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Home Inspection Report

Prepared For:

Jane Doe

Property Address:

123 Example Report Ave.

Myrtle Beach, SC 29579

Inspected on Fri, Mar 4 2016 at 12:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Client's Signature:	
Property Type:	Single Family
Stories:	Two
Approximate Age:	17 Years
Age Based On:	Listing, Sellers Disclosure
Bedrooms/Baths:	3 Bedrooms/ 2 1/2 Baths
Door Faces:	Northwest
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	45 Degrees F
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Not Present

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Not Growing Against Structure, Generally Maintained Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete, Wood Condition: Satisfactory
Patios/Decks:	Concrete, Wood Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Vinyl Siding Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Vinyl Condition: Satisfactory
Balconies:	Not Present
Railings:	Vinyl Condition: Satisfactory



Comment 1:
Warped siding near back kitchen window. Cosmetic issue.



Figure 1-1

(Exterior continued)



Comment 2:

Weather stripping on exterior kitchen window is dried out and cracked. Recommend seeking licensed general contractor to further evaluate and repair.



Figure 2-1



Comment 3:

Outside front porch is cracked under load bearing column and is pulling away from main foundation. Located at farthest right column. Recommend seeking licensed general contractor to further evaluate and repair.



Figure 3-1



Figure 3-2

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars
Roof Design:	Gable
Roof Covering:	3 Tab Shingle
	Condition: Marginal
Ventilation Present:	Ridge Vents
	Condition: Satisfactory
Vent Stacks:	Plastic
	Condition: Satisfactory
Chimney :	Not Present
Sky Lights:	Not Present
Flashings:	Not Inspected
Soffit and Fascia:	Vinyl
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory



Comment 4:

Unable to access flashing on dormers due to vinyl siding covering flashing.

(Roofing continued)


 **Comment 5:**
Roof is in satisfactory condition. Truss system is adequately installed.



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Floating Slab
Foundation Material:	Poured Concrete, Concrete Block
	Condition: Repair or Replace
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Gutter type drain
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory



Comment 6:

Outside front porch is cracked under load bearing column and is pulling away from main foundation. Located at farthest right column. Recommend seeking licensed general contractor to further evaluate and repair.



Figure 6-1



Figure 6-2

(Structure continued)

Attic

Attic Entry:	Garage, Bedroom ceiling
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	PVC
	Condition: Satisfactory
Insulation:	Blown In Fiberglass
	Condition: Satisfactory



Comment 7:
Insulation is adequately installed.



Figure 7-1



Figure 7-2

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Garage
Service Panel Manufacturer:	General Electric
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Stranded Aluminum
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type, Hard Wired Interconnected
	Condition: Satisfactory

HVAC

HVAC System Type:	Central Split System
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(HVAC continued)

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Attic
Type of Equipment:	Heat Pump
	Condition: Satisfactory
Manufacturer:	Carrier, Trane
Heating Fuel:	Electric
	Condition: Satisfactory
Approximate Age:	Trane: 18 Years / Carrier: 3 Years
Filter Type:	Disposable
	Condition: Satisfactory
Output Temperature:	112F
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory



Comment 8:

Air handler model and serial

Numbers. 1-located behind knee wall in office. 2- located in attic

(Heating continued)

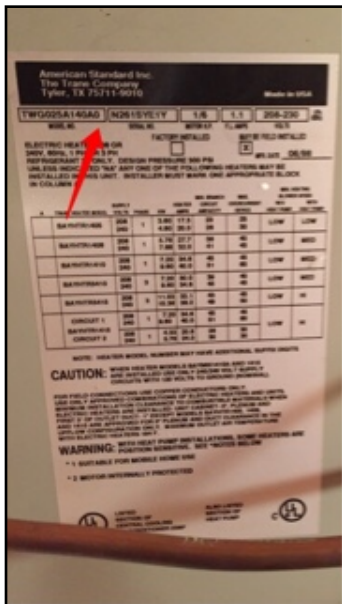


Figure 8-1

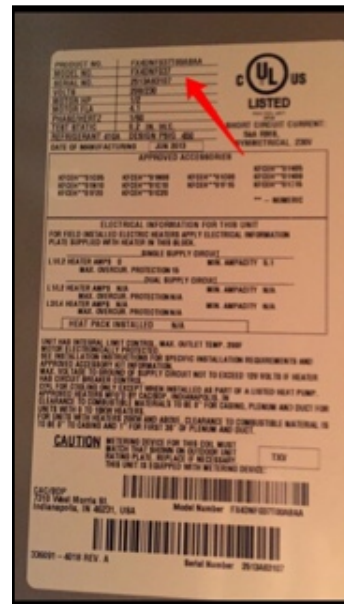


Figure 8-2

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

Split System

Condition: Satisfactory

Condenser Make:

Carrier

Condenser Make #2:

Trane

Condensor Size:

24,000 BTU (2 Tons)

Condensor Size #2:

24,000 BTU (2 Tons)

Condenser Approximate Age:

3 Years Old

Condenser Approximate Age #2:

18 Years Old

Condensate Drainage:

To Exterior

Condition: Satisfactory

AC Supply Air Temp:

(Cooling continued)

AC Return Air Temp:
AC Temperature Drop:



Comment 9:
Unable to adequately test AC temps due to low outside temperature.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Not Inspected
Location of Main Water Shutoff:	In front yard near road
Sewer System:	Public
Waste Pipe Material:	Not Inspected
Sump Pump:	Not Present
Location of Fuel Shutoff:	Not Located



Comment 10:
Portions of the plumbing were not inspected. Not able to access supply and waste piping due to no crawl space.

Water Heater

Manufacturer:	AO Smith
Fuel:	Electric
Capacity:	80 gal
Approximate Age:	Approx 6 Years Old
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Seismic Straps Installed:	Not Present

(Water Heater continued)



Comment 11:
Serial & model number sticker.

Minor corrosion present to intake supply line. Normal for age & location.



Figure 11-1



Figure 11-2

Living Room

Flooring:	Laminate
	Condition: Satisfactory
Ceiling and Walls:	Popcorn ceilings
	Condition: Satisfactory

Kitchen

Cabinets:	Wood, Glass coverings
	Condition: Satisfactory
Countertops:	Granite
	Condition: Satisfactory
Sink:	Double
	Condition: Satisfactory

(Kitchen continued)



Comment 12:

Hot water works satisfactory but is slow to heat up.

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Kenmore Condition: Satisfactory
Range:	Kenmore Condition: Satisfactory
Cooktop:	Not Present
Range Hood:	Unknown Condition: Satisfactory
Refrigerator:	Kenmore Condition: Satisfactory
Dishwasher:	Kenmore Condition: Satisfactory
Microwave:	Not Present
Disposal:	Badger Condition: Satisfactory
Washer:	Not Present
Dryer:	Not Present



Comment 13:

Refrigerator, garbage disposal, dishwasher, and oven model and serial number stickers.

(Appliances continued)



Figure 13-1

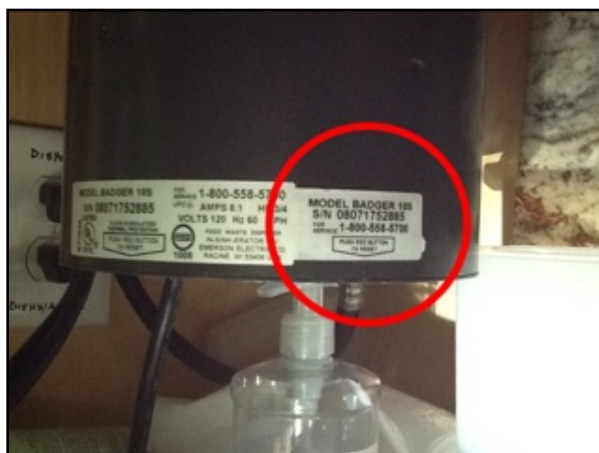


Figure 13-2



Figure 13-3



Figure 13-4

Bathrooms

(Bathrooms continued)

Bathroom #1

Location:	First Floor Hallway
Bath Tub:	Not Present
Shower:	Not Present
Sink(s):	Pedestal
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Not Present
Tub Surround:	Not Present
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

Bathroom #2

Location:	Master Bedroom
Bath Tub:	Recessed
	Condition: Repair or Replace
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass
	Condition: Satisfactory
Tub Surround:	Tile
	Condition: Satisfactory

(Bathroom #2 continued)

Floor:

Tile

Condition: Satisfactory

Ventilation Type:

Ventilator

Condition: Satisfactory

GFCI Protection:

Outlets

Condition: Satisfactory



Comment 14:

Bathtub plug does not seal. Will not retain water in tub. Recommend seeking licensed plumber to further evaluate and repair.



Figure 14-1



Comment 15:

Unable to test jets adequately due to bathtubs inability to hold water in tub. Jets do turn on.

(Bathroom #2 continued)

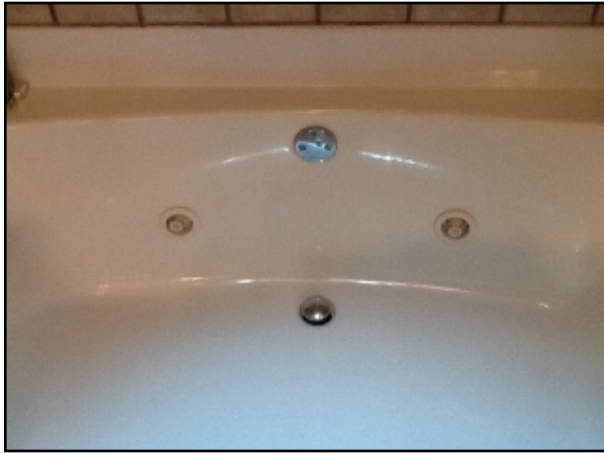


Figure 15-1

Bathroom #3

Location:	Upstairs
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Pedestal
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass
	Condition: Satisfactory
Tub Surround:	Fiberglass
	Condition: Satisfactory
Floor:	Vinyl
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #3 continued)

**Comment 16:**

Dry wall tape is peeling on ceiling above shower. Cosmetic issue.



Figure 16-1

Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Not Present
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	No Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	General Electric Condition: Satisfactory
Dryer:	Roper Condition: Satisfactory

(Laundry continued)

**Comment 17:**

Dryer model and serial numbers. Washer numbers were unavailable



Figure 17-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Wood Laminate Condition: Satisfactory
Walls:	Painted Drywall Condition: Repair or Replace
Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood
Interior Door Materials:	Wood
Fireplace:	Gas Burning Condition: Satisfactory

(Interior continued)



Comment 18:

Gas fireplace controls. Presents remote control, however remote control was not available at time of inspection.



Figure 18-1



Comment 19:

Master bedroom: hole in wall behind door. Wall currently has adequate door stopper preventing additional damage. Recommend seeking a licensed general contractor to further evaluate and repair.



Figure 19-1

(Interior continued)



Comment 20:

Water stain and cracking in upstairs bedroom ceiling . 6% moisture in accordance to moisture meter. Unable to gain access on other side to further assess. Recommend seeking licensed general contractor to further evaluate and repair.



Figure 20-1



Figure 20-2

Stairwell

New Item:

Condition: Repair or Replace



Comment 21:

Upstairs railing moves tremendously when pressure is applied. Presents extreme safety concern. Recommend seeking licensed general contractor for further inspection and repair.

(Stairwell continued)



Figure 21-1

Outdoor Kitchen

New Item:

Grill, Refrigerator , Burners

Condition: Satisfactory



Comment 22:

Electric and gas hook ups under grill. Brand of all outdoor appliances: Lion Premium Grills

(Outdoor Kitchen continued)



Figure 22-1



Figure 22-2

Report Summary

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 real estate agent or an attorney.

Exterior

1) Weather stripping on exterior kitchen window is dried out and cracked. Recommend seeking licensed general contractor to further evaluate and repair.



Figure 2-1

2) Outside front porch is cracked under load bearing column and is pulling away from main foundation. Located at farthest right column. Recommend seeking licensed general contractor to further evaluate and repair.

(Report Summary continued)



Figure 3-1



Figure 3-2

Structure

3) Outside front porch is cracked under load bearing column and is pulling away from main foundation. Located at farthest right column. Recommend seeking licensed general contractor to further evaluate and repair.



Figure 6-1



Figure 6-2

(Report Summary continued)

Bathrooms: Bathroom #2

4) Bathtub plug does not seal. Will not retain water in tub. Recommend seeking licensed plumber to further evaluate and repair.



Figure 14-1

Interior

5) Master bedroom: hole in wall behind door. Wall currently has adequate door stopper preventing additional damage. Recommend seeking a licensed general contractor to further evaluate and repair.



Figure 19-1

(Report Summary continued)

6) Water stain and cracking in upstairs bedroom ceiling . 6% moisture in accordance to moisture meter. Unable to gain access on other side to further assess. Recommend seeking licensed general contractor to further evaluate and repair.



Figure 20-1



Figure 20-2

Interior: Stairwell

7) Upstairs railing moves tremendously when pressure is applied. Presents extreme safety concern. Recommend seeking licensed general contractor for further inspection and repair.

(Report Summary continued)



Figure 21-1