

Property Inspection Service, Inc.

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Adam McClusky, President
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October 1, 2002

CLIENT NAME
STREET (CURRENT ADDRESS)
YOUR CITY

RE: Inspection Address
Hilton Head Island, SC 29928

Dear Client:

At your request, a visual inspection of the above referenced property was conducted on September 30, 2002. This inspection report reflects visual inspection only and the conditions of the property, only at inspection time. Hidden, inaccessible or concealed defects cannot be included in this report.

An earnest effort was made on your behalf to identify visible defects. The following is an opinion report, expressed as a result of the inspection. The following are electrical, mechanical and plumbing items which were not operating or which should be addressed or corrected, roof leaks, and other major deficiencies or safety items requiring immediate attention.

Other information in this report may be of lesser, equal, or more importance to the Customer. Note check mark, when reading the report a check mark OR badge similar to the one above the **SUMMARY** may appear in the right margin of the report. The check OR badge provides an easier way for all parties to evaluate. *Advisory or Monitor* statements may appear in the report and NOT in the **SUMMARY**, recommend you read the **entire report**.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner and has had maintenance. However in accordance additionally the following should be addressed:



SUMMARY ONE

SYSTEM COMPONENTS
GARAGE

OTHER DOORS - MAN DOORS
(INTERIOR GARAGE TO INTERIOR MAIN HOUSE) EXITING MAN DOOR - ONE METAL - HINGED ONE SIDE,
LOCKED, OPENED AND CLOSED - OPERATED AS EXPECTED

(GARAGE INTERIOR TO EXTERIOR)

OBSERVED ONE MAN DOOR EXITING TO, SERVICE YARD - OPERATED AS EXPECTED

OBSERVED ONE MAN DOOR AT FRONT OPERATED AS EXPECTED - NOTED A SMALL STAIN ON THE MASONRY FLOOR BETWEEN THE MAN DOOR AND AUTOMOBILE DOOR. APPEARS MOISTURE HAS ENTERED THIS AREA. INTRUSION APPEARS NOT MAJOR, HOWEVER AS A PRO-ACTIVE ACTION **RECOMMEND ASK A HANDYMAN SERVICE REAPPRAISE THE AREA AND SEAL FOR ANY MOISTURE INTRUSION.**

UNFINISHED AREAS
VENTILATION

OBSERVED FROM INTERIOR ACCESS:

UPON ENTRY TO THE TOP ATTIC AREA INSPECTOR MEASURED RIDGE TEMPERATURE WITH LAZAR - RESULT 126 DEGREES F

FAN NOT OPERATING. FAN LOCATION IS AN AREA LESS THAN THREE FEET AND INSPECTOR COULD NOT ACCESS.

ANALYSIS: NORMALLY ATTIC TEMPERATURES SHOULD BE WITHIN ABOUT 15 DEGREES F OF AMBIENT. REFER TO THE ATTIC BOUCHER ATTACHED TO THE ORIGINAL REPORT ONLY EXPLAINING THE INDUSTRY RECOGNIZED VENTILATION.

RECOMMEND: ASK A HANDYMAN SERVICE PROVIDE REPAIRS - VERIFY BOTH FANS ARE FUNCTIONAL. IN THE FUTURE MONITOR THE ATTIC TEMPERATURE TO VERIFY PROPER VENTILATION HAS BEEN PROVIDED BY DESIGN.

DISCERNIBLE VENTILATION CRAWL SPACE(S)
A GENERAL RULE OF THUMB:

WITH A VAPOR BARRIER, ABOUT 1 SQUARE FOOT OF FREE VENT IS NEEDED FOR EVERY 1,500 SQUARE FEET OF FLOOR AREA

WITHOUT A VAPOR BARRIER, ABOUT 1 SQUARE FOOT OF FREE VENT IS NEEDED FOR EVERY 150 TO 500 SQUARE FEET OF FLOOR AREA.

ACTUAL MEASUREMENTS ARE NOT TAKEN DUE TO THE EXHAUSTIVE TESTING AND CALCULATIONS INVOLVED AND THESE TYPE INSPECTION ARE SPECIFICALLY EXCLUDED BY AGREEMENT FROM THIS GENERAL VISUAL INSPECTION. THE ABOVE INFORMATION IS FOR YOUR GENERAL EDUCATION - REFERENCE ONLY.

NOTED VENTING ON A MINIMUM OF TWO OPPOSITE FOUNDATION WALLS SO IF DESIGNED CORRECTLY A CROSS VENTILATION MAY OCCUR.

OBSERVED FROM INTERIOR ACCESS:

NOTED: @ AIR DUCT SYSTEM IN CRAWL SPACE - CONDENSATION FROM MOISTURE IN THE AIR, INDICATING LACK OF VENTILATION - **RECOMMEND FURTHER EVALUATION BY APPROPRIATE TYPE VENTILATION EXPERT AND / OR HEATING - AIR EXPERT - REAPPRAISE THE DUCT WORK.**

GENERAL INTERIOR
DOORS

REPORT DEFINITIONS:

MARGINAL FUNCTIONAL

TYPE(S)

HOLLOW CORE, WOOD, HINGED ON SIDE, POCKET WALL SLIDER.

OBSERVED:

DOORS DO OPERATE AS EXPECTED

SOME ADJUSTMENT COULD BE MADE TO DOOR FIT @ : LIVING ROOM AND FRONT DOOR - REVIEWED WITH CLIENT AT END OF INSPECTION

RECOMMEND: REPAIR.

FIRE PLACE(S) AND/OR WOODSTOVE
FIREPLACE(S)

FIREPLACE(S)

PRESENT - LOCATED IN, LIVING ROOM, METAL PREFABRICATE WITH MASONRY FIRE BOX, PROPANE FIRE SYSTEM.

OBSERVED:

COMBUSTION AIR SUPPLY: INTERIOR OF HOME, INSPECTOR OPERATED DAMPER CONTROL, NOTED MISSING PROPANE SAFETY CLAMP - RECOMMEND INSTALL A SAFETY CLIP ON THE DAMPER.

THIS IS A SIMPLE CLAMP WHICH BLOCKS THE DAMPER FROM FULL CLOSURE - PERMITTING VENTILATION IF PROPANE SYSTEM FAILS, WHEN NOT IN OPERATION. THE LOCAL PROPANE SUPPLIERS HAVE THESE INEXPENSIVE CLAMP DEVICE(S). **RECOMMEND INSTALL.**

ELECTRICAL
ELECTRICAL

CONDUCTOR(S) MATERIAL TYPE - OBSERVED BEHIND MAIN DISTRIBUTION PANEL(S) COVER(S)

ALUMINUM - STRAND TYPE. OBSERVED ANTI-OXIDANT PASTE APPLIED TO WIRE ENDS.

NOTED: METAL CABINET POSITION - INSERTED IN THE WALL CAVITY - RECESSED BELOW THE FINISH SURFACE..

ANALYSIS: IN WALLS CONSTRUCTED OF WOOD OR OTHER COMBUSTIBLE MATERIAL, CABINETS FOR **SAFETY REASONS** NORMALLY SHALL BE FLUSH WITH THE FINISH SURFACE OR SHALL PROJECT THERE-FROM.

RECOMMENDATION: ASK A LICENSED DRY WALL CONTRACTOR AND /OR CARPENTER AND / OR LICENSED ORIGINAL ELECTRICAL CONTRACTOR TO RECTIFY THE POTENTIAL HAZARD.

OTHER WIRING:

NOTED OUT SIDE @ SIDE WALK LEFT OF AUTOMOBILE DOOR AN EXTENSION CORD APPEARS PERMANENTLY INSTALLED

NOT RECOMMENDED

RECOMMEND: ASK THE OWNER WHAT PURPOSE IS SERVICED BY THIS CORD AND RECTIFY.

CEILING FANS

CEILING FAN(S) OBSERVED EIGHT.

OBSERVED:

OPERATED AS EXPECTED - PERFORMING MAJOR FUNCTION

WHILE IN THE ATTIC - INSPECTOR HEARD A STEADY CLICKING NOISE

ANALYSIS: ONE PADDLE FAN LOCATED ON THE REAR DECK AREA CEILING APPEARS OUT OF BALANCE

RECOMMEND: ASK A HANDYMAN SERVICE BALANCE THE EQUIPMENT - REPAIR - VERIFY IF THE NOISY GOES AWAY IN THE ATTIC AREA.

HEATING / COOLING MEANS

DUCTWORK - INDOOR AIR QUALITY IS NOT PART OF THIS GENERAL HOME INSPECTION COMMON WITH HEAT AND AIR CONDITIONING, INSULATED BOARD AND/OR FLEX PIPE.- TOP UNIT IN THE ATTIC AREA IS DESIGNED WITH A DAMPER SYSTEM - NOT INSPECTED - ASK THE CURRENT OWNER ABOUT THE OPERATION OF THIS SYSTEM.

NOTED AT THE TOP ATTIC AREA EXTERIOR - AIR HANDLER DUCT:

DISCOLORED STAINED AREAS MAY BE CONSIDERED AMPLIFIED MICROBIAL GROWTH - BLACK SPOTS - WHILE IT IS NOT NECESSARILY IN ALL INSTANCES STAINED AREAS MAY BE CONSIDERED TO BE MOLD OR FUNGI.

ANALYSIS: THE PRESENCE OF CERTAIN MOLD AND / OR MOLD SPORES IN A HOUSE SYSTEM OR OR HOUSE IS FREQUENTLY NOTED WHERE FAVORABLE CONDITIONS ARE FOUND, MAY RESULT IN MILD TO SEVERE HEALTH EFFECTS IN HUMANS AND / OR BECOME A RESPIRATORY IRRITANT AND COULD DETERIORATE THE BUILDING MATERIALS. THESE STAINS ARE UNSIGHTLY AND RUINS THE COSMETIC APPEARANCE OF THE COMPONENT. MILDEW HAS BEEN KNOWN TO TRAP AIRBORNE DIRT WHICH MAY AMPLIFY THE STAIN.

RECOMMEND: DETERMINE THE EXTENT "REDFLAG" AND / OR TREAT ID DETERMINED FROM FURTHER RESEARCH BY A CERTIFIED MICROBIAL INVESTIGATOR AND / OR PROFESSIONAL REMEDIAL CONTRACTOR. ASK A PROFESSIONAL DUCT CLEANING COMPANY REAPPRAISE THE EVAPORATOR AND DUCT SYSTEM FOR MICROBIAL ISSUES AND CLEAN / SERVICE / SEAL THE SYSTEM AS PROFESSIONALLY ADVISED.

NOTED IN THE CRAWL SPACE - WATER DRIPPING (ACTIVE) FROM THE AIR DUCT SYSTEM (CONCENTRATION AT THE KITCHEN / FAMILY / BREAKFAST ROOM AREA) - POOLING WATER ON TOP OF THE VAPOR BARRIER

RECOMMEND: ASK THE ORIGINAL HVAC DESIGNER / INSTALLER TO REAPPRAISE THE SYSTEM AND RECTIFY.

EQUIPMENT

MANUFACTURES NAME PLATE - CENTRAL UNIT - LOCATED AT TOP ATTIC - CARRIER, MODEL # FB4ANF030, SERIAL # 4996A16841.

OBSERVED:

DOWN STREAM PANEL NOTED, APPEARS EQUIPMENT IS ORIGINAL TO HOUSE CONSTRUCTION, INSPECTOR DID NOT PERFORM FUNCTIONAL TEST DUE TO OUTSIDE TEMPERATURE - HEAT PUMP(S) NEED NOT BE OPERATED IN THE HEAT MODE, IF THE OUTSIDE TEMPERATURE HAS BEEN ABOVE 75 DEGREES

FAHRENHEIT THE PAST 24 HOURS OR IF THE WEATHER CONDITIONS PROHIBIT, AIR HANDLER(S) MOUNTED OVER PAN, PAN PIPED OUT, SPECIFIC PIPE TERMINATION NOT DETERMINED - CONCEALED - **PAN HAS WATER IN IT, INDICATION OF PRIMARY DRAIN PLUGGED**, AIR HANDLER PIPED OUT, SPECIFIC PIPE TERMINATION NOT DETERMINED - CONCEALED

AIR FILTER LOCATED AT, FURNACE, AIR FILTER WASHABLE TYPE

COMPATIBILITY WITH COMPANION UNIT, YES

ANALYSIS: WATER IN THE SECONDARY PAN SHOULD NOT BE SEEN

RECOMMEND: ASK A HVAC CONTRACTOR (ORIGINAL INSTALLER IF POSSIBLE) SERVICE UNIT. MONITOR AND AS NORMAL MAINTAIN IN THE FUTURE.

EQUIPMENT

OBSERVED:
OPERATED:

MEASURED IN - DEGREES FAHRENHEIT 78.1

MEASURED OUT - DEGREES FAHRENHEIT 65.1

FOR A DIFFERENTIAL OF 13.0 DEGREES FAHRENHEIT, WHICH IS MARGINAL - **RECOMMEND CORRECTION - TUNE UP AND / OR CLEANING EXCHANGERS AND / OR DUCT CORRECTION**

NOT SURE BELIEVE THIS UNIT SERVICES THE TOP ATTIC AIR HANDLER.

Each of these items may likely require further evaluation and/or repair by licensed tradespeople. The following pages cover in greater detail the items which are a part of this inspection. Other defects, deficiencies and repair recommendations may also be noted in the following report and should receive eventual attention. Take time to review limitations contained in the pre- inspection agreement. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

If suspect "REDFLAG" identifiers have been seen, other recommended action is to further evaluate by testing. Molds and/or fungi have been found to effect the structure of a home and more important have been known to cause serious health situation(s) for people. To identify types of molds and/or fungi, **if present**, a "Level One Mold Assessors" non viable collection is recommended, **for each suspect site "REDFLAG" noted in the report.** A "Level One Assessors" respective site mold collection test should be completed and reported before any core sampling or remedial work is conducted.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, **please call us.**

We would be grateful if you share the satisfaction of our service, referrals are the best form of genuine advertisement.

YOUR HILTON HEAD ISLAND CERTIFIED HOME INSPECTOR

Property Inspection Service, Inc.



Adam McClusky
President

Member: HHIAHI, Associate member HH Area Association of Realtors, NAHI
Certified By: Home Inspection Institute of America, Inc. certification # 981226.1

enclosure: DETAIL REPORT

cc: