
Inspection Report



Prepared For: 

Prepared By: *Timothy Ryan Pigg*
NC/SC License #
3534/RBI-48935



ClearVUE Home Inspection
704.778.1965

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<http://ClearVUEHomeInspection.com/>



"ClearVUE is committed to providing a service that will simplify the home purchasing experience"

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Home Inspection Definitions

Home Inspection: A non-invasive, objective, visual examination of the physical structure and systems of a home, where a written report is generated to outline the current condition of the home.

Additional Services: Additional services are not part of the home inspection and do not fall under the guidelines of the NC/SC Standard of Practice. Additional services may be listed within this report for your convenience; however they are to be viewed as a independent service and viewed individually.

Material Defects: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people and/or property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life is not itself a material defect.

This inspection has been completed according to the standards of practice and code of ethics within the states of North and South Carolina. Please see the applicable standards of practice within the signed Home inspection agreement for procedures and limitations.

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR.

October 8, 2019

Prepared for: [REDACTED]

Inspection on: [REDACTED]



Dear Mr/Ms: [REDACTED]

As requested, a visual non-invasive evaluation of the property referenced above was conducted on October 8, 2019. **A sincere exertion was made on your behalf to discover all visually detectable imperfections within the home. In any case, in the event of an oversight, liability must be limited to the aggregate review charge paid.** This evaluation is objective, reflecting the visual current conditions of the home only.

Concealed or potentially unforeseen deficiencies can not be reviewed/inspected by the means of normal, noninvasive techniques and are ultimately excluded from the inspection process and thus, from this report **NO GUARANTEE** is either communicated or inferred from this home evaluation. This report is not a protection strategy, nor a guarantee benefit. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your NC Real Estate agent or an attorney. *The inspector or inspection company "ClearVUE Home Inspections" cannot and will not be held liable for the negotiability of any items found and listed within the main report or summary. All negotiable items are the sole responsibility of the buying and selling parties. Any and all expenses resulting from the home inspection report are the responsibility of the two parties.*



This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.



This Inspection Report in its entirety, including the Standards of Practice, impediments, extent of Inspection, and Pre-Inspection Agreement must be precisely perused to completely and accurately evaluate the discoveries of this evaluation. This generated list of deficiencies is by no means a list to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty with respect to the agreement ought to be elucidated by counseling an attorney and/or your property agent.



****As per the legal binding contract signed by you, "the client/buyer", it has been agreed upon that failure to have the appropriate qualified licensed contractor(s) to further evaluate and/or make any additional repairs needed and/or as deemed necessary before close of escrow, removes any and all liability from the licensed home inspector that performed the inspection on the property stated within, but not limited to, the contract, summary, and/or body of the inspection report, for any additional defects found before, on, and/or after purchase of or close of escrow on the home, due to the recommendations and/or information presented within the entire inspection report including, but not limited to, the summary. Please review the signed home inspection agreement and the attached NC/SC Standards and Practice for the scope of the inspection and what is to be expected when receiving a home inspection.**

additional services

As an added benefit, we offer many other evaluations aside from a standard home inspections. Our additional services are not an inclusion of the original home evaluation and are subject to additional fees. Additional services do not fall under the NC/SC Standards of Practice within the state the inspection is being performed. Termite inspections, Radon Screening, Well inspections w/water testing are among many others offered at ClearVUE Home Inspection. If you require or would like to schedule an additional service(s) please feel free to contact us at

704-778-1965 or email us at ryan@clearVUEhomeinspection.com

Please see main body of the report for any additional pictures and information!

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR.

It is strongly recommended that you promptly read the complete and entire report. The summary is not only limited to additional negotiable items that may be within the main body of the report and/or may be an additional concern to you.

*Please Note: The point of reference for this report is from the street looking at the front of the house. (The front, right crawl space would be the front, right corner of the home not the front right corner from the crawl space access door unless otherwise stated).



Due to (but not limited to) the findings on the summary and within the report a qualified licensed contractor should be consulted to further evaluate any and all findings and determine the full extent of any damage(s) and/or to determine if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. Though we make every attempt to identify all defects, many are hidden or concealed and cannot be determined until further investigation is performed by the respective contractor

GROUPS/EXTERIOR STRUCTURES/PAVINGS

Exterior Grounds/Structure/Pavement Findings:

Findings:

1. Trees are touching or overhanging the roof on the home at the Front of the home; continual maintenance is needed to prevent damage.

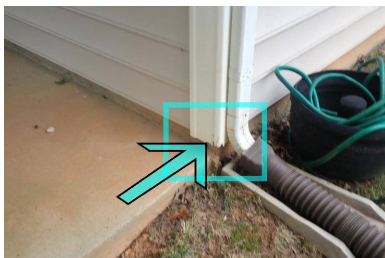


EXTERIOR /TRIM/FOUNDATION

Exterior Findings:

Trim Findings:

2. There is damage to the trim noted at the bottom (typical to weed eater damage) that needs repair and/or replacement to prevent water penetration in areas around the home.

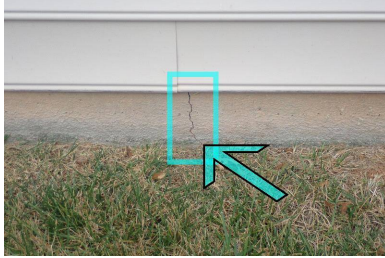


Foundation Findings

3. There is a crack noted at the visible portion(s) of the homes concrete slab/foundation along the following locations. Unable to determine if the crack continues into and/or throughout the interior slab of the home due to floor coverings blocking and/or obstructing viewing of the slab. The cracks on the exterior of the home that could be viewed need to be properly sealed to prevent water penetration and/or continual cracking. It is recommended at a minimum to continue to monitor. To determine the full extent of the cracking, a qualified contractor is

needed to further evaluate the extent of the damage and make any additional recommendations as to additional repairs as needed or deemed necessary.

- Right side of the home.



GARAGE - CARPORT

Garage/Carport Findings:

Findings:

4. Stains noted on the ceiling in the garage. Unable to determine if an active leak exists at the time of inspection. Ask the seller the history of the stains and if repairs have been made to correct any leaks that may have caused the stain. If the sellers aren't aware of the stain or the home is vacant, then the stain should be treated as active. Water penetration into the ceiling can lead to problems if left unattended.



ROOF SYSTEM

Roof System(s) Findings:

Gutter Finding(s):

5. The gutters and/or gutter guards are full of debris and need to be cleaned out to allow for proper drainage. Proper corrections are needed to efficiently direct water away from the foundation of the home.



ELECTRICAL SYSTEM

Electrical System(s) Findings:

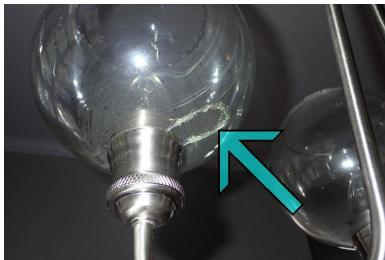
Outlet/Switch/Electrical Findings:

6. There is one or more ceiling fan(s) that is not balanced and/or moving during normal operation within the home and needs to be properly balanced, adjusted, repair, and/or replaced to prevent possible/further damage.



7. The glass portion of the light fixture located in the following areas was noted to be cracked/broken at the time of the inspection. Replacement is advised to insure safety and proper operation of the fixture.

- Dining/Breakfast area.



PLUMBING SYSTEM

Plumbing System Findings:

Plumbing Findings:

8. The gas piping system of this home includes corrugated stainless steel tubing (CSST). This flexible gas line system has specific installation requirements related to electrical bonding, designed to reduce the potential for lightning related electrical arcing that can perforate the tubing and result in gas leaks or fires. During the home inspection, the CSST could not be verified to be integrally bonded or to have a bonding attachment. An electrical contractor should be consulted for a complete evaluation of the CSST installation to ensure the presence of an electrical bonding path.

Water Heater Findings:

9. The vent collar is loose or missing where the water heater flue enters the ceiling/wall of the garage and needs to be installed properly to serve the purpose in which the collar was intended (maintaining fireproof barrier).



AIR & HEATING SYSTEM(S)

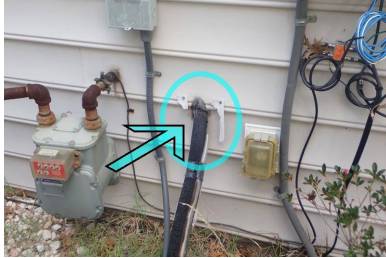
Air Conditioning & Heating Unit(s) Findings:

Primary Unit Findings:

10. The exterior weather guard was noted to be damaged at the siding along the home where the freon lines enter the wall. It is recommended the rain guard be repaired/replaced to provide an extra protection against moisture intrusion along this area.

Please note: Air conditioning/Heating systems typically have an expected service life of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years of age is categorized as being in fair condition, primarily due to its increased likelihood of

breakdown or failure and may need replacement or repair in the near future. Any service life in excess of 15 years is considered in the realm of good fortune and should be viewed as such. The inspection performed is/are a visual inspection only and the unit(s) is/are by no means disassembled other than the removal of a readily accessible service panels that does not require disassembly provided by the manufacturer or installer for routine homeowners maintenance. If the unit(s) are older than 10 years or if the age is unknown, it is highly recommended that the unit(s) be serviced and/or maintained prior to closing and/or on an annual basis. At a minimum, ask the seller for disclosure on any previously required services and/or repairs that have been previously made to the unit and routine servicing.



INTERIOR COMPONENTS

Interior Component(s) Findings:

Entry and Interior Door Findings:

11. The door lock(s)/dead bolts were noted to be loose/damaged to the point in which the lock is not engaging consistently located at the following areas of the home at the time of the inspection. Proper corrections and/or repairs are needed in order for the lock to properly engage.

- Rear entry sliding glass doors.



Window Findings:

12. The following windows (but not limited to) were found to have broken and/or seized tilt-in reverse levers that need repair/replacement (These are used to keep the window on track when open/closed and also used when the window needs to be tilted in for cleaning). Proper corrections, repair and/or replacement is needed.

- Main level right side middle bedroom/closet
- Living room.

BATHROOMS

Bathroom Findings:

Bathroom Finding(s):

13. Due to the follow but not limited to the listed items below. Repairs and/or corrections are needed within the **Entry level hallway bathroom**. A qualified licensed contractor should be consulted to further evaluate the bathroom and determine the full extent of the damage and/or if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection.

- There is an active leak at the drain connections under the sink. Proper corrections and/or repairs are needed in order to prevent possible/further damage from moisture intrusion.



There are several items that are also noted in the main body of the entire inspection report that should receive attention, but may not affect the habitability of the house and the majority are the result of normal wear and tear. This would be typically consider a "cosmetic" item. It is strongly recommended that you promptly read the complete and entire report.

Thank you for selecting our ClearVUE Home Inspections to perform your pre-purchase home inspection.

If you have any questions regarding the home inspection report or the home itself, please contact us to set up a time to review the report.

Sincerely,
Ryan Pigg
NC License #3534
SC License #RBI-48935



Email ryan@clearVUEhomeinspection.com
Office - 704-778-1965
ClearVUE Home Inspection



INSPECTION INFORMATION

The summary section is NOT the entire report.

Limitations: The Residential Inspector Standards are designed to identify and disclose observed general conditions. The Residential Inspection is limited to readily accessible areas. No disassembly of equipment or activating of equipment that has been "shut down" should be performed. No opening of walls, moving furniture, appliances, stored items, walking on roofs or excavation is to be performed. Concealed, hidden or inaccessible conditions may not be exposed.

IMPORTANT - Due to (but not limited to) the findings within the report a qualified licensed contractor that specializes in the respective fields of the findings listed below should be consulted to further evaluate any and all findings to determine the full extent of any damage(s) and/or to determine if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection. If you have any further questions or need additional assistance at (704) 778-1965 or visit our website at <http://clearvuehomeinspection.com/>

Inspection, Client & Site Information:

Inspection Location:

[REDACTED]

Date of Inspection:

October 7, 2019.

Time of Inspection:

9:00 AM.

Client name:

[REDACTED]

Buyer's Agent

[REDACTED]

People present at the time of inspection:

Buyer(s)
Buyers Agent

Structure Information:

Building Type:

Single Family.

Utilities Status:

All utilities on

Climatic Conditions:

Weather:

Partly Cloudy/Overcast

Soil Conditions:

Dry

Outside Temperature (F):

Between 70 - 80 Degrees.

Payment Information:

[REDACTED]

Inspection Limitations:

House Occupancy/Limitations:

The home was occupied at the time of inspection. When a home is occupied with furniture, clothing, and other stored items, it can obstruct the view and access to walls, receptacle outlets, under sinks and often times windows. Only areas that can be accessed are inspected at the time of inspection. Please review the entire inspection report for further details as areas may be listed as inaccessible.

-Thank you for your trust in ClearVUE Home Inspection-

Thank you for choosing *ClearVUE Home Inspection* for your pre-purchase home inspection. If you have any questions regarding the visual evaluation of the home, please feel free to contact us.

ClearVUE Home Inspection
Office - 704.778.1965
ryan@ClearVUEhomeinspection.com

Sincerely,
Ryan Pigg
Licensed Home Inspector
NC License #3534
SC License # RBI - 48935.



GROUNDS/EXTERIOR STRUCTURES/PAVINGS

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR GROUNDS LIMITATIONS

This inspection is not intended to address or include any geological conditions or site stability information. There are no comments or reporting on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. Performance of the site or the condition of any underground piping cannot determine, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. The inspection and/or evaluation are not made on any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. There is no inspection and/or evaluation or moving of landscape components such as but not limited to trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Exterior Attachments:

Porches Presence:

Present at the time of inspection.

Attached Deck, Patios, and

Balconies Presence:

Patio - Present at the time of inspection.

Typical conditions observed at the time of inspection.

Balconies - Not Present at the time of inspection.

Deck - Not Present at the time of inspection.

Grounds Recommendations/Information:

Grounds Recommendations/Information:

- If the home is equipped with a sprinkler system on the property of the home. The sprinkler systems are not inspected as they are outside the scope of a normal home inspection. It is recommended to receive a copy of the owners manual for the system installed to better understand the operation of the system or have a qualified licensed company further evaluate the system to ensure that is functioning properly and or make repairs that may be needed.

Exterior Grounds/Structure/Pavement Findings:

Findings:

Trees are touching or overhanging the roof on the home at the Front of the home; continual maintenance is needed to prevent damage.



EXTERIOR /TRIM/FOUNDATION

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR EXTERIOR/TRIM/FOUNDATION LIMITATIONS

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common 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 licensed engineer that specializes in residential dwellings. 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 in the curing 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. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. The inspection will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, engineer that specializes in residential dwellings or a geologist, but this should not deter you from seeking the opinion of any such expert. It is also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Stone Veneer - Because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the manufactured stone veneer, they cannot be evaluated by a visual inspection. If stone veneer is being installed on the subject property it is highly recommended that documentation is provided stating that the stone veneer is installed as per the manufactures installation instructions, and/or meets the required ICC-ES Evaluation Report (http://www.icc-es.org/Reports/index.cfm?csi_id=253&view_details). All items that are freshly painted including but not limited to trim, exterior siding, fascia, and soffit cannot be fully or completely viewed to determine if wood rot exists. Have the seller disclose any recent repairs or painting to determine if any damage has been hidden or concealed before close of escrow on the home.

Exterior Wall & Trim Types:

Siding Type(s):

*Vinyl Siding
Typical conditions observed at the time of inspection.*
*Stone Veneer Siding
Typical conditions observed at the time of inspection.*

Trim Observations:

Typical conditions observed at the time of inspection.

Exterior Paint Condition:

Typical for the age of the home.

Slab Presence:

Present at the time of inspection.

Crawl Space Presence:

Not present at the time of inspection.

Basement Presence:

Not present at the time of inspection.

Additions:

None present.

Exterior Recommendations/Information:

Recommendations/Information:

- Sealant is needed where separation is noted/expected at the trim or where the trim meets different materials to prevent water penetration at the following locations. This is considered typical maintenance and should be monitored and repaired as needed annually.

Exterior Limitations:

Limitations:

- All the flashings are not fully visible due to the construction methods and/or being covered by the siding. Only visible portions of any flashing could be viewed at the time of inspection.

- The exterior view of the foundation is limited to the portions visible above grade only.
- If a stone veneer siding is installed on the subject property, and because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the manufactured stone veneer, they cannot be evaluated by a visual inspection.

Exterior Findings:

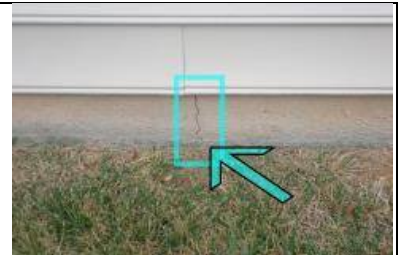
Trim Findings:

There is damage to the trim noted at the bottom (typical to weed eater damage) that needs repair and/or replacement to prevent water penetration in areas around the home.



Foundation Findings

There is a crack noted at the visible portion(s) of the homes concrete slab/foundation along the following locations. Unable to determine if the crack continues into and/or throughout the interior slab of the home due to floor coverings blocking and/or obstructing viewing of the slab. The cracks on the exterior of the home that could be viewed need to be properly sealed to prevent water penetration and/or continual cracking. It is recommended at a minimum to continue to monitor. To determine the full extent of the cracking, a qualified contractor is needed to further evaluate the extent of the damage and make any additional recommendations as to additional repairs as needed or deemed necessary.



- Right side of the home.

GARAGE - CARPORT

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR GARAGE - CARPORT LIMITATIONS

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. The living space above the garage is not and cannot be inspected for possible seismic vulnerability, this would require an invasive inspection which is beyond the scope of a normal home inspection.

SC STANDARDS OF PRACTICE - The following Standards provide guidelines for the Residential Home Inspector.

C) GARAGE / CARPORT

LIMITATIONS:

A) 1), 2)

Garage Door Types:

Presences:

There is a garage present.

Type and Size:

*An Attached
Two Car Garage.*

Door(s) Present:

Non-Insulated Metal

Garage Door Opener(s)

Presence:

Not present at the time of inspection.

Garage/Carport Recommendations/Information:

Recommendations/Information:

- There was not a garage door opener installed along one or more of the garage doors at the time of inspection and was therefore omitted from the scope of this inspection.

Garage/Carport Findings:

Findings:

Stains noted on the ceiling in the garage. Unable to determine if an active leak exists at the time of inspection. Ask the seller the history of the stains and if repairs have been made to correct any leaks that may have caused the stain. If the sellers aren't aware of the stain or the home is vacant, then the stain should be treated as active. Water penetration into the ceiling can lead to problems if left unattended.



ROOF SYSTEM

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR ROOF SYSTEM LIMITATIONS

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. The inspection provided is visual only and the opinion of the general quality and condition of the roofing material can be subjective. Any and all additional concerns should be addressed by a qualified licensed roofing contractor.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of a normal home inspection and our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Every roof is inspected conscientiously, the remaining life expectancy, or guarantee that it will not leak cannot and will not be provided by the inspector. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, it is recommend that you ask the sellers to disclose any information pertaining to repairs, leaks, and or any additional information about the roof components and/or that you either include comprehensive roof coverage in your home insurance policy, or that you have a licensed roofing contractor further evaluate the entire roof and obtain a roof certification from an established local roofing company. Attached accessories including but not limited to solar systems, antennae, and lightning arrestors are not inspected.

SC STANDARDS OF PRACTICE - The following Standards provide guidelines for the Residential Home Inspector.

A) ROOFING, GUTTERING AND OTHER ROOF COMPONENTS

A) 1), 2), 3), 4)

Roofing Component(s)/Types:

Roofing Style Type(s):

Cross Gabled Roof

Roof Covering Materials:

Asphalt Shingles.

Flashing Types:

Metal - All flashings are not visible due to the construction methods or being covered by the siding. This is typical in today's construction techniques.

Roof Penetrations (plumbing stacks, gas vents, etc.):

Typical conditions observed at the time of inspection.

Skylights Presence:

Skylight(s) are Not Present on the home.

Chimney Presence:

Chimney(s) are Not Present on the home.

Gutter Presence:

Full gutter system, Underground drainage from gutters or a drainage system is not inspected at the time of inspection.

Please see the gutter findings sections for details.

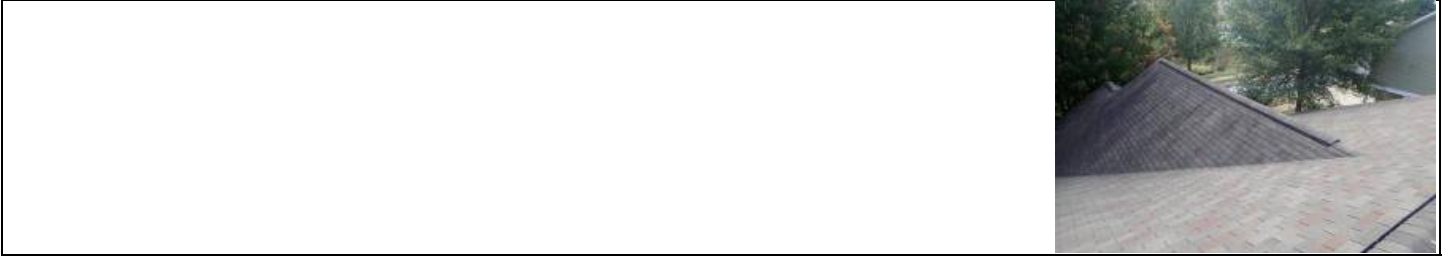
Roof Access & Description:

Roof Access:

Walked on the roof.

Roof System(s) Recommendations/Information:

Roof Reference Pictures:



Roof System(s) Limitations:

Roof Limitations/Restrictions:

- All the flashings are not fully visible due to the construction methods and/or being covered by the siding and/or roofing materials. Only visible portions of any flashing could be viewed at the time of inspection.
- If the home has gutters installed, the gutters obstruct or block viewing of the fascia. Because the gutters block a majority of the fascia, this prevents the fascia from being visually inspected. The condition of the fascia is unknown or could not be determined due to the gutters blocking and/or obstructing view of these areas. To fully determine the condition of the fascia, the gutters would need to be removed.

Roof System(s) Findings:

Gutter Finding(s):

The gutters and/or gutter guards are full of debris and need to be cleaned out to allow for proper drainage. Proper corrections are needed to efficiently direct water away from the foundation of the home.



ATTIC INTERIOR SYSTEM

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR ATTIC INTERIOR SYSTEM LIMITATIONS

In accordance with our standards, attics that have less than thirty-six inches of headroom are not inspected, area restricted by ducts are not inspected, or in which the insulation obscures the joists and thereby makes mobility hazardous are not inspected, in which case the attic is inspected to the best of the inspectors ability from the access point. In regard to evaluating the type of insulation in the attic and on the attic floor, we do not sample or test the material for specific identification. Also, insulation is not disturbed or moved which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and/or other components.

Due to pitch and/or height of the outer edges and corners can not be viewed within the attic areas. This areas could not be fully viewed or inspected at the time of inspection and no claims could be made to the conditions and/or structure of these areas. Due to the low pitch, height, or insulation obstructing viewing of the fascia and/or framing. The insulation in the attic obstructs viewing of the ceiling below while covering the framing and any electrical components throughout the attic area. Due to the insulation NOT being moved as this would disrupt the insulation from its original state, the conditions of the framing, ceiling below, electrical components, and any other areas or items that are covered or blocked by the insulation could not be viewed and no claims could be made as to the structure or conditions of the covered areas. If this is a concern it is recommend that an invasive inspection be preformed by a qualified licensed contractor to removed the insulation and evaluate any and all areas of concern before closing of escrow on the home.

Stains that are noted along the bottom of the roof sheathing in areas within the attic can lead to problems if left unattended. Often leak activity will only be able to be determined by multiple inspections, over time, under varying atmospheric conditions. Because of this it is highly recommended that you ask the seller to disclose the history of any and all stains and if repairs have been made to correct them. It is also highly recommended that a qualified licensed contractor further make an invasive inspection to determine if any active leaks are present throughout the attic area due to the required multiple inspections that may be needed over time.

SC STANDARDS OF PRACTICE - The following Standards provide guidelines for the Residential Home Inspector.

LIMITATIONS:

A) 1), 2), 3), 4)

Attic & Insulation Description:

Attic locations

Main Attic above the majority or entire home.

Front porch - This area was not inspected as there is not an access point for the attic in this location, no claims can be made to the condition(s) and structure within this area.

Ventilator Fan Presence:

Not Present.

Whole House Fan(s) Presence:

Not Present.

Unfinished Area Insulation

Type(s):

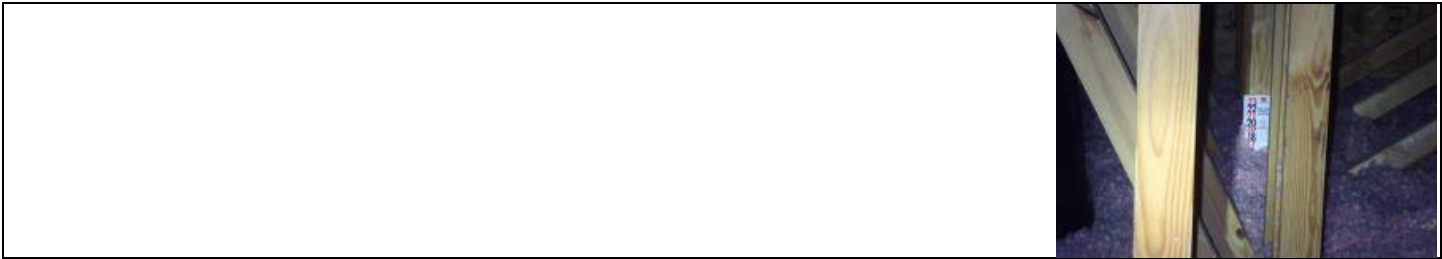
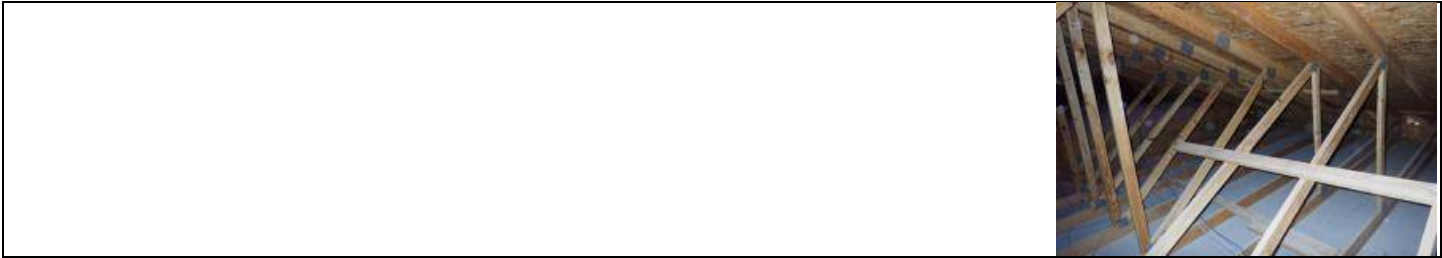
*Blown fiberglass
Fiberglass Batts or Rolled Batts*

Insulation Approximate Depth:

Approximately 15" Unable to determine the density of the insulation at the time of inspection.

Attic Recommendations/Information:

Attic Reference Pictures:



Attic Area Limitations:

Limitations:

- Due to pitch and/or height of the roofing system along with the low pitch, height, and/or insulation obstructing viewing of the fascia and/or framing, the outer edges and/or corners within the attic area(s) can not be fully viewed at the time of the inspection; therefore, no claims could be made as to the conditions and/or structure of these areas at that time.
 - This inspection does not include the presence or absence of animals or other pests. If this is a concern a licensed exterminator should be consulted to further evaluate and inspect for animals, pest, and/or insects before close of escrow.
- The insulation in the attic obstructs viewing of the ceiling below while covering the framing and any electrical components throughout the attic area. Due to the insulation NOT being moved as this would disrupt the insulation from its original state, the conditions of the framing, ceiling below, electrical components, and any other areas or items that are covered or blocked by the insulation could not be viewed and no claims could be made as to the structure or conditions of the covered areas. If this is a concern it is recommend that an invasive inspection be preformed by a qualified licensed contractor to removed the insulation and evaluate any and all areas of concern before closing of escrow on the home.
- **Viewing was limited** ~ Due to framing, truss designs, and/or limited flooring. The inspection of the attic was limited to the floored area only by flash light. The structure condition could not be fully viewed within some areas that were not visible from the floored areas of the attic and the conditions in these areas are unknown. Ask the seller for full disclosure as to any repairs or defects that may have occur past and if corrections have been made to correct them.

ELECTRICAL SYSTEM

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR ELECTRICAL SYSTEM LIMITATIONS

We are not licensed electrical contractors and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed electrical contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because a licensed electrical contractor could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrical contractor. Aluminum wiring requires periodic inspection and maintenance by a licensed electrical contractor. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

SC STANDARDS OF PRACTICE - The following Standards provide guidelines for the Residential Home Inspector.

D) ELECTRICAL

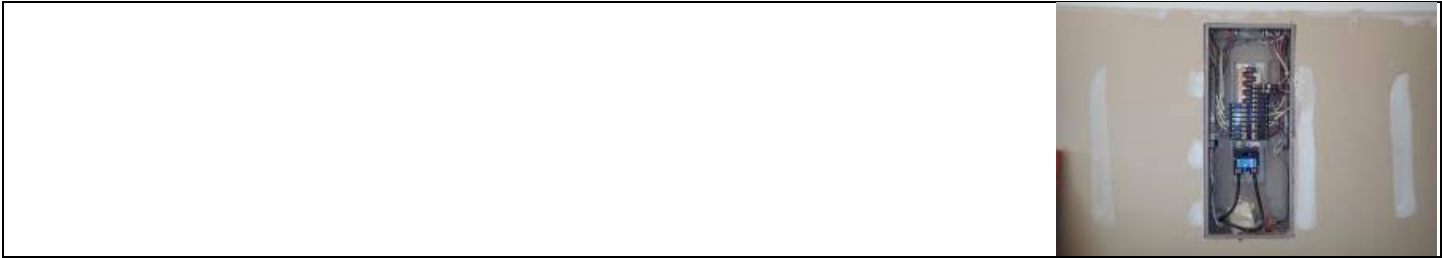
LIMITATIONS:

A) 1), 2), 3), 4), 5), 6), 7), 8)

Service Cables/Conductors, Distribution Panels:

<p><u>Service Type:</u> Service Type: Underground to the main meter.</p>	<p><u>Panel Location(s):</u> The Garage</p>	<p><u>Main Power Panel Size:</u> 200 amp service</p>
<p><u>Service Entry Conductor Type:</u> Aluminum</p>	<p><u>Service Voltage:</u> The incoming electrical service to this structure is 120/240 volts, with circuit breakers.</p>	<p><u>Branching Circuit Wiring Type:</u> Branching Copper Wiring with Aluminum on (220) appliances.</p>
<p><u>Grounding:</u> Present at the time of inspection located: Under the meter at the left side of the home. Typical conditions observed</p>	<p><u>GFCI Receptacle Information:</u> Present at the time of inspection located: (Exterior and Garage) (Kitchen) (Bathrooms)</p>	<p><u>Detector Type(s):</u> Smoke detector(s) Wired Combination Smoke/Carbon Monoxide Detector(s) Wired</p>

Electrical Reference Picture(s):



Electrical System(s) Recommendations/Information:

Recommendations/Information:

- If this home is equipped with an alarm system and/or automatic/motion sensed lighting, testing functionality of the system and components is outside the scope of a normal home inspection and is therefore not tested. No claims can be made as to the condition of the system at that time.
- The AFCI(s) breakers were tested and responded to the test button at the time of inspection. It is recommended that AFCI(s) breakers are tested monthly to ensure that they are responding and or functioning. To test the breakers simply press the yellow or white button at the front of the breaker to ensure that the breaker trips and then reset. If there is any malfunction or no response, contact a licensed electrical contractor for further evaluation and/or repairs. The AFCI(s) breakers are a fire safety device and it is recommended that the AFCI breaker(s) be tested and repaired if they do not respond or a malfunction should occur.
- The GFCI(s) outlet were tested and responded to the test button and or a testing devise at the time of inspection. It is recommended that GFCI(s) outlets are tested monthly to ensure that they are responding and or functioning. To test the breakers simply press the button on the front of the outlets located at "wet location" to ensure that the outlet trips and then resets properly. Check the following locations to test your GFCI outlets: (Exterior and Garage, Kitchen, Bathrooms). If there is any malfunction or no response, have a licensed electrical contractor further evaluation replace and or repair as needed.
- This home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are applied (example: the use of a hair dryer). If during the course of your home ownership you loose power in kitchen, bathroom, garage or outdoor outlets chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI. Your main re-set buttons are located at (Exterior and Garage) (Kitchen) (Bathrooms).
- There are 2 switches noted in the bedroom(s). One is typically wired for a ceiling fan/light and one for the wall outlet. If there is not a ceiling fan installed or a light fixture one switch may not control anything until the fixtures are installed.
- There are upside down outlets that are controlled by a light switch. Normally the top receptacle is connected to the switched and the bottom receptacle is always live. Sometimes this may be reversed around or both receptacles will be switched.

What is an AFCI? (Arc Fault Circuit Breaker Interrupter) is a circuit breaker designed to stop fires by sensing non-functional electrical arcs and disconnect power before the arc starts a fire. The arc fault circuit breakers should distinguish between a working arc that may occur in the brushes of a vacuum sweeper, light switch, or other household devices and a non-working arc that can occur, for instance, in a lamp cord that has a broken conductor in the cord from overuse. Arc faults in a home is one of the leading causes for household fires. The 2008 NEC requires installation of combination-type AFCIs in all 15 and 20 ampere residential circuits with the exception of laundries, kitchens, bathrooms, garages, and unfinished basements. AFCIs are designed to protect against fires caused by electrical arcing faults. This home is equipped with AFCI's.

What is a GFCI outlet?

A GFCI outlet may be wired in a branch circuit, which means other outlets and electrical devices may share the same circuit and breaker (or fuse). When a properly wired GFCI trips, the other devices down the line from it will also lose power. Note that devices on the circuit that come before the GFCI are not protected and are not affected when the GFCI is tripped. If the GFCI outlet is improperly wired, none the other loads, upstream nor downstream are be protected.

If you have an outlet that doesn't work, and the breaker is not tripped, look for a GFCI outlet which may have tripped. The non-working outlet may be down line from a GFCI outlet. Note that the affected outlets may not be located near the GFCI outlet, they may be several rooms away or even on a different floor.

GFCI outlets should be tested periodically, at least once a year. A GFCI outlet has a "Test" and a "Reset" button. Pressing the "Test" button will trip the outlet and break the circuit. Pressing the "Reset" will restore the circuit. If pressing the test button does not work, then replace the GFCI outlet. If the outlet does pop when you press the "Test" button, but the outlet still has power, the outlet is miswired. A miswired outlet is dangerous and it should be

fixed immediately.

Electrical System(s) Limitations:

Limitations:

- Storage items and/or large furniture is not moved to check outlets or switches. If a receptacle is not working check a control switch. It is common for homes to have receptacles installed that are controlled by a control (light) switch. All switches that can be accessed are tested for what they control. Often some switches will be on a 3 or 4 way light switch. It is impossible during the time frame of a home inspection to test all switches in all their possible on/off combinations. Wiring inside walls, conduit, underground, or any concealed areas that cannot be viewed are not inspected at the time of inspection. A visual inspection of exterior exposed portions of wiring, outlets and switches is conducted only there is no way to determine the interior connections as they are not visible.
- Wiring inside walls, conduit, underground, or any concealed areas that cannot be viewed are not inspected at the time of inspection. A visual inspection of exterior exposed portions of wiring, outlets and switches is conducted only.

Electrical System(s) Findings:

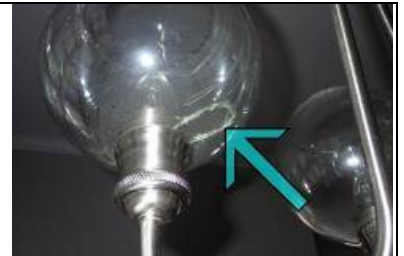
Outlet/Switch/Electrical Findings:

There is one or more ceiling fan(s) that is not balanced and/or moving during normal operation within the home and needs to be properly balanced, adjusted, repair, and/or replaced to prevent possible/further damage.



The glass portion of the light fixture located in the following areas was noted to be cracked/broken at the time of the inspection. Replacement is advised to insure safety and proper operation of the fixture.

- Dining/Breakfast area.



PLUMBING SYSTEM

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR PLUMBING SYSTEM LIMITATIONS

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection unless added by the client. 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, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components. Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. The water main shut off valve, and shut off valves under sinks and behind toilets is not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this shut off valves are not turned, tested, or operated. It is not possible to determine proper venting, sizing, or functional design during a home inspection. When the system cannot be tested under the same load as presented by a family. The inspection does not assure that the plumbing systems of the home will meet the demands of a family.

SC STANDARDS OF PRACTICE - The following Standards provide guidelines for the Residential Home Inspector. LIMITATIONS:

A) 1), 2)

Main/Supply, Waste & Vent:

Water Source:

Public.

Sewage Disposal:

Public.

Plumbing Main water shut off

location:

The garage wall - The main water line was not visible due to finished areas.

Visible Plumbing Material

Type(s):

Water Supply Piping -
PEX (or crosslinked polyethylene)
Waste Lines -
PVC

Plumbing Vent Pipe Material

Type(s):

PVC

Water Heater Location(s):

Garage.

Water Heater(s) Condition

Observed

Please see the findings sections for details.

Faucets

Functional Flow Observed.

Drains

Functional Flow Observed.

Water Pressure

Typical conditions observed at the time of inspection.

Showers and All Fixtures:

Typical conditions observed at the time of inspection.

Wet Bar Presence:

Not present at the time of inspection.

Plumbing System Recommendations/Information:

Water Temperature Information:

Water temperatures above 125° can burn or scald. If temperatures are above 125°, it can easily be adjusted at the thermostat on the front of the water heater.

The water temperature at the time of inspection was noted to be 118°



Plumbing Recommendations/Information:

- All plumbing fixtures throughout the home were tested at the time of inspection, unless the water was off and/or stated below.
- It is not possible to determine proper venting, sizing, or functional design during a home inspection. The system cannot be tested under the same load as presented by a family living within the home. The inspection does not assure that the plumbing systems and/or the water heater(s) of the home will meet the demands of a family when in use.
- The lifespan of a typical water heater is noted to be 10-15 years for an electric water heater and 15-18 years for a gas water heater. The lifespan can depend on several things: the condition of the water; if the water heater is maintained properly; the location of the water heater (crawl space, interior closet, garage, etc.); and several other factors. Due to additional factors, it is impossible to determine the lifespan of the water heater(s) currently installed and/or the additional years left for the water heater. Regular maintenance and/or inspections are recommended by a qualified contractor.
- If there is a fire suppression sprinkler system installed in the residence, testing of that system is beyond the scope of a normal home inspection.

Main Shut-off Reference Pictures:



Water Heater Reference Pictures:



Plumbing System Limitations:

Limitations:

- The water main shut off valve, and shut off valves under sinks and behind toilets is not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this, shut off valves are not turned, tested, or operated.
- The inspection is a visual inspection only; piping within the walls and/or concealed areas are not inspected or viewed at the time of

inspection. The condition of the piping within but not limited to the walls, floors, under insulation, etc and/or concealed areas cannot be determined during the course of the inspection as this is beyond the scope of a normal inspection. IF there are additional concerns that require an invasive inspection, then a licensed plumbing contractor should be consulted to further evaluate your concerns and determine the repairs that are required or deemed necessary.

Plumbing System Findings:

Plumbing Findings:

The gas piping system of this home includes corrugated stainless steel tubing (CSST). This flexible gas line system has specific installation requirements related to electrical bonding, designed to reduce the potential for lightning related electrical arcing that can perforate the tubing and result in gas leaks or fires. During the home inspection, the CSST could not be verified to be integrally bonded or to have a bonding attachment. An electrical contractor should be consulted for a complete evaluation of the CSST installation to ensure the presence of an electrical bonding path.

Water Heater Findings:

The vent collar is loose or missing where the water heater flue enters the ceiling/wall of the garage and needs to be installed properly to serve the purpose in which the collar was intended (maintaining fireproof barrier).



LAUNDRY AREA

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR LAUNDRY AREA LIMITATIONS

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be inspected and or determined if there is any hidden or concealed damage. Drain lines and water supply valves serving washing machines are not operated or tested. Water supply valves may be subject to leaking or damaged if turned. Please see Plumbing and Electrical pages for more details about those types of system components. Flood test are not performed at but not limited to catch pans, drains, washers. Washer and dryers are not tested at the time of inspection as this is beyond the scope of a home inspection.

Laundry Location/Information:

Location(s):

1st Floor Hall Closet.

Laundry Tub/Sink Presence:

Not present at the time of inspection.

Laundry Area Recommendations/Information:

Recommendations/Information:

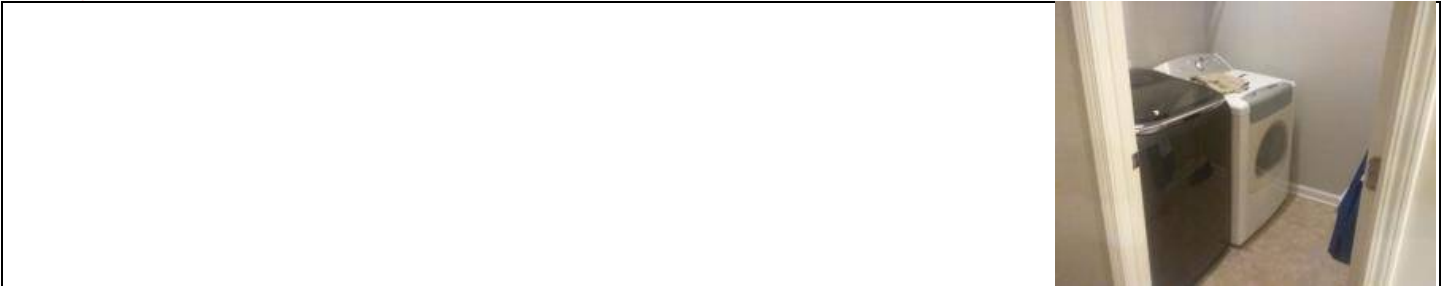
- This home has a condensate drain line that connects to the main waste line for the washing machine in the laundry room. Note: During the summer when the AC unit is operating, you may hear a dripping sound coming from this area. This is typical; the HVAC units condensation drain line is dripping from the attic or upstairs area down to the laundry drain below causing a dripping sound.

Laundry Area Limitations:

Limitations:

- If washer and dryers are installed in the laundry room viewing of the wall and /or inspect the washer and dryer hookups cannot be completed due to the washer and dryer blocking the wall and hookups. No claims can be made regarding the condition of the wall and hookups.

Laundry Room Reference Picture(s);



AIR & HEATING SYSTEM(S)

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR HEATING AND AIR CONDITIONING SYSTEM LIMITATIONS

All heating system concerns listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the HVAC system. The removal of the unit covers provided for service by a qualified service technician is beyond the scope of the home inspection. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. Both heating and cooling systems are visually inspected at the time of the home inspection. The visual inspection is supplement by evaluating the operating function of the system that is seasonally indicated. Unless otherwise noted, the heating system was operated during the inspection. Heating systems are evaluated based on typical HVAC systems design specifications of 65°F interior temperatures on 40°F days. Determining system performance for extreme weather days or consumer demand above 65°F is beyond the scope of the home inspection.

All cooling system concerns listed or identified below were found to be of concern and in need of further evaluation and repair by a Licensed HVAC Contractor to ensure safe, proper, and reliable operation of the HVAC system. The removal of the unit covers to view coils and fans provided for service by a qualified service technician is beyond the scope of the home inspection. If an invasive inspection is desired, a HVAC service company should be consulted prior to closing. To keep your unit operating safely and efficiently, a qualified service technician should check the entire system seasonally. Unless otherwise noted, the air conditioning system was operated during the inspection. The system outputs are evaluated based on typical HVAC systems design specifications of 75°F interior temperatures on 90°F days. Determining system performance for extreme weather days or consumer desire for room temperature below 75°F is beyond the scope of the home inspection. Comfort levels vary from person to person and therefore are not the focus of a home inspection. The homeowner should be asked for disclosure related to the performance, service, and maintenance history of the HVAC systems.

SC STANDARDS OF PRACTICE - The following Standards provide guidelines for the Residential Home Inspector.

G) HEATING LIMITATIONS: A) 1), 2), 3), 4)

H) COOLING LIMITATIONS: A) 1), 2), 3)

A/C Unit Equipment Information:

<u>Power Source:</u> Electric 220 Volt.	<u>Equipment Brand:</u> Carrier Corporation	<u>Approximate BTU/hr. Rating:</u> 2.5 ton - 3.5 ton Unit
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Location(s):
Exterior, Left side of home
Attic

**Air Conditioning Unit(s) Reference
Picture(s):**



Heating Unit(s) Equipment Information:

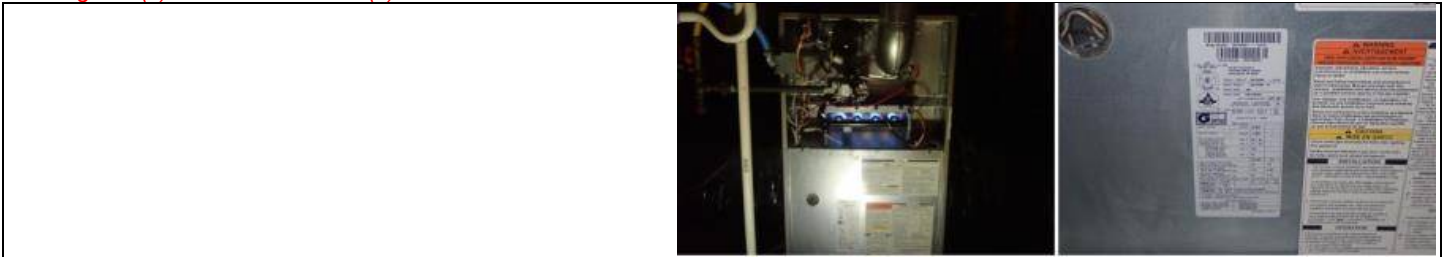
Heating Type(s):
Forced Air Unit(s)

Fuel/Power Source(s):
Natural Gas

Approximate BTU/hr. Rating:
88,000 Btu's

Location(s):
Attic

Heating Unit(s) Reference Picture(s):



Ductwork/Distribution:

Air Conditioning & Heating Unit(s) Temperature/Information:

Main Return and Supply Air Temp:

Primary Unit :
Main Return Air Temperature - 78 Degrees
Main Supply Air Temperature - 60 Degrees

Air Temp Drop Differential:

Primary Unit Differential - The unit is producing an adequate air temperature drop. The temperature differentials when tested should be between 14 and 24 degrees. The differentials at the time of inspection were at 18 degrees, in between the 14 to 24 degrees tested for.

Heat Supply:

Primary Heat - 116 Degrees



Air Conditioning & Heating Unit(s) Recommendations/Information:

Recommendations/Information:

- For optimum performance, it is recommended that the air conditioning system(s) be serviced annually prior to the cooling season to ensure efficiency and the air filter(s) be changed or cleaned every 30 to 45 days to ensure the best performance.
- Air conditioning/Heating systems typically have an expected service life of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years of age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown or failure and may need replacement or repair in the near future. Any service life in excess of 15 years is considered in the realm of good fortune and should be viewed as such. The inspection performed is/are a visual inspection only and the unit(s) is/are by no means disassembled other than the removal of a readily accessible service panels that does not require disassembly provided by the manufacture or installer for routine homeowners maintenance. If the unit(s) are older than 10 years or if the age is unknown, it is highly recommended that the entire unit(s) undergo a complete invasive inspection by a licensed HVAC contractor.

Ask the seller for disclosure on any previously required services and/or repairs that have been previously made to the unit and routine servicing.

- Central air conditioner maintenance and precautions:

- a. Properly balance the system. Consult with a licensed Air Conditioner Contractor.
 - b. Keep compressor clean of shrub and debris in a 6 foot radius.
 - c. Keep compressor unit level.
 - d. Clean the compressor coil each season before using system.
 - e. Replace filter monthly or more often if it becomes dirty.
 - f. Lubricate fan motor with a non-detergent motor oil.
 - g. Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed Air Conditioner Contractor.
 - h. Do not run system if exterior temperature is below 55 degrees.
 - i. Have a licensed Air Conditioner Contractor check the amount of Freon and the possibility of Freon leaks in the system.
 - j. Recommend drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.
 - k. If the house is purchased in the winter or if the inspection of the cooling system was made when the temperature was 60 degrees or less, the seller should guarantee the cooling system is in working order.
- This homes catch pans at the HVAC units has a "float switch" installed. These are designed to automatically shut the unit off if water ever fills the overflow pan. If the unit continues to turn off periodically this may indicate water in the overflow pan and repairs are needed.

Air Conditioning & Heating Unit(s) Limitations:

Air Conditioning & Heating Unit(s) Limitations:

- The interior AC coil(s) are not inspected as they could not be viewed at the time of inspection due to being taped sealed/closed. The fan units operated when testing (if temperature permits), but the interior was not visually observed. No claims could be made to the condition of the interior of the unit as this would require a complete invasive inspection of the unit, which is beyond the scope of a home inspection.
- During this inspection it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.
- The interior heat unit portion of the heating system(s) is difficult to view or access without disassembly, and cannot be adequately checked during a visual inspection as disassembly is required. It is recommended that the unit be serviced yearly to ensure the unit operates and functions efficiently.
- During this inspection it is impossible to determine the condition of the interior of the duct work or vent systems. The interior of the duct work or vent systems may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly. Please also Note: During the home inspection the home is not inspected for mold, mildew, or other organic growth. We are not mold inspectors and are not certified in identifying types of mold within the home. Some types of organic growth are common and/or natural to see within the home however, dirty duct work and high moisture levels around the duct work this may indicate, but does not guarantee, an organic growth problem. Many factors are needed to have an excessive growth within or under a home and/or within duct systems. If mold, mildew, or other organic growth is a concern have a licensed or certified fungus specialist further evaluate to determine if the type of fungus within the duct work is dangerous and determine if removal is needed.
- A visual inspection of the heating and AC unit(s) was conducted only. It is recommended to ask the seller for disclosure on any previously required services and/or repairs that have been previously made to the unit. The heat exchanger portion of a gas fired heater is difficult to view or access without disassembly, and cannot be adequately checked during a visual inspection. It is recommended that the unit be serviced yearly to ensure the unit operates efficiently.

Air Conditioning & Heating Unit(s) Findings:

Primary Unit Findings:

The exterior weather guard was noted to be damaged at the siding along the home where the freon lines enter the wall. It is recommended the rain guard be repaired/replaced to provide an extra protection against moisture intrusion along this area.

Please note: Air conditioning/Heating systems typically have an expected service life of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years of age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown or failure and may need replacement or repair in the near future. Any service life in excess of 15 years is considered in the realm of good fortune and should be viewed as such. The inspection



performed is/are a visual inspection only and the unit(s) is/are by no means disassembled other than the removal of a readily accessible service panels that does not require disassembly provided by the manufacture or installer for routine homeowners maintenance. If the unit(s) are older than 10 years or if the age is unknown, it is highly recommended that the unit(s) be serviced and/or maintained prior to closing and/or on an annual basis. at a minimum, ask the seller for disclosure on any previously required services and/or repairs that have been previously made to the unit and routine servicing.

INTERIOR COMPONENTS

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR INTERIOR COMPONENTS LIMITATIONS

The inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. As these may be caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. Note: All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. It is recommend to carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. During the inspection the test button on the smoke/carbon monoxide detector(s) can only be pressed to test smoke/carbon monoxide detector(s). The simulation of smoke and/or carbon monoxide cannot be preformed at the time of inspection. It is recommended smoke/carbon monoxide detector(s) be replaced after moving in the home and every five years, homes that do not have carbon monoxide detectors already installed have one installed on every floor for safety.

In 2014 Kidde Recalls Smoke and Combination Smoke/CO Alarms Due to Alarm Failure. If Kidde Smoke and Combination Smoke/CO Alarms are installed into the subject home it please visit the following link to determine if the Kidde Smoke and Combination Smoke/CO Alarms within the home are subject to recall.
<http://www.cpsc.gov/en/Recalls/2014/Kidde-Recalls-Smoke-and-Combination-SmokeCO-Alarms/>

SC STANDARDS OF PRACTICE - The following Standards provide guidelines for the Residential Home Inspector.

LIMITATION:

A) 1), 2)

Interior Component(s) Types:

<p><u>Doors</u> <i>Typical conditions observed at the time of inspection.</i></p>	<p><u>Window Observation & Type(s):</u> <i>Operational Vinyl, Single hung, Insulated, Tilt-in's</i></p>	<p><u>Storm Windows and Doors Presence:</u> <i>Storm doors and/or windows were not present.</i></p>
<p><u>Screens Presence:</u> <i>Present at the time of inspection.</i></p>	<p><u>Stairs Presence:</u> <i>Not present at the time of inspection.</i></p>	<p><u>Fireplace Presence:</u> <i>Present at the time of inspection. Typical conditions observed at the time of inspection.</i></p>
<p><u>Ceiling</u> <i>Typical conditions observed at the time of inspection.</i></p>	<p><u>Walls</u> <i>Typical conditions observed at the time of inspection.</i></p>	<p><u>Flooring</u> <i>Typical conditions observed at the time of inspection.</i></p>

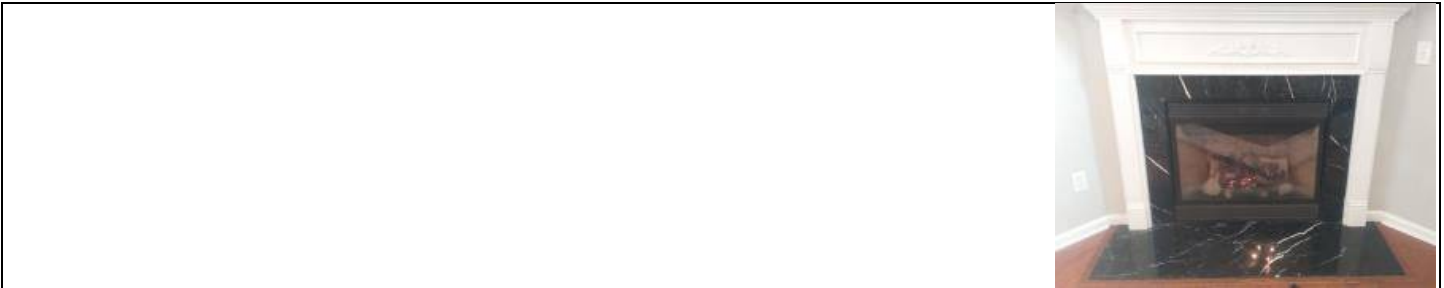
Interior Component(s) Recommendations/Information:

Recommendations/Information:

- Please note if applicable: Gas logs sometimes are known to possibly contain asbestos fibers in them in an attempt to enhance their fire retardant quality. Unable to determine if the gas logs contain asbestos as specialized tests would be required to determine.

- The window/door glass was dirty at the time of inspection; this makes it difficult to determine if any window seals are broken at the time of inspection. Have the seller clean the windows/doors inside and out to verify that the window seals are intact properly.
- Cracking noted at multiple drywall seams along the ceiling(s)/wall(s) throughout the home at the time of the inspection. This is often caused by temperature changes within the materials causing the drywall to expand and/or contract causing separation at the vulnerable area(seams). This is considered an aesthetic/cosmetic finding and should be monitored and repaired accordingly.
- Nail pops and/or some cracking noted in the ceiling and/or walls throughout the home. The nail pop and/or cracking are signs of normal movement and are typically considered cosmetic. Continue to monitor to ensure excessive movement does not occur and/or continue.
- During the inspection smoke detector(s) were identified and the test button on the smoke detector(s)/carbon monoxide detector(s) was pressed and the smoke detector(s) responded. The simulation of smoke and/or carbon monoxide cannot be performed or tested at the time of inspection. It is recommended that smoke detectors/carbon monoxide detectors be replaced after purchasing the home to ensure proper operation and replacement every five years. In homes that do not have carbon monoxide detectors already installed, it is recommended that one be installed on every floor before moving into the home to ensure safety.
- When testing the gas logs no carbon monoxide leaks were detected at the time of inspection.

Interior Reference Pictures:



Interior Limitations:

Limitations

- The interior of the walls are not inspected and cannot be viewed due to interior and exterior coverings. Because of this, it is unable to determine the framing type and/or if there is any hidden and/or concealed damage within the interior of the walls.
- Unable to view the flooring structure in the interior of the home slab (if home is on a slab foundation) and/or interior sub-flooring due to floor coverings installed throughout the home on all levels. If the home is two or more levels, the floor framing could not be determined due to interior floor coverings and the ceiling below being covered by drywall or sheetrock below upper levels. Because of this, no claims could be made to the structure conditions of these areas unless there is visible evidences of possible movement noted outside of these areas.
- Stored items and furniture prevent a full viewing of wall surfaces and floor surfaces. The inspection report applies to viewable surfaces only.
- Stored items and/or rugs prevented a full viewing of the floored areas.
- Stored items in closets prevented a full view of wall and floor conditions in those areas; the conditions in these areas are unknown and may expose damage after items are removed.
- Unable to fully view the walls due to wall coverings, pictures, mirrors, etc throughout the home.

Interior Component(s) Findings:

Entry and Interior Door Findings:

There are door stops missing/damaged behind doors in areas throughout the home; replacement needed to prevent possible damage to the walls behind the doors.

- Pantry
- Main level right side middle bedroom/closet.

The door lock(s)/dead bolts were noted to be loose/damaged to the point in which the lock is not engaging consistently located at the following areas of the home at the time of the inspection. Proper corrections and/or repairs are needed in order for the lock to properly engage.

- Rear entry sliding glass doors.



Window Findings:

The following windows (but not limited to) were found to have broken and/or seized tilt-in reverse levers that need repair/replacement (These are used to keep the window on track when open/closed and also used when the window needs to be tilted in for cleaning). Proper corrections, repair and/or replacement is needed.

- Main level right side middle bedroom/closet
- Living room.

BATHROOMS

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR BATHROOM SYSTEM AND COMPONENT LIMITATIONS

Tub and sink overflows are not tested at the time of inspection due to not being able to determine if the connection is properly installed which could cause damage to the property. Also the shut off valves under sinks are not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this shut off valves are not turned, tested, or operated.

Bathroom Ventilation Type(s):

Bathroom Ventilation Type:

Electric power exhaust vent located in the

All bathrooms.

Bathroom Recommendations/Information:

Bathroom Recommendations/Information:

- All fixtures within the bathroom including the showers and/or tubs walls need to be maintained and/or caulked to prevent moisture penetration and/or possible hidden and/or concealed damages. This is considered typical maintenance and should be inspected and repaired regularly.
- If there are tub/shower surrounds in the home are tile, this will require continually maintenance. The grout sealant is a typical part of home maintenance and should be resealed annually to prevent water penetration and/or possible concealed damage.

Bathroom Findings:

Bathroom Finding(s):

Due to the follow but not limited to the listed items below. Repairs and/or corrections are needed within the **Entry level hallway bathroom**. A qualified licensed contractor should be consulted to further evaluate the bathroom and determine the full extent of the damage and/or if additional repairs are required or deemed necessary, as there may be additional defects that were concealed and/or otherwise unseen at the time of the original inspection.

- There is an active leak at the drain connections under the sink. Proper corrections and/or repairs are needed in order to prevent possible/further damage from moisture intrusion.



KITCHEN - APPLIANCES

IMPORTANT PLEASE READ CAREFULLY TO UNDERSTAND OUR KITCHEN - APPLIANCES LIMITATIONS

The kitchen appliances are tested for basic functionality and cannot evaluate for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items but not limited to are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, non-built in or secured microwave(s), instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items are considered outside the scope of the inspection. Appliances are not moved during the inspection as they may cause damage. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Gas appliance connectors: Some older, flexible gas appliance connectors can leak if disturbed. This can result in hazardous conditions. Because of this gas appliances are NOT Moved to check connections and/or connector(s) or for any reason. Contact the local gas company or certified qualified licensed specialist to have the further evaluated if the appliance(s) especially if the home is equip with older appliances. Please note: If you smell gas: LEAVE THE HOME IMMEDIATELY, DO NOT LIGHT A MATCH, TURN ON or TURN OFF LIGHTS or SWITCH ON ANY ELECTRICAL DEVICE or DIAL A TELEPHONE. AFTER LEAVING THE HOME CONTACT THE LOCAL GAS COMPANY AND/OR FIRE DEPARTMENT.

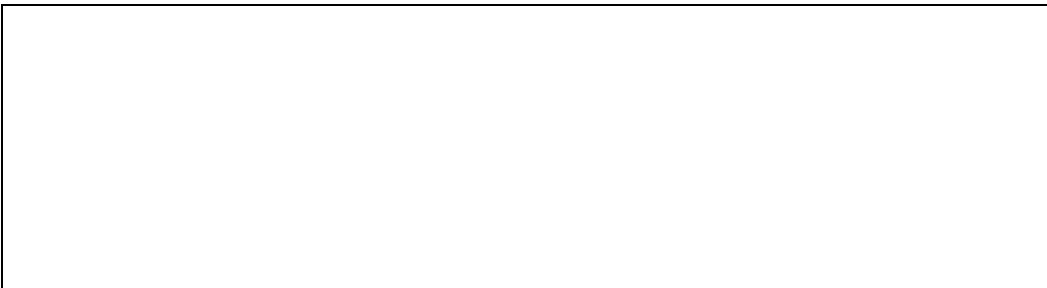
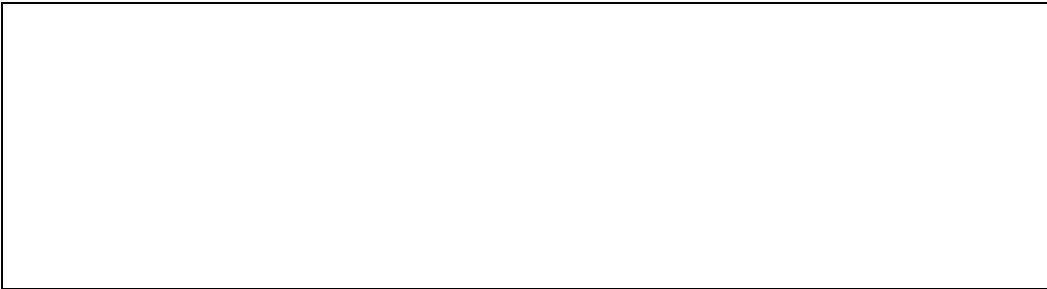
SC STANDARDS OF PRACTICE - The following Standards provide guidelines for the Residential Home Inspector.

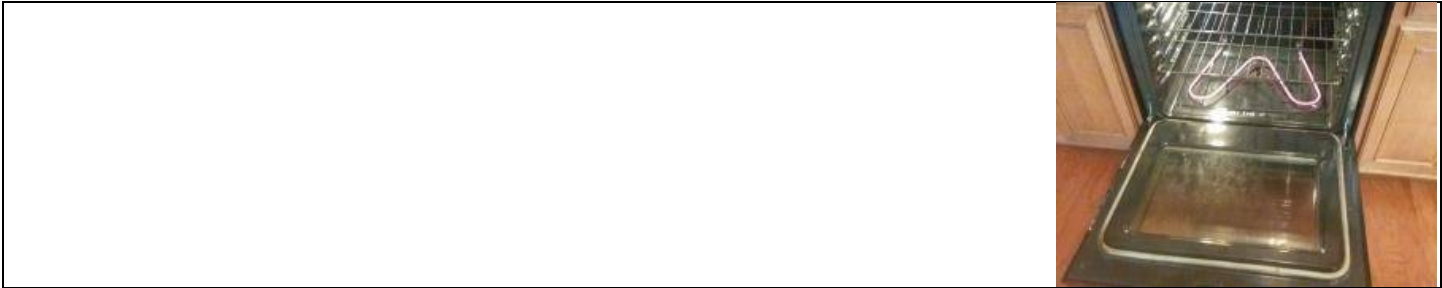
LIMITATIONS:

A) 1), 2), 3)

Kitchen Appliance Recommendations/Information:

Reference Pictures:





Kitchen Cabinetry & Appliance Types:

Stove/Range/Oven Fuel

Source(s):

Electric - tested for basic functionality at the time of inspection.

Cooktop Type Fuel Source(s):

Electric Cook Top - tested for basic functionality at the time of inspection.

Trash Disposal Presence:

Present at the time of inspection - tested for basic functionality at the time of inspection.

Ventilation Presence:

Not Present at the time of inspection.

Dishwasher Presence:

Present at the time of inspection - tested for basic functionality at the time of inspection.

Cabinets

Typical conditions observed at the time of inspection.

Kitchen/Appliance Limitations:

Limitations:

- Refrigerators are not inspected nor are the icemaker lines. If there is a refrigerator installed in the home at the time of inspection, we cannot move the refrigerator to inspect behind it. By moving the refrigerator, it may cause damage to the floor, icemaker line and/or the refrigerator itself. The efficiency or function of self closing drawers is not tested at the time of inspection.