

Inspection # 1243

1/19/2006

<p>Client Name: Ima Homeowner Client Address: 123 Your Street City/State/Zip: Hometown, USA 12345 Client Phone # 1: 888-555-1221 Client Phone # 2: Email@web.com Client Fax #:</p> <p>Property Address: 536 Your New Street City/County/State: Charleston, SC 29000 Subdivision/Lot#: Where You Want To Be Directions To Property</p> <p>Dwelling Type: Single Family Dwelling Style: Two Story Year Built: 2004 Roof Design: Gable Construction Type: Wood Frame Foundation Type: Crawl Space</p> <p>Dwelling Faces: North Local Terrain: Generally Flat Local Foilage: Lightly Wooded Water Concerns: None Reported Soil Conditions: Damp</p>	<p>Inspection Date: 1/16/06 Time Started: 11:00 a.m. Time Completed: 1:00 p.m.</p> <p>Current Temp: 68.1 Current Weather: Overcast Recent Weather: Overcast</p> <p>Listing Agent: Name: Sellers Agent Phone # 1: xxx-xxx-xxxx Phone # 2: yyy-yyy-yyyy Fax #:</p> <p>Selling Agent: Name: Buyers Agent Phone # 1: www-www-wwww Phone # 2: zzz-zzz-zzzz Fax #:</p> <p>Seller Info Name: Home Seller Phone #1: eee-eee-eeee Phone #2:</p>
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<p>Public Utilities: Electric-Water-Phone-Sewer-Cable Private Utilities: Gas- Utilities Turned Off: None Nearest Fire Hydrant: 40 yards Nearest Street Light: 35 yards Present at Inspection: Seller-Selling Agent</p>
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Home Inspector: Robert Gallahorn/Vincent French

Representing: Carolina Inspection Services

Telephone: 843-762-7979

Fee Paid: \$350.00

Overall Evaluation

1/19/2006

Overall Evaluation

The house and grounds generally appeared to be maintained in an above average manner and most problems noted were typical of homes of this approximate age and construction type. The home and all accompanying appliances were approximately two years old or less and in general working order. Most of the problems found could be considered minor or cosmetic in nature. There were some general maintenance items that need attention in the near future as well as some areas that warrant occasional review in the future. Please note that in the general observations, areas that should be brought to a home owners attention are indicated in RED and do not indicate major deficiencies unless otherwise noted.

The inspection was performed of readily accessible areas of the house and is limited to visual observations of apparent condition existing at the time of the inspection only. The presence or absence of pests such as wood damaging organisms, mold or fungi, indoor air quality, rodents or insects is excluded from this inspection. The presence of such pests may be noted for informational purposes only. The CLIENT is urged to contact a reputable and licensed specialist if identification and extermination of the pests is desired.

During inspection of the home it was observed that the breaker for the upstairs water heater would make a buzzing sound during water heater operation. Additionally it was noted that the breaker for the condensing unit appears to be oversized per condensing unit manufacturer's guidelines. It is suggested that a licensed electrician review the breakers and repair/replace as needed.

The Below items indicate either a Health or Safety hazard or a condition beyond normal wear and tear that may be a potential expense that the Homebuyer may be unaware of in considering the purchase of this property. For a complete list of items noted refer to the summary report.

Showers

Rehabilitation of caulking needed. 2x

Electric Meter and Electrode

Ground wire needs to be secured to grounding rod.

Roof Issues

Cosmetic shingle damage noted on front and rear exposure.

Exposed nail heads should be sealed.

Several damaged tabs noted on front exposure by dormers.

Flashing or sealing of fascia to roof interfaces on dormers may be desired.

Service Panel

Breaker for upstairs water heater makes a buzzing sound.

Panel is not labeled or improperly labeled.

Oversized breaker noted for HVAC condenser.

Recommend review and repair as required by licensed electrician.

Main Inspection Report

1/19/2006

Grounds & Landscaping

Ground Clearance appears adequate.
Trees are sufficiently clear of structures.
Shrubbery is sufficiently clear of structures.
Vines are sufficiently clear of structure.
Ground cover is adequate.
Grade is adequate.
Swales appear to be adequate.
Drainage appears adequate.

Retaining Wall # 1 located Front

Brick Retaining wall appears to be acceptable. (Limited to visual inspection)

Driveway # 1 located Front

Concrete Driveway appears acceptable.

Walkway # 1 located Front

Concrete Walkway appears acceptable.

Porch located Front

*Wooden Porch ** REFER TO SUMMARY REPORT ***

Porch located Rear

Wooden Porch appears acceptable.

Deck # 1 located Rear

*Wooden Deck. ** REFER TO SUMMARY REPORT ***

Patio # 1 located Rear

Concrete Patio appears acceptable.

Stairs/Landing # 1 located Front

Wooden Stairs/Landing appear acceptable.

Stairs/Landing # 2 located Rear

Wooden Stairs/Landing appear acceptable.

Chimney # 1 located Center

Masonry Chimney appears acceptable.

Roofing Material for Main House

*Medium pitch roof with Asphalt Shingles. Approx. age is 2 Years. ** REFER TO SUMMARY REPORT ***

Roof Mounted Structures

Chimneys appear acceptable.
Plumbing Vents appear acceptable.
Skylights appear acceptable.
Ridge Vents appear acceptable.

Gutters & Down spouts are Aluminum.

*Gutters and Down spouts ** REFER TO SUMMARY REPORT ***

Exterior Siding Finish is Horizontal Lap/ Cement

Siding appears acceptable.

Exterior Masonry Finish is Brick with Mortar Joints.

Masonry finish appears acceptable.

Exterior Cornice

(Wooden) Fascia appears acceptable.
(Wooden) Frieze appears acceptable.
(Wooden) Eaves appears acceptable.
(Continuous) Eaves vents appear acceptable.
(Wooden) Corner boards appear acceptable.

Exterior Trim

(Wooden) Molding appears acceptable.
(Wooden) Window trim appears acceptable.
(Wooden) Louvered Shutters appear acceptable.
(Wooden) Porch ceiling appears acceptable.
(Wooden) Columns & Posts appear acceptable.
(Wooden) Rail System appears acceptable.

Windows And Screens -- Glazing is Insulated.

*Single Hung Vinyl Window Exteriors ** REFER TO SUMMARY REPORT ***

Front Entry Exterior Door located Front

*Type is Single Hung Wooden Solid Core with Lights door. ** REFER TO SUMMARY REPORT ***

Rear Entry - Family Room Exterior Door located Rear

Garage Man Door Exterior Door located Rear

Type is Single Hung Metal Solid Core With Lights. Door appears Acceptable

Out Buildings Tool Shed

General condition appears acceptable.

Fences and Gates Wooden Fence encloses Back yard

Fences and gates appear acceptable.

Footings (Width/Depth/Thickness/Settlement)

*Footings ** REFER TO SUMMARY REPORT ***

Block Foundation Walls (Exterior Observations)

Foundation wall appears acceptable.

Under Floor Observations

*R-19 Batt Insulation ** REFER TO SUMMARY REPORT ***

3/4 " PEX Water Distribution Piping appears acceptable.

4" Plastic Drainage Piping appears acceptable.

Galvanized gas piping material appears acceptable.

*Metal/Flexible Ducting Material -- ** REFER TO SUMMARY REPORT ***

Penetrations through walls or floors appear to be adequately constructed.

Wiring installation appears acceptable.

First Floor Framing

Floor Joists are 2 X 10 Yellow Pine. Span is 12 Ft. 0 In. Floor Joists appear to be adequate.

Floor Sills are 2 X 10 Yellow Pine with anchor straps. Floor Sills appear to be adequate.

*Sub Flooring material is Plywood. ** REFER TO SUMMARY REPORT ***

Block Piers appear to be adequate.

Crawl Space Floor Type is Dirt.

Access size is 36 in. X 20 in. Access is located Left Side of Home . Access appears to be adequate.

Ventilation appears to be adequate. # of Vents = 12. Size of Vents = 16 in. X 8 in.

*General Conditions of Crawl Space ** REFER TO SUMMARY REPORT ***

There is no Sump Pump installed. There is no evidence of water infiltration.

Garage is 2 Car Detached.

*Floor Type is Concrete. Floor Slopes towards entrance. ** REFER TO SUMMARY REPORT ***

Electrical components provided for garage appear acceptable.

Garage Door

Door Material is Metal(Insulated). Type is Rollup. Vehicle door appears acceptable.

Vehicle door hardware appears acceptable.

Door Opener is Chain Driven (1/2 HP) With Electronic Light safety Switch. Appears acceptable.

Knee Wall Attic Area

Attic Access is Scuttle Hole (Size = Half Doors) Appears acceptable.

*Insulation Material is Fiberglass Batt. Estimated R-Value is R-30. ** REFER TO SUMMARY REPORT ***

Ventilation appears adequate.

Fire stopping appears adequate.

Decking appears to be adequate.

Electrical components in attic appear to be acceptable.

Duct work in attic appears to be acceptable.

*General conditions of attic area. ** REFER TO SUMMARY REPORT ***

Knee Wall Roof Framing

Trusses are 2 X 4 Yellow Pine. 24 on Center. Trusses appear to be adequate.

Main House Attic Area

Attic Access is Scuttle Hole (Size = 22 x 30) Appears acceptable.

Insulation Material is Fiberglass Batt. Estimated R-Value is R-30. Appears acceptable.

Attic Ventilation appears to be sufficient.

Fire stopping appears adequate.

Decking appears to be adequate.

Electrical components in attic appears to be acceptable.

Duct work in attic appears to be adequate.

General conditions appear to be acceptable.

Main House Roof Framing

Trusses are 2 X 4 Yellow Pine. 24 on Center. Trusses appear to be adequate.

Recreation Room

Carpet Floor Covering appears acceptable.

(Dry Wall wall covering) appears to be acceptable.

(Dry Wall ceiling material) appears to be acceptable.

Switched lighting, Controls Overhead lighting, appears acceptable.

Receptacle Outlets Appears acceptable.

Windows Appears acceptable.

Entry Door Appears acceptable.

Closets Appears acceptable.

Air Supply Appears acceptable.

Air Return Appears acceptable.

Foyer

*Hardwood Floor Covering. ** REFER TO SUMMARY REPORT ***

(Dry Wall wall covering) appears to be acceptable.

(Dry Wall ceiling material) appears to be acceptable.

Switched lighting, Controls Overhead lighting, appears acceptable.

Receptacle Outlets Appears acceptable.

Entry Door Appears acceptable.

Closets Appears acceptable.

Air Supply Appears acceptable.

Office

Hardwood Floor Covering appears acceptable.

(Dry Wall wall covering) appears to be acceptable.

(Dry Wall ceiling material) appears to be acceptable.

Switched lighting, Controls Ceiling fan, appears acceptable.

Receptacle Outlets Appears acceptable.

Windows Appears acceptable.

Entry Door Appears acceptable.

Closets Appears acceptable.

Air Supply Appears acceptable.

Family Room

Hardwood Floor Covering appears acceptable.

(Dry Wall wall covering) appears to be acceptable.

(Dry Wall ceiling material) appears to be acceptable.

Switched lighting, Controls Ceiling fan/Overhead lighting, appears acceptable.

Receptacle Outlets Appears acceptable.

Windows Appears acceptable.

Entry Door Appears acceptable.

Air Supply Appears acceptable.

Breakfast Room

Hardwood Floor Covering appears acceptable.

(Dry Wall wall covering) appears to be acceptable.

(Dry Wall ceiling material) appears to be acceptable.

Switched lighting, Controls Overhead lighting, appears acceptable.

Receptacle Outlets Appears acceptable.

Windows Appears acceptable.

Air Supply Appears acceptable.

Dining Room

Hardwood Floor Covering appears acceptable.

(Dry Wall wall covering) appears to be acceptable.

(Dry Wall ceiling material) appears to be acceptable.

Switched lighting, Controls Overhead lighting, appears acceptable.

Receptacle Outlets Appears acceptable.

Windows Appears acceptable.

Entry Door Appears acceptable.

Air Supply Appears acceptable.

Laundry Room

Ceramic Tile Floor Covering appears acceptable.

(Dry Wall wall covering) appears to be acceptable.

(Dry Wall ceiling material) appears to be acceptable.

Switched lighting, Controls Overhead lighting, appears acceptable.

Receptacle Outlets Appears acceptable.

Windows Appears acceptable.

Entry Door Appears acceptable.

Closets Appears acceptable.

Air Supply Appears acceptable.

Main Level Hallway

Hardwood Floor Covering appears acceptable.

(Dry Wall wall covering) appears to be acceptable.

(Dry Wall ceiling material) appears to be acceptable.

Switched lighting, Controls Overhead lighting, appears acceptable.

Receptacle Outlets Appears acceptable.

Closets Appears acceptable.

Air Return Appears acceptable.

Right Bedroom

Carpet Floor Covering appears acceptable.

(Dry Wall wall covering) appears to be acceptable.

(Dry Wall ceiling material) appears to be acceptable.

Switched lighting, Controls Ceiling fan/Overhead lighting, appears acceptable.

Receptacle Outlets Appears acceptable.

Windows Appears acceptable.

Entry Door Appears acceptable.

Closets Appears acceptable.

Air Supply Appears acceptable.

Middle Bedroom

Carpet Floor Covering appears acceptable.

(Dry Wall wall covering) appears to be acceptable.

(Dry Wall ceiling material) appears to be acceptable.

Switched lighting, Controls Ceiling fan/Overhead lighting, appears acceptable.

Receptacle Outlets Appears acceptable.

Windows Appears acceptable.

Entry Door Appears acceptable.

Closets Appears acceptable.

Air Supply Appears acceptable.

Left Bedroom

Carpet Floor Covering appears acceptable.

(Dry Wall wall covering) appears to be acceptable.

(Dry Wall ceiling material) appears to be acceptable.

Switched lighting, Controls Ceiling fan/Wall outlet, appears acceptable.

Receptacle Outlets Appears acceptable.

Windows Appears acceptable.

Entry Door Appears acceptable.

Closets Appears acceptable.

Air Supply Appears acceptable.

Master Bedroom

Hardwood Floor Covering appears acceptable.

(Dry Wall wall covering) appears to be acceptable.
(Dry Wall ceiling material) appears to be acceptable.
Switched lighting, Controls Ceiling fan/Overhead lighting, appears acceptable.
Receptacle Outlets Appears acceptable.
Windows Appears acceptable.
Entry Door Appears acceptable.
Closets Appears acceptable.
Air Supply Appears acceptable.
Air Return Appears acceptable.

Kitchen

Hardwood Floor Covering appears acceptable.
(Dry Wall wall covering) appears to be acceptable.
(Dry Wall ceiling material) appears to be acceptable.
Switched lighting, Controls Overhead lighting, appears acceptable.
Receptacle Outlets Appears acceptable.
Windows Appears acceptable.
Pantry Appears acceptable.
Air Supply Appears acceptable.
Combustion / Ventilation Air Appears acceptable.

Kitchen Cabinets (Doors, Hinges, Shelves, Pulls, Drawers, Drawer Slides)

(Oak) Kitchen cabinets appear to be acceptable.

Kitchen Counter Tops (Wear, Caulking)

*(Marble) Kitchen counter tops ** REFER TO SUMMARY REPORT ***

Kitchen Sinks (Double Sink)(Cast Iron)

Kitchen sink appears acceptable.
Kitchen sink faucets appear acceptable.
Kitchen sink drainage appears acceptable.

Kitchen Appliances

2003 In Sink Erator Disposal appears acceptable.
2004 Jennair Cook top appears acceptable.
2004 Jennair Oven appears acceptable.
2004 Jennair Microwave Oven appears acceptable.
2004 Jennair Range Hood appears acceptable.
*2004 Bosch Dishwasher is deficient. ** REFER TO SUMMARY REPORT ***
2004 GE Refrigerator appears acceptable.

Shared Bathroom

Ceramic Tile Floor Covering appears acceptable.
(Wall Paper wall covering) appears to be acceptable.
(Wall Paper ceiling material) appears to be acceptable.
Switched lighting, Controls Overhead lighting, appears acceptable.
Receptacle Outlets Appears acceptable.
Entry Door Appears acceptable.
Air Supply Appears acceptable.
Combustion / Ventilation Air Appears acceptable.
Toilet appears acceptable.

Lavatory appears acceptable.
Bathroom cabinets appear to be acceptable.
Bathroom counter tops appear to be acceptable.
Standard Style, Acrylic Bathtub appears acceptable.
Bathroom accessories appear acceptable.

Upstairs Left Bathroom

Ceramic Tile Floor Covering appears acceptable.
(Wall Paper wall covering) appears to be acceptable.
(Wall Paper ceiling material) appears to be acceptable.
Switched lighting, Controls Overhead lighting, appears acceptable.
Receptacle Outlets Appears acceptable.
Windows Appears acceptable.
Entry Door Appears acceptable.
Air Supply Appears acceptable.
Combustion / Ventilation Air Appears acceptable.
Toilet appears acceptable.
Lavatory appears acceptable.
Bathroom cabinets appear to be acceptable.
Bathroom counter tops appear to be acceptable.
Standard Style, Acrylic Bathtub appears acceptable.
Factory Pan, Fiberglass Shower stall appears acceptable.
Bathroom accessories appear acceptable.

Guest Bathroom

Ceramic Tile Floor Covering appears acceptable.
(Wall Paper wall covering) appears to be acceptable.
(Wall Paper ceiling material) appears to be acceptable.
Switched lighting, Controls Overhead lighting, appears acceptable.
Receptacle Outlets Appears acceptable.
Entry Door Appears acceptable.
Closets Appears acceptable.
Air Supply Appears acceptable.
Toilet appears acceptable.
Lavatory appears acceptable.
Bathroom cabinets appear to be acceptable.
Bathroom counter tops appear to be acceptable.
Standard Style, Acrylic Bathtub appears acceptable.
Factory Pan, Fiberglass Shower stall appears acceptable.
Bathroom accessories appear acceptable.

Master Bathroom

Ceramic Tile Floor Covering appears acceptable.
(Wall Paper wall covering) appears to be acceptable.
(Dry Wall ceiling material) appears to be acceptable.
Switched lighting, Controls Overhead lighting, appears acceptable.
Receptacle Outlets Appears acceptable.
Windows Appears acceptable.

Entry Door Appears acceptable.
Closets Appears acceptable.
Air Supply Appears acceptable.
Combustion / Ventilation Air Appears acceptable.
Toilet appears acceptable.
Lavatory appears acceptable.
Bathroom cabinets appear to be acceptable.
Bathroom counter tops appear to be acceptable.
Whirlpool Style, Fiberglass Bathtub appears acceptable.
Factory Pan, Acrylic Shower stall appears acceptable.
Bathroom accessories appear acceptable.

Interior Stairs Main Level to Upper Level Stairway.

Tread Depth appears acceptable.
Riser Height appears acceptable.
Hand Rails appear acceptable.
Head Room appears sufficient.
Illumination is acceptable.

Masonry Fireplace located in Family Room.

Lintel appears acceptable.
Damper appears acceptable.
Fire Bricks appear acceptable.
Mortar Joints appear acceptable.
Log Lighter appears acceptable.
Gas Cutoff valve appears acceptable.
Flue appears acceptable.
Hearth appears acceptable.
Mantel appears acceptable.

Electric Water Heater #1 2004 State Located Laundry Room

80 Gallon Capacity. Electric water heater appears to be acceptable.
Access to the water heater is normal.
All associated Plumbing and Piping appear to be acceptable.
Associated Electrical wiring appears to be acceptable.

Electric Water Heater # 2 2004 State Located Knee Wall Attic

40 Gallon Capacity. Electric water heater appears to be acceptable.
Access to the water heater is normal.
All associated Plumbing and Piping appear to be acceptable.
Associated Electrical wiring appears to be acceptable.

Heat Pump #1 2004 Carrier Located Left side of House

Service switch appears to be acceptable.
Filters appear to be acceptable.
Thermostats appear to be functional.
Blower appears to be acceptable
Clearances appears to be acceptable
Overall Operation appears to be within normal limits.

Heat Pump #2 2004 Carrier Located Attic

Service switch appears to be acceptable.

Filters appear to be acceptable.

Thermostats appear to be functional.

Blower appears to be acceptable

Clearances appears to be acceptable

Overall Operation appears to be within normal limits.

Air Conditioning Unit # 1 2004 Carrier 3 Ton Unit. Condensing Unit located Left side of House

*Air conditioning unit ** REFER TO SUMMARY REPORT ***

Air Conditioning Unit # 2 2004 Carrier 2 Ton Unit. Condensing Unit located Left side of House

*Air conditioning unit ** REFER TO SUMMARY REPORT ***

Plumbing Main Service Main Cutoff Valve located Garage

Supply Line is 3/4" PEX Water service line appears acceptable.

Hose Bibb # 1 Located Left Rear

*Angle Valve Hose Bibb ** REFER TO SUMMARY REPORT ***

Hose Bibb # 2 Located Front

Angle Valve Hose Bibb appears acceptable.

Waste Drainage System with 4" Plastic Piping Material.

Waste Drainage piping appears to be acceptable.

Laundry Tubs (Single Sink)(Fiberglass)

Laundry tub appears acceptable.

Laundry tub faucets appear acceptable.

Laundry Tub drainage appears acceptable.

Main Electrical Service 120/240 volt, 200 Amp, 00 Copper Wiring

UNDERGROUND Electrical service appears acceptable.

*Main Service Panel located in Laundry Room 25 Circuits (Breakers) ** REFER TO SUMMARY REPORT ***

*Electric Meter and Iron Electrode ** REFER TO SUMMARY REPORT ***

Electrical Sub Panels

Sub panel #1 located Garage. (2) 120 volt Circuits appears acceptable.

Outdoor lighting Fixtures -- Garage

*Wall Switched Lighting Fixtures ** REFER TO SUMMARY REPORT ***

Outdoor lighting Fixture -- Front Porch

Wall Switched Lighting Fixture appears acceptable.

Outdoor lighting Fixture -- Back Porch

Wall Switched Lighting Fixture appears acceptable.

Outdoor lighting Fixtures -- Rear Floods

Wall Switched Lighting Fixtures appears acceptable.

Outdoor Receptacles Front

GFCI Outdoor Receptacles appears acceptable.

Outdoor Receptacle Rear

GFCI Outdoor Receptacle appears acceptable.

Outdoor Receptacle Front Porch

GFCI Outdoor Receptacle appears acceptable.

Outdoor Receptacle Back Porch

GFCI Outdoor Receptacle appears acceptable.

Inspection Summary Report

1/19/2006

Porch located Front

Minor nail lift noted in floor decking. Nails require re-setting.

Deck # 1

Handrails or guardrails recommended.

Roofing Material for Main House

Cosmetic shingle damage noted on front and rear exposure.

Exposed nail heads should be sealed.

Several damaged tabs noted on front exposure by dormers.

Flashing or sealing of fascia to roof interfaces on dormers may be desired.

Gutters & Down spouts

Minor downspout damage noted on right front corner.

Windows And Screens

Two missing screens noted on left rear.

Exterior Doors -- Front Entry

Door weatherstripping is damaged.

Footings

Footing not visible for inspection.

Under Floor Observations

Void in crawl space insulation in vicinity of kitchen.

Duct insulation seperated at trunk line. Resealing needed.

First Floor Framing

Inspection limited due to installation of insulation.

Crawl Space

Some wood debris from construction noted in crawl space.

Garage

Sealing needed at electric entrance to siding interface.

No attic access provided for garage.

Knee Wall Attic Area

Void in insulation noted in left knee wall attic.

Stored belongings limited inspection of some attic areas.

Limited access to left rear gable.

Limited access to porch on right rear.

Foyer

Gaps in flooring noted at front door.

Kitchen Counter tops

Rehabilitation of caulking needed on Kitchen counter Tops.

Kitchen Appliances

Improper air gap noted on dishwasher drain line.

Air Conditioning Unit # 1

Outside temperature is below 65 degrees F. Condensing can not be tested.

Air Conditioning Unit # 2

Outside temperature is below 65 degrees F. Condensing unit can not be tested.

Hose Bibb # 1

Hose bibb is not properly secured to structure.

Main Electrical Service

Breaker for upstairs water heater makes a buzzing sound.

Panel is not labeled or improperly labeled.

Oversized breaker noted for HVAC condenser.

Recommend review and repair as required by licensed electrician.

Ground connection at grounding rod is loose.

Outdoor lighting Fixtures -- Garage

Light fixture needs additional securing. 2x