles. The ingredients are melted and spun to create small strands of fiberglass that together form "glass wool". Fiberglass insulation has been used since the 1930s and is now the most widely used home insulator.

Plumbing system:
Main water supply source: City water supply
Main service supply type: Copper
Main service location: In ground box by driveway
Drain/waste/vent piping: PVC/CPVC

Waste system: City sewer
Gas valve location: On meter north side of home
Gas pipe material: Rigid and flexible iron/copper
Water heater description/location: Electric/ garage
Water heater manufacturer: A.O. Smith
Serial number: ECT 52 200
Manufacture date: 10 2006
Water shut off location: In box near street and top of unit (photo below)

Plumbing type(s): Copper, Pex and PVC. Rigid and flexible
Water pressure tested: 80 psi. Normal range is 40-80 psi

The good:
The unit is on a stand and protected by a bollard (metal pipe buried in concrete)
An overflow pan is installed under the water heater. Small leaks will happen (usually at the tank bottom) over time and water in the pan could be an indicator of a failing tank. Contact a plumber for evaluation if you see water in the pan.
The pressure relief valve and overflow piping are properly installed and routed to the homes exterior.
No active leaks were found on any exposed water or sewer lines

Major concern: None noted
Safety concern: None noted

Repair: The ground cable on the gas meter is not connected. Reattaching by approved means is recommended.

Improvement: None noted
Monitor: Occasional inspection of the water heater drain pan to catch a leak before it turns into a flood. Yearly draining of the water heater can help prolong the service life. Refer to manufacturer instructions and procedures.
Future cost: See FYI below
Limitations of inspection: The majority of water and drain lines in the home are inside the floor, wall and ceiling. These conditions make a complete visual inspection impossible. Issues may be present but not discovered during the inspection process for this reason.

Water heater FYI: Water heater tanks have service lives between 12 and 18 years typically. Any tank that is older than 12 years should be monitored closely for performance and failure. When a tank reaches 12 years in age, budgeting for a new tank is recommended.
The pressure temperature valve located on top of the water heater is a safety device that will open automatically and releases pressure (and hot scalding water) from the tank. This opening of the valve would happen if there's an excessive build-up of pressure or extreme temperatures in the water tank. The end of the pipe should be conspicuous, so that you can easily notice if it is leaking or discharging water. If the valve is discharging, something is wrong, turn off the water valve, turn off the gas or electricity and call a plumber.

Interior:
Wall and ceiling material: Drywall/plaster. Raised ceiling finish
Floor surfaces: Vinyl. Carpet. Wood/wood laminate
Windows: Vinyl. Single hung. Double pane
Interior doors: Wood. Hollow core
Fireplace: Gas. Stone surface. Wood trim. Operated by wall switch. Gas valve on wall, key operated. No blower installed

The good:
The kitchen cabinets are wood and in good repair
The sink bases are dry with no signs of active leaks
The countertops are in good condition
The flooring is in good condition with minimal wear/staining
The entry doors are in good condition
Screens are present on all windows and in good repair
Each bedroom has a functional escape window (see Emergency Escape and Rescue Emergency Escape and Egress Standard FYI below)

Major concern: None noted
Safety concern: None noted
Repair: None noted
Improvement: None noted
Monitor: None noted
Future cost: None noted
Limitations of inspection: See Interior below

Interior:
We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

Emergency Escape and Rescue Emergency Escape and Egress Standard FYI: Modern building standards state that basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided, they shall have a sill height of not more than 44 inches above the floor. Minimum opening height shall be 24 inches. Minimum opening width shall be 20 inches. The opening (including bars, grills, covers, or screens) shall be operational from the inside without the use of keys, tools, or special knowledge, or force greater that which is required for normal operation of the escape and rescue opening.

Appliances:

Appliances tested: Range, dish washer, garbage disposal, microwave and refrigerator

The good: All appliances were operating or operated with normal controls

Limitations of inspection:
Laundry appliances were not tested
Accuracy of oven not tested

Kitchen FYI:
We check some of the appliances only as a courtesy to you. Appliances are

not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum ABC-type fire extinguisher mounted on the wall inside the kitchen area.