Playing it Safe Home Inspection Report

209 Remington, Columbia, SC

Inspection Date: February 26, 2013

Prepared For: David Shriver

Prepared By: Walter Henegar

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THE HOUSE IN PERSPECTIVE

Here are the conclusions of my inspection. The general scope of our inspection is to identify existing major problems that would affect a typical buying decision. The detail scope of the inspection can be noted on the inspection agreement. We strive to add significantly to your knowledge of the home, within the scope of the inspection. We will not tell you everything about the property, but our report will put you in a much better position to make your decision.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.
- **Major Concern**: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.
- **Safety Issue**: denotes a condition that is unsafe and in need of prompt attention.
- **Repair**: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.
- **Improve**: denotes improvements which are recommended but not required.
- **Monitor**: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.
- **Deferred Cost**: denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

SUMMARY REPORT

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS:

- **Roofing**: shows active leaking and water damage roof sheathing. We recommend replacement of shingles and large areas of roof sheathing sections that are water damage. We recommend consulting with a local roofing contractor for estimates. See photo summary 1-4, 26 & 27.
- **Structure**: Major damage below both bathroom areas. See photo summary 9, 10 & 11. This will require removal of all fixtures and sub-flooring in both bathrooms. The floor joist will need to be removed and beam sections will require replacement. Recommend replacing all materials with Pressure treated lumber. Recommend work to be performed by a licensed, bonded and insured contractor. Some areas show signs of termite tubes present.
- **HVAC system**: unit appears to be over 10 years old and should be further reviewed by an HVAC contractor. Also the ductwork may need to be replaced. With the amount of debris noted in the register and the mold issues, this may be vitally necessary.
- **Standing water**: Crawlspace showed heavy standing water in the back right corner of the crawlspace. Also signs of heavy water stream found from the front wall. See photo summary 12 & 13.

SAFETY ISSUES:

- **Mold**: Serious evidence of mold present in numerous locations. Majority of the floor joist in the crawlspace and inside the bathroom areas have heavy cases of mold present. Recommend testing and proper abatement procedures should be taken. Until testing is preformed we strongly recommend mold safety procedures are taken. Mold abatement estimates are very costly. Also recommend inspecting or replacing HVAC ductwork as well. See photo summary 17 & 18, 21 & 23.
- **Smoke detector**: present but not inspected. Recommend upgrades.
- **GFCI receptacles**: not present. Recommend upgrades. Also homes are installing AFCI receptacle protection in bedrooms.
REPAIR ITEMS

- **Water Heater**: Unit shows signs of rust and leakage. We recommend replacement. Unit was not tested for functioning at the time of inspection. See photo summary 14.
- **Interior ceilings**: several areas of water damage ceilings noted in the home. Both the living room and bathroom areas will require mold testing and abatement prior to further repairs to the home. See photo summary 22, 23 and 25.
- **Exterior wood damage**: majority of all the exterior doors show damage to the wood surfaces. See photo summary 5 through 8. These damage need replacement by a repair contractor.
- **Plumbing drains**: Dissimilar materials noted on several sections of the plumbing sewage pipe. See photo summary 16. This should be reviewed by a license plumber for repairs or replacement.
- **Wood debris**: The crawlspace showed several pieces of wood debris with evidence of insect infestation. This should be removed. See photo summary 19. Some signs noted on the structure under the bathroom areas.
- **Interior wall**: the living room showed water damage from an active roof leak covered over by tarp. Sever damage to the ceiling, wall and floor area. See photo summary 21 through 23. Also note that heavy mold was present at the time of inspection.
- **Interior doors**: numerous doors had damage or skin surface peeling off. See photo summary 32 and 33. Repair/replace as needed.
- **Floor covering**: All interior floor covering is recommended for replacement. Carpets are heavily stained and some areas of the laminate flooring were improperly installed or show mild evidence of water damage. See photo summary 34.
- **Hall tub**: rusted around the drain and on the base of the outside. See photo summary 28 & 29.
- **Fireplace**: The door was removed on the left side and the dampener door was off its hinge. In addition active water was coming inside the chimney at the time of inspection. Recommend flue cap for water penetration issue. See photo summary 30 & 31.
- **Kitchen countertop**: damage noted above the dishwasher. See photo summary 35. Recommend replacement of counter top.
- **Dishwasher**: unit appears to be the original and shows staining inside the base area. Recommend replacement with upgrade.
- **Stove**: not present at the time of inspection.
- **Rangehood**: light cover was damaged, filter heavily greased and unit was very deteriorated in condition.
- **Beam**: the living room beam was pulling away from the ceiling. Most likely this is not a true support beam but should be reviewed by a licensed contractor for repair. See photo summary 24.
- **Dryer exhaust**: Repair exhaust pipe in the crawlspace where it has pulled apart. See photo summary 20.

IMPROVEMENT ITEMS

- The home needs a complete overhaul to the exterior, interior, HVAC system, roof, all appliances.

ITEMS TO MONITOR

- **Veneer cracking**: mild settlement cracks noted on the exterior to the veneer. At this time we do not recommend further review or repair to the foundation.

DEFERRED COST ITEMS:

- Majority of the items listed for repair will bring this home to an excellent state once all the repairs have been performed. We recommend having these repairs inspected by our company once they have been completed.
Please refer to the inspection agreement for a detailed explanation of the scope, limitations and areas of this inspection.

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Please refer to the inspection agreement for a detailed explanation of the scope, limitations and areas of this inspection.

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Photo Summary

17.

18.

19.

20.

21.

22.

23.

24.
Photo Summary

25.

26.

27.

28.

29.

30.

31.

32.
THE SCOPE OF THE INSPECTION

All components designated for inspection in the South Carolina State Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
Structure

DESCRIPTION OF STRUCTURE

Foundation:  ●Brick  ●Poured Concrete
Floor Structure:  ●Wood Joist
Wall Structure:  ●Wood Frame
Ceiling Structure:  ●Joist
Roof Structure:  ●Rafters

STRUCTURE OBSERVATIONS

The construction of the home is average quality. The materials and workmanship, where visible, are average. However the condition is poor at the time of inspection.

General Comments
Major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:  ●Asphalt Shingle
Roof Flashings:  ●Not Visible
Chimneys:  ●Brick
Roof Drainage System:  ●None
Skylights:  ●present (major leaks)
Method of Inspection:  ●Viewed from the ground

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolong rainfall. Many times, this situation is not present during the inspection. The limitations of the inspector will not require him or her to: perform tasks that place his or her person in danger; Inspect or report on accessory items not listed above (I.E. antennas, solar panels, etc.); Estimate the remaining life of roof covering, flashing, caulking materials or other components; handler or disturb materials suspected of containing hazardous materials; describe how the roof was inspected (I.E. from ground, with binoculars, etc.); describe and report areas that could not be inspected (I.E. tops of flat roofs, valleys of compound roof designs, etc.)

ROOFING OBSERVATIONS

General Comments
In all, the roof coverings show evidence of major leaks and damage. This will require a new roof covering and roof replacement in water damage areas.

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

Please refer to the inspection agreement for a detailed explanation of the scope, limitations and areas of this inspection.
LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

DESCRIPTION OF EXTERIOR

Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Wall Covering: • Brick
Eaves, Soffits, And Fascias: • Wood
Exterior Doors: • Wood
Window/Door Frames and Trim: • Concrete
Entry Driveways: • Concrete
Entry Walkways And Patios: • Concrete
Porches, Decks, Steps, Railings: • Concrete • Brick • Wood • Treated Wood
Overhead Garage Door(s): • Steel • Automatic Opener Installed (not tested)
Surface Drainage: • Graded Away From House
Retaining Walls: • None
Fencing: • Chain link / Wood

EXTERIOR OBSERVATIONS

General Comments
The exterior of the home is generally in poor condition. The exterior of the home shows major repairs in several areas.

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please refer to the inspection agreement for a detailed explanation of the scope, limitations and areas of this inspection.

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DESCRIPTION OF ELECTRICAL

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested according the manufactures recommendations. The limitations of the inspector will not require him or her to: Insert any tool, probe or testing device into the main or sub-panels; activate electrical system or branch circuits that are not energized; operate overload protection devices except GFCI breakers; test GFCI breakers that are not connected to a wall outlet; move objects to gain access to electrical outlets or panels; inspect equipment that is not readily accessible, nor dismantle equipment or component; test all switches, receptacles, or fixtures, not to remove switch or receptacle; operate a smoke detector by any means other than supplied by the manufacture.

Size of Electrical Service: 120/240 Volt Main Service - Service Size: 200 Amp
Service Drop: Underground
Service Entrance Conductors: Unknown
Service Equipment & Main Disconnects: Main Service Rating 200 Amps Breakers
Service Grounding: Copper
Service Panel & Overcurrent Protection: Panel Rating: 200 Amp Breakers
Sub-Panel(s): Copper
Distribution Wiring: Non-Metallic Cable "Romex"
Wiring Method: Not tested (no power)
Switches & Receptacles: Not present
Ground Fault Circuit Interrupters: Present (not tested) Recommend upgrades
Smoke Detectors: Present

ELECTRICAL OBSERVATIONS

General Comments
Inspection of the electrical system did not reveal the need for improvement, however no power was turned on at the time of inspection. Inspector did not test circuits for grounding. We do recommend upgrades for GFCI and AFCI circuits. Recommend consulting with an electrician.

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Inspector is not required to:
  - Insert any tool, probe or testing device into the main or sub-panel.
  - Activate electrical system or branch circuits that are not energized
  - Operate overload protection devices except GFCI breakers.
  - Test GFCI breakers that are not connected to a wall outlet.
  - Move objects to gain access to electrical outlets or panels.
  - Inspect equipment that is not readily accessible, nor dismantle equipment or component.
  - Operate a smoke detector by any means other than supplied by the manufacturer.

Please refer to the inspection agreement for a detailed explanation of the scope, limitations and areas of this inspection.
DESCRIPTION OF HEATING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. The inspector does not test safety devices. Note: Asbestos materials have been commonly used in older heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard that is sometimes costly to remedy. The limitations of the inspector will not require him or her to: Operate systems that have been “Shut down” or will not respond to thermostat controls; disassemble equipment by any means other than panels provided by the manufacturer for inspections and or service; report on the efficiency of the system or distribution.

Energy Source: Electric
Heating System Type: Forced Air Furnace
Vents, Flues, Chimneys: Metal-Multi Wall
Heat Distribution Methods: Ductwork

HEATING OBSERVATIONS

Positive Attributes
The heating system was not inspected at the time of inspection. No power at the time of inspection. South Carolina State Standards of Practice does not allow the inspector to test units when the outside temperature is above 85 degrees at the time of inspection.

General Comments
The heating system shows some repairs needed. Also registers show indication of debris in the ducts. Recommend further review by a licensed contractor and a duct cleaning company. With the amount of Mold present throughout the home, mold abatement will be a major factor.

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
• The adequacy of heat supply or distribution balance is not inspected.
• The interior of flues or chimneys which are not readily accessible are not inspected.
• The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
• Solar space heating equipment/systems are not inspected.
• The inspector is not required to:
  • Operate equipment when the exterior temperature is 85 degrees Fahrenheit or above.
  • Activate equipment that has been “shut down” or will not respond to thermostat controls.
  • Disassemble equipment by any means other than panels provided by the manufacturer for inspections and/or service.
  • Report on the efficiency of the system or distribution.
Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

The limitations of the inspector will not require him or her to: Operate systems that have been “Shut down” or will not respond to thermostat controls; disassemble equipment by any means other than panels provided by the manufacturer for inspections and or service; report on the efficiency of the system or distribution.

Each ton of BTU rating can cover 800-1200 square foot. Checking supply and returns air ducts, no apparent or visible signs of blockage of air. The inspection does not cover areas that require the removal of panels that are not provided by the manufacturer for inspections and/or service. Cooling systems are not tested unless the outside temperature is above 65 degrees for the past 24 hours. Running system on the cooling cycle when the inspector arrives can be tested at the time of inspection.

Energy Source: • Electricity  
Central System Type: • Air Cooled Central Air Conditioning

COOLING / HEAT PUMPS OBSERVATIONS

The Cooling system was not inspected at the time of inspection. No power

General Comments
The system shows visible evidence of defects and repairs needed.

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

• Window mounted air conditioning units are not inspected.  
• The cooling supply adequacy or distribution balance is not inspected.  
• Inspector is not required to:
  • Activate systems that have been “shut down” or otherwise deactivated.  
  • Operate cooling equipment when the ambient temperature has been less than 65 degrees Fahrenheit within the previous 24 hours.  
  • Report on the efficiency of the equipment.

DESCRIPTION OF PLUMBING

Water quality or hazardous materials (lead, radon gas) testing is available upon request for addition fees. 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. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve that should be connected to a drain line of proper size terminating just above floor elevation or exterior wall. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surroundings are totally watertight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. The limitations of the inspector will not require him or her to: Operate systems that have been “Shut down” or winterized; Operate pressure relief valves where the inspector feels operation may result in leaking.
DESCRIPTION OF PLUMBING

Water Supply Source: Public Water Supply
Service Pipe to House: Plastic
Main Water Valve Location: Front yard next to meter and in the crawlspace
Interior Supply Piping: Copper
Waste System: Public Sewer System
Drain, Waste, & Vent Piping: Plastic
Water Heater: Electric
Fuel Storage & Distribution: N/A
Approximate Capacity (in gallons): 40 Gals

PLUMBING OBSERVATIONS

General Comments
The piping system within the home shows different types of materials used on the drains. Also with the bathroom fixtures that need to be repair/replaced. Some upgrades may be needed on the plumbing supply lines.

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Inspector is not required to:
  - Operate systems that have been “shut down” or winterized.
  - Operate pressure relief valves where the Inspector feels operation may result in leaking.

DESCRIPTION OF INTERIOR

The condition of walls coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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. 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. The limitations of the inspector will not require him or her to: move furniture or owner’s possessions; light a fire in the fireplace.

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

Wall And Ceiling Materials: Drywall / Paneling
Floor Surfaces: Carpet Vinyl Tile
Window Type(s) & Glazing: Casement Single Hung Single Glazed
Doors: Wood-Hollow Core
INTERIOR OBSERVATIONS

General Condition of Interior Finishes
On the whole, the interior finishes of the home are in poor condition. Many repairs were observed in most areas.

General Condition of Windows and Doors
The majority of the doors need repair/replacement and windows were sealed shut and or not tested. Some have storm windows installed but not all.

General Condition of Floors
The floors coverings need to be replaced throughout the home. Numerous damages noted.

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Inspector is not required to:
  - Move furniture or owner’s possessions.
  - Light a fire in the fireplace.

Kitchen / Appliances

DESCRIPTION OF KITCHEN / APPLIANCES

Inspection of stand-alone freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostats accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. The limitations of the inspector will not require him or her to: calibrate temperatures or determine if the oven-heated temperature corresponds to the control setting, also the efficiency or remaining life of equipment.

Appliances Tested:
- None tested

Laundry Facility:
- 240 Volt Circuit for Dryer
- 120 Volt Circuit for Washer
- Dryer Vented to Building Exterior (however repairs needed to duct in the crawlspace)

Other Components Present /Tested:
- Kitchen Exhaust Hood
- Door Bell (not tested)

KITCHEN / APPLIANCES OBSERVATIONS

General Comments
All appliances were maintained in good condition and quality working order.

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

LIMITATIONS OF KITCHEN / APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Inspector is not required to:
  - Calibrate temperatures or determine if the oven heated temperature corresponds to the control setting.
  - Determine the efficiency of any equipment.
  - Determine the remaining life of any equipment.
Fireplaces / Wood Stoves

DESCRIBIION OF FIREPLACES / WOOD STOVES

Fireplace:
- Present
Fire logs:
- Not present
Dampener Door:
- Present / needs repair
Flue liner:
- Present not completely viewed.

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions
- The interiors of flues or chimneys are not inspected.
- Fireplace screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Basement, Crawlspace, Slab

DESCRIPTION OF BASEMENT, CRAWLSPACE, SLAB

The inspection is limited to the accessible space available to the home inspector. South Carolina Standards of Practice allows the inspector 18 inches of clearance to move through the space. This clearance includes the space taken up by most HVAC ductwork. We will note on our reports if availability or obstacles prevented us from a full inspection. Also the inspection does not cover a termite inspection however if any damage that was visible would be noted on the report as possible insect infestation. Our inspection does not require the removal of insulation in the floor joist areas. Any areas that could be concealed or camouflaged from insulation will not be covered during this inspection. Our inspection is limited to a visual inspection only. The limitations of the inspector will not require him or her to: move stored items or debris; enter areas that may contain hazardous materials; determine the extent of damage caused by insects or water; operate sump pumps.

Visible Framing:
- visible
  Observed Condition noted: Heavy mold noted
Visible Foundation Walls:
- Brick
  Observed Condition noted: adequate condition
Floors:
- Crawlspace
  Type materials used: Dirt
Observed Condition noted:
- Poor condition
Evidence of Water Seepage:
- Heavy
  Sump and Pump present: Not present

BASEMENT, CRAWLSPACE, SLAB OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations
LIMITATIONS OF BASEMENT, CRAWLSPACE, SLAB INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.
- The inspector is not required to:
  - Enter crawl space with headroom less than 18 inches or where adverse conditions exist.
  - Move stored items or debris
  - Enter areas that may contain hazardous materials
  - Determine the extent of damage caused by insects or water.

OPERATION OF SUMP PUMPS

- Sump pumps are used in the crawlspace to ensure drainage and or standing water is removed when necessary.

Gutter and Downspouts

DESCRIPTION OF GUTTER AND DOWNSPOUTS

<table>
<thead>
<tr>
<th>Gutters material:</th>
<th>None present</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downspouts material:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

GUTTER AND DOWNSPOUTS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

LIMITATIONS OF GUTTER AND DOWNSPOUTS INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Placing inspector in danger to view or reach gutters.

Attic

DESCRIPTION OF ATTIC

<table>
<thead>
<tr>
<th>Attic insulation material type:</th>
<th>Fiberglass</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attic depth of insulation value:</td>
<td>6 inches</td>
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<tr>
<td>Attic insulation R-value:</td>
<td>R-19</td>
</tr>
<tr>
<td>Attic access located:</td>
<td>Hallway</td>
</tr>
<tr>
<td>Attic storage:</td>
<td>limited</td>
</tr>
<tr>
<td>Attic light fixture:</td>
<td>Present/ not tested</td>
</tr>
</tbody>
</table>

ATTIC OBSERVATIONS

Insulation was installed throughout the attic area. No major peaks or valleys in the insulation were noted at the time of inspection. Attic has several active leaks that are covered by blue tarp on the roof. See photo summary.

RECOMMENDATIONS / OBSERVATIONS
See summary report for findings, photos and recommendations

LIMITATIONS OF ATTIC INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.