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GENERAL INFORMATION

This section provides general information which must be read and considered in order to understand the report. The report format incorporates the information provided in each section. The information explains the limits of a visual inspection. It explains the limits created by the houses themselves.

There is no such thing as a perfect house. All houses have things that are in some stage of disrepair or failure. There are houses that meet the needs and desires of people who choose to live in them. To some a house may be considered their "perfect" home.

No two houses are alike, even though they may look alike. They were put together by different people, on different days, under differing weather conditions, using different materials and are located on different pieces of land. Existing houses have been subjected to different degrees of wear and tear and maintenance.

There can be no single form which will adequately report what is observed in every house. The variables are too many. This report has been designed to be flexible. In some areas the inspector will check items, in other areas the inspector will write in comments.

The format is computerized.

DEFINITIONS: Some words that will be used must be explained. They are explained in this section.

NO ACCESS: This is an entire concept and indicates the inspector was not able to enter into a space or area and therefor was not able to inspect or report on any conditions therein. If the CUSTOMER wishes to know about conditions in the area of no access, then access should be arranged. To create access may involve cutting holes in walls, floor, ceilings or foundations or it may just involve moving something which blocks an opening. Inspectors do not move stored items, as to do so could damage something or injure the inspector. Sometimes an inspector will not find a hidden opening. Often times, when a buyer moves into a home a previously hidden access will be readily accessible, because something has been removed. In such a case, the inspector would have reported no access.

AGE: indicates a general indication of the age of a component, usually in relationship to its life expectancy. It is not possible for an inspector to know the actual age of a component. Sometimes a manufacture date can be obtained from a tag, but that does not say how long the component stayed in the box before it was used.

LOCATION: indicates the general whereabouts where the item was observed. The item may exist in other locations, but not be observed during the inspection. This often happens, especially with some smaller items.

NONE NOTED: indicates the item was not observed during the inspection. The item may exist and not be found. The item may not exist. The item may be hidden from view, often times coming into view when contents of the house are moved. Typically, "None Noted" is used after looking for something and not finding it.

NOTED: indicates "something" was observed.

LIMITS OF VISUAL INSPECTION: Simply put, the inspector will look, feel, smell listen and sense things in and around the home. The inspection will be a visual inspection. Home Inspectors do not perform invasive procedures. Home Inspectors can not see inside of walls or through or past things which block the view. Home Inspectors do not have super human powers. Their inspections is limited to viewing those things that are in view. They can not be expected to see or report on things which are not readily visible.

ESTABLISHED STANDARDS OF PRACTICE

The Home Inspection profession is still young, growing profession with several different groups establishing Standards of Practice. Some of these groups are: American Society of Home Inspectors, Inc. (ASHI), the oldest group; National Association of Home Inspectors, Inc. (NAHI); Society of Professional Real Estate Inspectors (SPREI).

STANDARD OF CARE

The Standard of Care for the Home Inspection Profession is provided to establish a standard by which Home Inspectors should operate their business and by which they may be measured.

ACKNOWLEDGMENT

Acknowledgment is given to Home Inspection Institute of America, Inc., American Society of Home Inspectors, Inc., the National Association of Home Inspectors, Inc. the North Carolina Home Inspector Licensure Board, the Oregon Construction Contractors Board, the Society of Professional Real Estate Inspectors, the South Carolina Residential Builders Commission and other home inspector groups and organizations for their precursors to the standard of care. The Standard of Care for the HOME Inspection Profession is provided in the public domain and, provided it is copied and used in its full context, may be copied and used by people without concern of copyright violation.

Copies are available from the home Inspection Institute of America, Inc., 314 Main Street, P.O. Box 4174, Yalesville, CT 06492 phone: 203-284-2311, fax 203-284-0288, email: homeinspi@worldnet.att.net, web site: or the "COMPANY".

REPORT

INSPECTION REPORT

COMPANY: **Property Inspection Service, Inc.** web page www.hhipropertyinspector.com
P. O. Box 23581 e-mail adam@hhipropertyinspector.com
Hilton Head Island, SC 29925 ph/fax (843) 681-8047

A visual inspection in compliance with "South Carolina Residential Builders Commission" standards, the building and immediately surrounding grounds has been conducted, in accordance with the terms of the Pre-Inspection Agreement which was executed prior to the inspection and which is a part of this report. The general Information and Standards of Practice must ALL be read to fully understand the report. The Standard of Care for the HOME Inspection Profession is provided in the public domain and, provided it is copied and used in its full context, may be copied and used by people without concern of copyright violation. Copies are available from the HOME Inspection Institute of America, Inc., P.O. Box 4174, Yalesville, CT 06492, Phone 203-284-2311, fax 203-284-0288, e-mail: homeinspi@worldnet.att.net (web site: www.inspecthomes.com) OR COMPANY.

Once the CUSTOMER has read this report, if there are any questions, **The CUSTOMER should call the company and discuss the questions and concerns.** This will allow the company to clarify any questions or concerns of the customer.

Be advised the inspector does not inspect for lead based paint or asbestos material. Only an expert can provide a true condition report. The inspector is not an expert.

In accordance with the terms of the Pre-Inspection Agreement, this report was prepared for the sole, confidential and exclusive use and possession of CUSTOMER. However, other reports, for other "CUSTOMER" may have been provided, at other periods of time.

STANDARD OF CARE

The Standard of Care for the Home Inspection Profession is provided to establish a standard by which Home Inspectors should operate their business and by which they may be measured annually for certification. *South Carolina Residential Builder Commission* provides a minimum *Standard of Practice* which all home inspection businesses in the state must comply.

ACKNOWLEDGEMENT

Acknowledgement is given to Home Inspection Institute of America, Inc., American Society of Home Inspectors, Inc., the National Association of Home Inspectors, Inc. the North Carolina Home Inspector Licensure Board, the Oregon Construction Contractors Board, the Society of Professional Real Estate Inspectors, the South Carolina Residential Builders Commission and other home inspector groups and organizations for their precursor to the standard of care.

REPORT DEFINITIONS:

NOTE: ALL DEFINITIONS LISTED REFER TO THE PROPERTY OR ITEM LISTED AS OBSERVED AT THE TIME OF INSPECTION.

FUNCTIONAL = ITEM OBSERVED FUNCTIONING WITH NO OBVIOUS SIGNS OF DEFECT, PERFORMING MAJOR INTENDED PURPOSE
MARGINAL FUNCTIONAL = ITEM OBSERVED IS NOT FULLY *FUNCTIONAL* AND REQUIRES REPAIR OR CORRECTION
NOT FUNCTIONAL = ITEM NEEDS IMMEDIATE REPAIR OR REPLACEMENT. IT IS UNABLE TO PERFORM MAJOR INTENDED PURPOSE
NOTED = INDICATES "SOMETHING" WAS OBSERVED
NONE NOTED = INDICATES "SOMETHING" WAS NOT OBSERVED DUE TO SAFETY ISSUES, LACK OF WATER AVAILABILITY, OR DISCONNECTED ENERGY SOURCE(S), LOCKED DOORS, AND / OR OTHER INACCESSIBILITY OR CONCEALMENT. SOMETHING MAY EXIST, NOT INSPECTED.

REFER TO SPECIAL NOTICES OR BADGES PLACED ON RIGHT MARGIN OF RESPECTIVE AREAS REPORTED. THESE NOTICES OR BADGES HELP YOU WITH UNDERSTANDING THE REPORT. REFER TO "REPORT DEFINITIONS" AS REQUIRED.

PEST CONTROL NOTICE: PEST INSPECTION IS NOT PART OF THIS INSPECTION. THE INSPECTOR DID NOT INSPECT FOR INFESTATION(S).

Analysis: **A TERMITE OR WOOD BORING INFESTATION REPORT IS EXCLUDED FROM THIS REPORT PER CONTRACT.** Wood boring insects tend to favor conditions in which untreated wood is in soil contact or close proximity to the soil along with a source of moisture. Be advised that chemical treatment and carpentry repairs can quickly represent major expenses and that inspection by a pest control company or exploratory demolition to determine the true extent of needed repair may reveal areas of decay not documented in this report. The true extent of decay is undetermined due to obstruction, wall coverings etc.

Recommendation: Owner is obliged to have a licensed pest inspection company complete a South Carolina wood infestation report - CL100. If any chemical treatment or repairs are needed, the facts should be determined prior to commitment.

INVOICE - YOUR REPORT MAY HAVE BEEN E-MAILED IF REQUESTED - THE ORIGINAL INVOICE, DEPOSITED IN U. S. MAIL

THANKING YOU IN ADVANCE

PLEASE REMIT SERVICE RENDERED - DUE, \$200.00.

VISUAL INSPECTION

JOB #

REFER TO THE BOTTOM LEFT CORNER OF THIS REPORT FOR THE REPORT NUMBER.

INSPECTOR:

ADAM MCCLUSKY, PRESIDENT

SOUTH CAROLINA LICENSE # 627

HOME INSPECTION INSTITUTE OF AMERICA, INC. CERTIFICATION # 981226.1.

CLIENT: CURRENT MAILING ADDRESS; CITY/STATE/ZIP

BUYER NAME.

PHONE NUMBERS:

000-000-1111 WORK PHONE.

ATTENDING INSPECTION

INSPECTOR

and

TRAINEE.

YEAR BUILT - AS REPORTED

YEAR BUILT AS REPORTED BY REAL ESTATE AGENT.

INSPECTION DATE:

10/02/2002.

INSPECTION ADDRESS

& STREET - PURCHASE OFFER.

BUILDING TYPE:

MULTI COMPLEX, VILLA.

GENERAL REMARKS:

GENERALLY THE INSPECTOR'S HOME INSPECTION PROCEDURE PROCESSES THE EXTERIOR PROPERTY MOVING IN A COUNTER CLOCKWISE MANNER:

STARTING AT THE PLUMBING, GENERAL INTERIOR, KITCHEN APPLIANCES, SAFETY DEVICES, FIRE PLACES, ELECTRICAL, HEATING / COOLING. ALTERNATIVE INSPECTIONS OR MORE SPECIFIC DATA COLLECTION(S) MAYBE RECOMMENDED FROM TIME TO TIME WITH RESPECT TO OBSERVED "REDFLAG" ISSUES. OBSERVED AND / OR SENSORY EVIDENCE MAY TRIGGER AN INSPECTORS GENERAL DEFECT LISTING AND THE INSPECTOR MAY RECOMMEND OTHER DISCLOSER WITH REGARD TO ISSUE(S) NOTED. RESPECTIVE AGREEMENT ADDENDUMS MAYBE REQUIRED.

FURTHER EVALUATION(S) MAYBE RECOMMENDED TO MORE KNOWLEDGEABLE PROFESSIONAL(S) AND/OR THEIR EQUIPMENT CAPABILITIES WHICH PROVIDE REQUISITE SKILLS AND/OR CERTIFICATIONS TO PROVIDE CAPABILITIES ABOVE THE GENERAL INSPECTORS. NOTICE: IF AN ALTERATION IS IDENTIFIED OR NOTED, YOU MAY CONSIDER CHECKING WITH THE BUILDING DEPARTMENT FOR PERMIT INFORMATION AND

ADDENDUM(S)

FURTHER TESTING AND/ OR EVALUATION ORDERED BY CUSTOMER

RADON

NOT TESTED.

ASBESTOS

NOT TESTED.

WATER COLLECTION TEST

NOT TESTED.

SPORE COLLECTION TEST "LEVEL ONE ASSESSOR"

NOT TESTED

ADVISORY:

AS ACKNOWLEDGED BY AGREEMENT PEST INSPECTION IS NOT PART OF THIS INSPECTION.

WOOD DECAY AND ITS CONTROL HAVE BEEN AN IMPORTANT PART OF PEST CONTROL IN SOME AREAS OF THE UNITED STATES. SINCE THE INSPECTOR IS NOT TRAINED IN PEST CONTROL AND DOES NOT TAKE INVASIVE PROBE MOISTURE TESTS, THE CLIENT NEEDS TO TAKE NOTICE OF THE CO 100 - INFESTATION INSPECTION REPORT OF THE HOME.

WOOD DECAY ORGANISMS AND WOOD DECAY IN STRUCTURES SHOULD BE INCLUDED IN THE CO 100 INSPECTION. THE GENERAL INSPECTOR AND/OR HOME INSPECTION COMPANY DOES NOT HAVE AN EXPERT TO IDENTIFY ORGANISMS. ONLY A TRAINED EXPERT OR LABORATORY CAN PROVIDE THE TRUE PRESENTS.

ANALYSIS: RELY OF THE CO 100 FOR WOOD DECAY ORGANISMS IDENTIFICATION AND ANY EXPLANATION(S) IF REQUIRED

RECOMMENDATION: A PEST CONTROL OPERATOR (PCO) UNDERSTANDS ANY OF THE ASSOCIATED PROBLEMS AND KNOWS HOW TO DEAL THEM - ANY CONCERN REGARDING PEST CONTROL CONTACT A SOUTH CAROLINA LICENSED PCO.

IT SHOULD BE KEPT IN MIND THAT INDOOR AIR QUALITY (IOQ) PROBLEMS USUALLY HAVE ADDITIONAL CAUSES. THE LABORATORY REPORT, IF ORDERED SHOULD BE USED CAREFULLY, ASSESS LIKELY CAUSES OF BUILDING RELATED HEALTH OR COMFORT COMPLAINTS AND DEVELOP A COMPREHENSIVE STRATEGY.

THE STRATEGY SHOULD BE HIERARCHICAL. EVIDENCE, IF OBSERVED MAY ASSIST. INSPECTION SHOULD INVOLVE A VISUAL INSPECTION OF ALL BUILDING SPECIFICATIONS,

ADVISORY: INTERPRETATION OF THE LABORATORY RESULTS IS CONFOUNDING BY THE LACK OF UNIVERSALLY ACCEPTED LIMITS OR GUIDELINES. NO PERMISSIBLE EXPOSURE LIMITS (PELs) HAVE BEEN PROMULGATED BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), ALTHOUGH A PERFORMANCE-BASED STANDARD HAS BEEN PROPOSED. NO RECOMMENDED EXPOSURE LIMITS (RELs) HAVE BEEN PUBLISHED BY THE NATIONAL INSTITUTE FOR OCCUPATIONAL SAFETY AND HEALTH (NIOSH). NOR HAVE ANY THRESHOLD LIMITS VALUES (TLVs) BEEN ESTABLISHED BY THE AMERICAN CONFERENCE OF GOVERNMENTAL INDUSTRIAL HYGIENIST (ACGIH).

THE CLIENT IS ENCOURAGED TO MAINTAIN AN ACTIVE REVIEW AND CONSULT WITH THE AGENCIES OR PROFESSIONAL QUALIFIED IN MOLD REMEDIATION ISSUES.

AIR QUALITY IS NOT PART OF THIS INSPECTION - IF YOU HAVE ANY CONCERN REFER TO <http://www.epa.gov/iaq/pubs/hpguide.html> OR SECURE PROFESSIONAL GUIDANCE FOR DIRECTION

REMARKS ACCORDING TO FLORIDA SOLAR ENERGY CENTER (FSEC) - 1-321-638-1004 - RECENT STUDY CONDUCTED - APRIL 2002 *INDOOR ENVIRONMENT BUSINESS* - VOL.11, NO 11 ; 1-866-INDOOR-1:

LEAKY AIR HANDLERS AND COMMON DUCT - "THE LARGEST SOURCE OF WASTED ENERGY IN CENTRAL FLORIDA HOMES ALSO IS A SUBSTANTIAL SOURCE OF INDOOR AIR POLLUTION..... "

AIR HANDLER LOCATION : ACCORDING TO FSEC "THE AVERAGE INSTALLED AIR HANDLER CABINET ALLOWS 6% OF THE SYSTEMS

AIRFLOW TO LEAK IN FROM THE GARAGE OR ATTIC" AIR HANDLER COULD DRAW IN CAR EXHAUST FUMES OR TOXINS FROM CHEMICALS STORED NEAR IT.

INSPECTION CONDITIONS

CONDITIONS / STATUS / ENVIRONMENTAL

RECENT WEATHER CONDITIONS AFFECTING THE INSPECTION

LAST RAIN EVENT 10-1-02.

WEATHER CONDITION(S) AT START OF INSPECTION

CLEAR AND SUNNY.

APPROXIMATE OUTSIDE TEMPERATURE DURING THE INSPECTION

START: DEGREES FAHRENHEIT 91.8
HUMIDITY - RELATIVE % 56.0

STOP: DEGREES FAHRENHEIT 89.6
HUMIDITY - RELATIVE % 61.1.

APPROXIMATE INSPECTION START AND STOP TIMES

START TIME 12:08 PM

STOP TIME 1:16 PM.

PROPERTY OCCUPIED ?

NO.

SERVICES

WATER, YES, ELECTRIC, YES.

SYSTEM COMPONENTS

WATER SERVICE

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

VEHICLE PROPERTY ENTRY - PARKING

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

GENERAL GROUNDS

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

BURIED TANKS, ABOVE GROUND STORAGE TANKS ie: Any type tanks, not excluding propane tanks are not part of this inspection. Tank (propane) distribution system(s) are not part of this inspection. The inspector did not inspect propane tank(s) and/or distribution system(s) related to propane. Recommend an experts report as true conduction prior to commitment.

CONTAINERS - TANKS

BURIED

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

ABOVE GROUND

NOT APPLICABLE TO THIS REPORT - CONDO.

FENCE(S)

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

WALKWAY(S)

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

PATIO(S)

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

RETAINING WALL(S):

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

ADVISORY: REGARDING SEA WALL(S) - ONLY AN EXPERT MARINE ENGINEER CAN PROVIDE A REPORT AS TO THE TRUE CONDITION OF A SEA WALL ON THE PROPERTY. SEA WALLS ON THE PROPERTY ARE NOT INCLUDED IN THIS HOME INSPECTION.

CARPORT

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

GARAGE

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

OPTIONAL SYSTEM(S)

IRRIGATION SYSTEMS

NOT APPLICABLE TO THIS REPORT - VILLA/CONDO.

This inspection report, by contract does not consider swimming pool(s), hot tub(s) and/or of similar type equipment inspections and/or the related supply equipment system(s). ie: pool heater(s), pump(s), filter(s), pipe - distribution systems. The **inspector did not inspect** swimming pool(s), hot tub(s) and/or of similar type equipment not excluding the related supply system(s). **Recommend a licensed contractor inspection service** examine the true condition of any swimming pool(s), hot tub(s) and/or of similar type equipment and/or the related supply systems before commitment.

House vacuum system(s) are **not part of this inspection**. The inspector **did not inspect** the vacuum system(s). A report to the true vacuum system condition can only be done by an expert central vacuum system contractor.

EXTERIOR

EXTERIOR

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

Areas hidden AND / OR concealed from view can not be judged and are not a part of this inspection.

Refer to "GENERAL INTERIOR" section of this report for window functional test data.

HOUSE PORCH(S) AND / OR DECK(S) IF PRESENT AND ACCESSIBLE

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

ROOF

ROOFING

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

FOG (BROKEN SEAL) ADVISORY: DOOR WINDOWS, WINDOWS, SKYLIGHTS and ROOF WINDOWS:

Random examination and predominate types will be reported. Cracked glass will be reported as broken glass, because a crack in glass is a break.

Insulated (multiple panes) glazing, seal failure may or may not be obvious to the inspector. It is often not noted because of dirty glass and/or applied film and/or coverings and/or weather conditions. If noted it will be reported.

Seal failure is more a cosmetic concern to most people.

SKYLIGHTS - ROOF WINDOWS - ATRIUM TYPE ENCLOSURES

NOT APPLICABLE TO THIS REPORT - VILLA / CONDO.

CHIMNEY(S)

CHIMNEY(S)

NOT APPLICABLE TO THIS REPORT - VILLA/CONDO.

ROOF DRAINAGE

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

UNFINISHED AREAS

CRAWL SPACES

NOT APPLICABLE TO THIS REPORT - VILLA/CONDO.

DEFINITIONS: FOOTINGS ARE THE BASES ON WHICH THE FOUNDATION RESTS. FOOTINGS SUPPORT AND DISTRIBUTE THE WEIGHT OF THE STRUCTURE TO THE SOIL. USUALLY FOOTINGS ARE BELOW THE GRADE LINE AND NOT VISIBLE.

THE FOUNDATION IS THE PART OF THE STRUCTURE THAT SUPPORTS IT, TRANSMITS THE WEIGHT OF THE STRUCTURE FROM ABOVE-GRADE WALLS TO THE FOOTINGS AND RESPECTIVELY PROTECTS THE STRUCTURE FROM THE EFFECTS OF SOIL PRESSURE UPON IT.

NOT APPLICABLE TO THIS REPORT - VILLA / CONDO.

FLOOR ABOVE CRAWL SPACE

NOT APPLICABLE TO THIS REPORT - VILLA/CONDO.

ATTIC(S)

NOT APPLICABLE TO THIS REPORT - VILLA / CONDO.

GENERAL STRUCTURE

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

VENTILATION

NOT APPLICABLE TO THIS REPORT - VILLA/CONDO.

PLUMBING

Water service entrance to property is described, if observed and noted, in the general grounds section of this report - refer to "GENERAL GROUNDS".

Hose bibs are described, if observed and noted, in the general grounds section of this report - refer to "GENERAL GROUNDS".

Irrigation is **not part of this inspection**. The inspector **did not inspect** the irrigation system. A report as to true irrigation system condition can only be done by an expert irrigation contractor.

Water treatment system(s) are **not part of this inspection**. The inspector **did not inspect** any water treatment system(s). A report as to true water treatment system condition can only be done by an expert water treatment contractor.

Water well(s) are **not part of this inspection**. The inspector **did not inspect** any well(s) or well systems related. A report as to true well condition can only be done by an expert well inspector.

Septic system(s) are **not part of this inspection**. The inspector **did not inspect** any septic system or related distribution system(s). The inspector did not inspect any septic system(s). A report as to true septic condition can only be done by an expert septic inspector.

Sprinkler system(s) are **not part of this inspection**. The inspector **did not inspect** any sprinkler system(s) or related distribution system(s) or controls. A report as to true condition can only be done by an expert sprinkler system inspector.

RECOMMEND: *ASK THE SELLER FOR A TRUE CONDITION REPORT(S); AS THEY RESPECTIVELY APPLY TO ANY CONCERNED COMPONENT SYSTEM EXCLUDED FROM THIS REPORT.*

REFER TO **SAFETY DEVICES - COMMON** SECTION OF THIS REPORT FOR GROUND FAULT OVER PROTECTION FUNCTION - ONLY PRESENTS NOTED IN THIS SECTION

REFER TO **SYSTEM COMPONENTS** SECTION OF THIS REPORT FOR MAIN WATER SERVICE ACCESSIBLE, WATER SERVICE INSPECTION

REFER TO **UNFINISHED AREAS** (ATTIC(S)) SECTION OF THIS REPORT FOR IF OBSERVED VENT PIPES AND **ROOF** SECTION OF THIS REPORT FOR DISCERNABLE VENT PIPES

REFER TO **UNFINISHED AREAS** (FOUNDATION / WALLS / COLUMNS) FOR POSSIBLE OBSERVATION OF CLEAN OUT(S).

REFER TO **EXTERIOR** SECTION OF THIS REPORT FOR MORE DETAIL REGARDING IF OBSERVED HOSE BIBBS

EXTERIOR SHOWER

REPORT DEFINITIONS:

NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

KITCHEN SINK

REPORT DEFINITIONS:

FUNCTIONAL.

SINK OBSERVER:

ONE, DOUBLE SIDED STAINLESS STEEL SINK, HOLDS WATER, WITH FUNCTIONAL DRAIN STOPPER, HOSE SPRAYER, ATTACHED TO SINK - MOUNTED SIDE OF FAUCET, FAUCET NOTED, FUNCTIONING AS EXPECTED - NO ACTIVE LEAK(S) OBSERVED, MEASURED THE RUNNING HOT WATER TEMPERATURE AFTER ABOUT THREE MINUTES - RESULTED - DEGREES FAHRENHEIT 121.2.

SAFETY DEVICE(S) (GFCI DEVICE)

OUTLET(S) AT SINK AREA WERE TESTED USING A GFCI TEST EQUIPMENT, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) WAS, NOT DETECTED - SUGGEST UPGRADE FOR YOUR SAFETY.



SUPPLY LINE PIPE(S) OBSERVED:

COPPER PIPE(S) - NO ACTIVE LEAK(S) OBSERVED, EXITING WALL.

WASTE PIPES OBSERVED:

PLASTIC EXITING WALL CONNECTED TO PLASTIC U TRAP CONNECTED TO SINK DRAIN - NO ACTIVE LEAK(S) OBSERVED.

WET BAR

REPORT DEFINITIONS:

NONE NOTED.

TOTAL BATHROOM(S) COUNT

QUANTITY

TWO.

POWDER ROOM

REPORT DEFINITIONS:

NONE NOTED.

MASTER BATHROOM

REPORT DEFINITIONS:

MARGINAL FUNCTIONAL.



NOTED:

FULL.

LOCATION

MASTER SUITE - LEFT REAR.

FLOOR COVERING(S)

CERAMIC TILE AND WALL TO WALL CARPETING, APPEARS PERFORMING MAJOR FUNCTION.

CEILING

TEXTURED FINISH - PERFORMING MAJOR FUNCTION, APPEARS PERFORMING MAJOR FUNCTION.

EXHAUST - VENTILATION

FORCED AIR - ELECTRIC FAN, VENTED OUT, OPERATED AS EXPECTED - PERFORMING MAJOR FUNCTION

VERY NOISY - MOUNTING MAY HAVE WORKED LOOSE - IF YOU HAVE A CONCERN ASK THAT IT BE EVALUATED AND REPAIRED.



MIRROR

SECURE TO THE TOUCH, APPEARS PERFORMING MAJOR FUNCTION.


SINK(S)

ONE NOTED, SINK TYPE, VANITY - CULTURED MARBLE TYPE, SINK HOLDS WATER, SINK PERFORMING MAJOR FUNCTION.

OBSERVED AT SINK(S):

FAUCET MEASURED THE RUNNING HOT WATER TEMPERATURE AFTER ABOUT THREE MINUTES - RESULTED - DEGREES FAHRENHEIT 141.2, **RECOMMEND TEMPERATURES OVER 140 DEGREES FAHRENHEIT REQUIRES REDUCING - POTENTIAL SCALDING - SAFETY HAZARD - RECOMMEND REPAIR**


OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION.



SAFETY DEVICE(S) (GFCI DEVICE)

OUTLET(S) AT SINK AREA WERE TESTED USING A GFCI TEST EQUIPMENT, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) WAS, DETECTED IN THE DISTRIBUTION HOUSE WIRE (REMOTE)

THE ELECTRICAL OUTLET IS LOOSE / UNDETERMINED IF THE OUTLET BOX IS NOT SECURE OR THE OUTLET IS LOOSE IN THE BOX - **RECOMMEND REPAIR.**



CABINET(S)

OPERATED DOORS AND DRAWERS - PERFORMED MAJOR FUNCTION - NO MAJOR DEFECTS NOTED.

BELOW CABINET(S) TOP OBSERVED:

CONNECTED PIPES.


SUPPLY LINE PIPE(S) OBSERVED:

COPPER PIPE(S) - NO ACTIVE LEAK(S) OBSERVED.

WASTE PIPE

PLASTIC AT WALL EXIT WITH METAL U TRAP CONNECTED TO SINK - NO ACTIVE LEAK(S) OBSERVED. METAL TRAPS HAVE A PROPENSITY TO CORRODE AND DISINTEGRATE RECOMMEND MAINTAIN IN THE FUTURE.

CURRENTLY FEEL WET TO THE TOUCH - RECOMMEND REPAIR.




TOILET

FLUSHED, ONE, AND FOUND FIRMLY FASTENED, NO ACTIVE LEAKS NOTED, SUPPLY LINE NOTED: COPPER TYPE CONNECTED TO WATER CLOSET ASSEMBLY, OPERATE AS EXPECTED - NO LEAKS OBSERVED

NOTED DARK STAIN AT THE CAULKING LINE (FLOOR) INDICATION OF POSSIBLE SEAL LEAKING

RECOMMEND REPAIR.



BIDET

NONE OBSERVE OR NONE NOTED.

TUB - TUB TYPE

TUB, BUILT IN, HOLDS WATER SURROUNDED BY, CERAMIC TYPE TILE, SECURELY FASTENED.

FAUCET OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION, SPOUT DIVERTER VALVE FOR SHOWER PIPE, OPERATED AS EXPECTED.

WHIRLPOOL TYPE TUB

NONE NOTED OR NONE OBSERVED.

SHOWER

INTEGRAL WITH TUB, OPERATE AS EXPECTED - NO LEAKS OBSERVED.

BATHROOM

REPORT DEFINITIONS:

MARGINAL FUNCTIONAL.



NOTED:

FULL.

LOCATION

HALL - LEFT.

FLOOR COVERING(S)

CERAMIC TILE, MINOR DEFECTS OBSERVED - SMALL HAIRLINE CRACKS TYPICAL FOR AGE, APPEARS PERFORMING MAJOR FUNCTION.

CEILING

TEXTURED FINISH - PERFORMING MAJOR FUNCTION, APPEARS PERFORMING MAJOR FUNCTION.

EXHAUST - VENTILATION

FORCED AIR - ELECTRIC FAN, VENTED OUT, OPERATED AS EXPECTED - PERFORMING MAJOR FUNCTION

NOTED LIGHT OUT - USUALLY A BULB - UNDETERMINED.



MIRROR

SECURE TO THE TOUCH, APPEARS PERFORMING MAJOR FUNCTION.

SINK(S)

ONE NOTED, SINK TYPE, VANITY - CULTURED MARBLE TYPE, SINK HOLDS WATER, SINK PERFORMING MAJOR FUNCTION.

NOTED DEFECTIVE STOPPER ROD - STOPPER DOES NOT OPERATE AS EXPECTED

RECOMMEND : REPAIR.



OBSERVED AT SINK(S):

FAUCET MEASURED THE RUNNING HOT WATER TEMPERATURE AFTER ABOUT THREE MINUTES - RESULTED - DEGREES FAHRENHEIT 137.9
OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION.

SAFETY DEVICE(S) (GFCI DEVICE)

OUTLET(S) AT SINK AREA WERE TESTED USING A GFCI TEST EQUIPMENT, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) WAS, DETECTED IN
THE DISTRIBUTION HOUSE WIRE (REMOTE)

CABINET(S)

OPERATED DOORS AND DRAWERS - PERFORMED MAJOR FUNCTION - NO MAJOR DEFECTS NOTED.

BELOW CABINET(S) TOP OBSERVED:

CONNECTED PIPES.

SUPPLY LINE PIPE(S) OBSERVED:

COPPER PIPE(S) - NO ACTIVE LEAK(S) OBSERVED.

WASTE PIPE

PLASTIC AT WALL EXIT WITH METAL U TRAP CONNECTED TO SINK - NO ACTIVE LEAK(S) OBSERVED. METAL TRAPS HAVE A PROPENSITY TO CORRODE AND DISINTEGRATE RECOMMEND MAINTAIN IN THE FUTURE.



WET TO THE TOUCH - RECOMMEND REPAIR.

TOILET

FLUSHED, ONE, AND FOUND FIRMLY FASTENED, NO ACTIVE LEAKS NOTED, SUPPLY LINE NOTED: COPPER TYPE CONNECTED TO WATER CLOSET ASSEMBLY, OPERATE AS EXPECTED - NO LEAKS OBSERVED.

BIDET

NONE OBSERVE OR NONE NOTED.

TUB - TUB TYPE

TUB, BUILT IN, HOLDS WATER, SURROUNDED BY, CERAMIC TYPE TILE, SECURELY FASTENED



NOTED SOME DARK STAINING IN ONE CORNER - WHERE THE CERAMIC TILE AND THE TUB BODY MEETS - THIS SPOT IS NOT LARGE AND IF CLEANED PROPERLY COULD RESOLVE AND SURFACE FUNGI. RECOMMEND MONITOR AND MAINTAIN IN THE FUTURE. IF THE SPOT CONTINUES AND REPEATS RECOMMEND FURTHER EVALUATION AND INVASIVE INSPECT THE AREA FOR MOISTURE INTRUSION AND POSSIBLE GROWTH IN THE WALL CAVITY, CURRENTLY CONCEALED.

FAUCET OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION



SPOUT DIVERTER VALVE FOR SHOWER PIPE, OPERATED AS EXPECTED

DEFECTIVE STOPPER OR STOPPER CONTROL ROD - RECOMMEND REPAIR.

WHIRLPOOL TYPE TUB

NONE NOTED OR NONE OBSERVED.

SHOWER

INTEGRAL WITH TUB, OPERATE AS EXPECTED - NO LEAKS OBSERVED.

TUB

REPORT DEFINITIONS:

NONE NOTED.

VENTILATION - BATHROOM(S)

FORCED AIR EXHAUST INSTALLED CEILING FAN(S) OBSERVED:

EXHAUST FANS PIPED OUT.

FUNCTIONAL FLOW TEST

FUNCTIONAL FLOW TEST - MASTER BATHROOM

WITH MULTIPLE FIXTURES RUNNING COLD WATER, FLUSHED TOILET(S) TO OVER STRESS FLOW, INSPECTOR OBSERVED: ACCEPTABLE DECREASE IN FLOW.

DOMESTIC WATER HEATER(S)

QUANTITY

ONE.

LOCATED

CLOSET - LAUNDRY ROOM AREA.

HOT WATER TANK(S)

ENERGY SOURCE, ELECTRIC - NOTED PALMETTO ELECTRIC ENERGY SAVER CONNECTED.

BRAND

UNKNOWN - ALL LABELS ARE MISSING.

MODEL #

UNKNOWN.

RATED CAPACITY

RATED CAPACITY PER LABEL ?? GALLONS (US) WHEN NEW, WHICH IS GENERALLY AMPLE FOR ABOUT ? PEOPLE, DEPENDING ON USAGE.

ESTIMATED ABOUT FORTY GALLON WHEN NEW.

OBSERVATION NEAR DOMESTIC WATER HEATERS AND TANK(S) AND/OR DISTRIBUTION AND SUPPLY LINE MATERIAL OBSERVED:

COPPER.

HOT WATER TANK IS NOT MOUNTED ON PAN.

COLD WATER PRESSURE PIPE CONTAINS A VALVE AND THIS PIPE IS CONNECTED TO THE MARKED COLD SIDE OF THE TANK. SAFETY PRESSURE VALVE WAS OBSERVED AND DID HAVE SAFETY EXTENSION ATTACHED AND IS PIPED OUT., NO RUST NOTED AT BASE AND/OR ALONG TANK EXTERIOR.



WASTE SYSTEM

WASTE SYSTEM

MATERIAL TYPE, PLASTIC.

OBSERVED:

DISCHARGE PUBLIC AS REPORTED BY REAL ESTATE, APPEARS WASTE PIPE DISCHARGE LEAVES VILLA (UNDETERMINED WHERE THE SEWAGE GOES - BURIED (CONCEALED))

GENERAL INTERIOR

CEILINGS

REPORT DEFINITIONS:

FUNCTIONAL.

TYPE

MOST APPEAR TO BE DRY WALL WITH TAPED SEAMS AND TEXTURED FINISHED AND PAINTED, NO MAJOR DEFECTS NOTED.

FOG (BROKEN SEAL) ADVISORY: DOOR WINDOWS, WINDOWS, SKYLIGHTS and ROOF WINDOWS:

Random examination and predominate types will be reported. Cracked glass will be reported as broken glass, because a crack in glass is a break..

Insulated (multiple panes) glazing, seal failure may or may not be obvious to the inspector. It is often not noted because of dirty glass and/ or applied film and/or coverings and/or weather conditions. If noted it will be reported.

Seal failure is more a cosmetic concern to most people.

SKYLIGHT(S)

REPORT DEFINITIONS:

NONE NOTED, NOT APPLICABLE TO THIS REPORT - CONDO / VILLA.

WALLS

REPORT DEFINITIONS:

FUNCTIONAL.

TYPE

VISIBILITY OBSTRUCTED BY HANGING DRAPERY AND / OR FURNITURE AND / OR WINDOW BLINDS AND OR WALL PAPERING. MOST APPEAR TO BE, DRYWALL TYPE, NO MAJOR DEFECTS NOTED.

TRIM

REPORT DEFINITIONS:

FUNCTIONAL.

TRIM TYPE

BASE BOARD TRIM BOARD AROUND DOORS AND WINDOWS APPEAR TO BE, WOOD, PREDOMINATELY PAINTED OR SOLID STAINED OR STAINED.

OBSERVED:

TRIM OBSERVED IS NOT, MISSING TRIM BOARDS, SURFACE FINISH PEELING, OR LOOSE.

FLOORS - FINISHINGS

REPORT DEFINITIONS:

FUNCTIONAL.

COVERING TYPE(S)

CERAMIC TYPE TILE, WALL TO WALL CARPETING.

OBSERVED:

WHEN BOUNCED ON, A NORMAL AMOUNT OF BOUNCE WAS NOTED
NO MAJOR DEFECTS NOTED.

DOORS

REPORT DEFINITIONS:

MARGINAL FUNCTIONAL.



TYPE(S)

HOLLOW CORE, BI-FOLD, LOUVERED, HINGED ON SIDE, SLIDING, WITH GLAZING.

OBSERVED:

MASTER BED ROOM DOOR - DEFECTIVE SPOT ON THE FINISH - MINOR

MOST DOORS DO OPERATE AS EXPECTED, SOME HAVE DEFECTS:

MASTER BED ROOM SLIDER TO DECK - DOOR DID NOT OPERATE OR LOCK AS EXPECTED

MASTER BED ROOM SCREEN, SOME ADJUSTMENT COULD BE MADE TO DOOR FIT / FUNCTION

LIVING ROOM SLIDER TO DECK - SOME ADJUSTMENT COULD BE MADE TO DOOR FIT / FUNCTION

LIVING ROOM SLIDER TO DECK - SCREEN DID NOT OPERATE AS EXPECTED AND IT HAS HOLES IN THE SCREEN (SCREENING CAN BE REPLACED)

ADVISORY: IT APPEARS THE SLIDER DOOR ASSEMBLIES ARE INSTALLED IN THE BUILDING ENVELOPE BACKWARDS. NORMALLY THE SCREEN IS FACING THE EXTERIOR. SOME DOORS MAY BE LIFTED OUT OF THE TRACKS. THIS MAY BE A SECURITY ISSUE. SIMPLE DEVICES ARE IN THE MARKET PLACE WHICH CAN EASILY REMEDY ANY SECURITY ISSUES YOU MAY HAVE. RECOMMEND UPGRADE IN THE FUTURE.



FOG (BROKEN SEAL) ADVISORY: DOOR WINDOWS, WINDOWS, SKYLIGHTS and ROOF WINDOWS:

Random examination and predominate types will be reported. Cracked glass will be reported as broken glass, because a crack in glass is a break.

Safety glass is not tested. Only an expert can destructively test for the presents of safety glass and destructive testing is not allow per the contracted pre-inspection agreement. Safety glass is expected to be found in bathrooms (shower & tub doors and windows) and throughout the house especially at areas where glass is less than about eighteen inches from the floor and exceeding about six square feet in area. Safety glass is not part of this inspection, if you have any concern as an expert.

Insulated (multiple panes) glazing, seal failure may or may not be obvious to the inspector. It is often not noted because of dirty glass and/ or applied film and/or coverings and/or weather conditions. If noted it will be reported.

Seal failure is more a cosmetic concern to most people.

WINDOWS

REPORT DEFINITIONS:

MARGINAL FUNCTIONAL.



WINDOW TYPES

FIXED PANE AND SLIDING.

MATERIAL

METAL CLAD.

OBSERVED:

RANDOM TESTED WINDOWS AND FOUND: MOST SEEM TO HAVE INSULATED GLAZING (GLASS)

SOME OBSERVED HAVE PARTIALLY OCCLUDED AREAS. NOTED IN THE LIVING ROOM SLIDING AND LIVING ROOM FIXED SLIDER SIDE



NOTED AT THE BED ROOM FRONT - FRONT ENTRY AREA WINDOW - DOES NOT OPERATE AS EXPECTED

NOTED AT THE LAUNDRY ROOM WINDOW - SLIDER OPERATED WITH MUCH DIFFICULTY

NOTED AT THE LAUNDRY ROOM WINDOW AND THE LIVING ROOM WINDOWS - SILL AREAS - INTERIOR WINDOW SILL AND / OR ADJACENT AREAS DECOMPOSED - PEELING - APPARENT WOOD ROT "REDFLAG"

ANALYSIS: THIS TYPE CONDITION INDICATES MOISTURE HAS ENTERED THE SILL AREA AND MAY HAVE DRIED OR NOT. DECOMPOSITION AND / OR ACCOMPANYING MOLD OR MILDEW AND / OR FUNGI MAY BE PRESENT, CONCEALED. THE EXTENT OF MOISTURE INTRUSION CAN NOT BE DETERMINED DUE TO THE CONCEALMENT BEHIND THE WALL. REPAIRS MAY REVEAL FURTHER CONCERNS NOT LISTED IN THIS REPORT. REPAIRS DEPEND ON THE SEVERITY OF ROTTED WOOD ON AND AROUND THE AREA. IF IT IS DETERMINED THE DECAY IS MINOR, THEN OFTEN THE AREA(S) DO NOT REQUIRED MAJOR EXPENSE. IF THE DECAY IS EXTENSIVE, THEN ALL DECAYED WOOD SHOULD BE REMOVED AND THE MOISTURE ENTRY SOURCE DETERMINED.

RECOMMENDATION: NOTIFY THE REGIME, OR ASK A LICENSED CARPENTER AND/OR WINDOW MANUFACTURER REPRESENTATIVE TO REAPPRAISE THE PROBLEMATIC AREAS AND TAKE REMEDIAL CORRECTIVE ACTION(S).

REMARKS:

OBSERVED: RANDOM WALL THICKNESS, ESTIMATED ON THE OBSERVED WINDOW SILLS THICKNESS, WALL APPEARS TO ABOUT SIX AND ON HALF INCHES THICK.

STAIRS

REPORT DEFINITIONS:

NONE NOTED.

KITCHEN and APPLIANCES

KITCHEN

KITCHEN CABINETS

WOODEN.

REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

STAINED NATURAL TYPE FINISH, OPERATED AS EXPECTED, OPENED AND CLOSED DOORS AND DRAWERS. DRAWERS WHEN FULLY OPEN WERE RETAINED IN SADDLE (STOP). CABINETS DO FEEL SECURELY FASTENED IN PLACE. IN GENERAL STORED ITEMS EFFECTING VISIBILITY SEEMED: NORMAL.

COUNTER TOPS

MATERIAL

PLASTIC LAMINATE.

REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

NO LOOSE COUNTER TOPS NOTED OR SAFETY HAZARD(S) NOTED, NO MISSING COUNTER TOPS NOTED, NO DAMAGED - SCORCHED MAJOR AREAS - FROM USAGE MINOR SURFACE CUT(S) ON COUNTER TOPS ARE EXPECTED - PERFORMING MAJOR FUNCTION, APPEARS SECURELY FASTENED IN PLACE TO THE TOUCH, IN GENERAL STORED ITEMS EFFECTING VISIBILITY SEEMED: NORMAL, COUNTER TOPS PERFORMING MAJOR FUNCTION.

MAJOR APPLIANCES

DISPOSAL(S)

QUANTITY NOTED, ONE, MANUFACTURER, WHIRLPOOL, MODEL # GC2000XE1, SERIAL # FNK1810794.

OBSERVED:

OPERATIONAL TEST WAS NOT CONDUCTED FOR FUNCTION, ICE CUBES WERE NOT AVAILABLE FOR TESTING UNDER LOAD CONDITIONS, INSPECTOR HEARD MOTOR RUN.

DISHWASHER(S)

QUANTITY NOTED, ONE, MANUFACTURER, G E.



MODEL AND SERIAL NUMBER

MODEL # GSD500G-01AW, SERIAL # H2 793555 B.

REPORT DEFINITIONS:

FUNCTIONAL.

RECALL NOTICE:

N COOPERATION WITH THE U.S. CONSUMER PRODUCTS SAFETY COMMISSION (CPSC), GENERAL ELECTRIC (GE) APPLIANCES OF LOUISVILLE, KY, IS VOLUNTARILY RECALLING ABOUT 3.1 MILLION GE AND HOTPOINT BRAND DISHWASHERS, MANUFACTURED BETWEEN APRIL 1983 AND JANUARY 1989. THE DISHWASHERS HAVE A SLIDE SWITCH THAT ALLOWS CONSUMERS TO CHOOSE BETWEEN HEAT DRYING AND ENERGY SAVER FUNCTIONS. OVER TIME, THE SLIDE SWITCH CAN MELT AND IGNITE, PRESENTING A FIRE HAZARD.



THE GE AND HOT POINT DISHWASHERS THAT ARE BEING RECALLED ARE MODEL GSD500D, GSD500G, GSD540, HDA467, HDA477 OR HDA487 WITH A SERIAL NUMBER THAT HAS A SECOND LETTER OF A, M, R, S, T, V OR Z (FOR EXAMPLE, MB12345) THE MODEL AND SERIAL NUMBERS ARE LOCATED ON A RECTANGULAR LABEL THAT IS ON EITHER THE RIGHT OR LEFT FRONT EDGE OF THE INNER TUB. THE GE OR HOTPOINT BRAND NAME IN ON THE FRONT OF THE DISHWASHER.

IT IS RECOMMENDED THAT THE CONSUMER STOP USING THE RECALLED DISHWASHERS IMMEDIATELY. GE IS OFFERING CONSUMERS A REBATE TOWARD THE PURCHASE OF A NEW DISHWASHER. CONTACT GE AT (800-599-2929) ANYTIME OR VISIT WWW.GEAPPLIANCERECALL.COM FOR INFORMATION ON HOW TO PARTICIPATE IN THE REBATE PROGRAM.

OBSERVED:

OPERATED UNIT - NO LEAKS OBSERVED - APPEARS GASKET PERFORMING MAJOR FUNCTION, NO CORROSION NOTED IN INTERIOR, SOAP DISPENSER DOOR WAS OPEN AT END OF CYCLE - APPEARS PERFORMING MAJOR FUNCTION, OPERATED AS EXPECTED - AUTOMATIC CYCLED TESTED.

REFRIGERATOR(S)

QUANTITY NOTED, ONE, MANUFACTURER, G E.

MODEL AND SERIAL NUMBER

MODEL # TBX18S1XERWW, SERIAL # HM541812.

REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

IN USE DURING INSPECTION. INTERIOR COMPARTMENT(S) LIGHT OPERATIONAL, AUTOMATIC ICE MAKER NOTED IN FROZEN FOOD SECTION, COMPARTMENT(S) EMPTY - INTERIOR SURFACE COOL TO THE TOUCH - APPEARS PERFORMING MAJOR FUNCTION.

NOTICE: The entire ice maker automatic cycle is not part of this inspection. The inspector did not observe the full ice making process or determine if the automatic ice maker, if present, performs the entire start and stop cycle.

REFRIGERATOR(S) ICE MAKER

ICE MAKER LOCATED IN FROZEN COMPARTMENT SECTION, APPEARS TO PERFORM MAJOR FUNCTION - ICE CUBES NOT OBSERVED IN TRAY - IN OFF POSITION. INSPECTOR FELT TRAY / ICE CUBE AREA AND COULD FEEL CUBES. INDICATION OF ICE MAKER APPEARS PERFORMING MAJOR FUNCTION.

RANGE - COOK TOP

QUANTITY NOTED, ONE, ENERGY SOURCE, ELECTRIC, FREE STANDING, MANUFACTURER, G E.



MODEL AND SERIAL NUMBER

MODEL # J BP26 0W1WH, SERIAL # VF293355G.

OBSERVED:

OPERATED, OPERATED AND FOUND ALL BURNERS - PRODUCED HEAT WHEN ACTIVATED - TURNED RED - PERFORMING MAJOR FUNCTION.

Notice: Self cleaning cycle is not part of this inspection. The inspector did not inspect and/or test the self cleaning system cycle.

OVEN(S)

ENERGY SOURCE, ELECTRIC, INTEGRAL - PART OF STOVE.

Notice: Oven bake unit(s) were tested against a commercial thermometer. The oven(s) bake cycle temperature was set at 350 degrees Fahrenheit and the cycle was activated. The broiler system was activated using the high setting and the coil observed.

REPORT DEFINITIONS:

MARGINAL FUNCTIONAL.



OBSERVED:

BAKE CYCLE RESULT MEASURED DURING INSPECTION - **490 +/- 15 DEGREES FAHRENHEIT - OPERATED AS EXPECTED - HOT - RECOMMEND ADJUSTMENT TO APPLIANCE**



OVEN BROILER CONTROL ACTIVATED - RESULT - INSPECTOR NOTED BROILER COIL TURNED RED AS EXPECTED - APPEARS PERFORMING MAJOR FUNCTION

NOTED OVEN DOOR GASKET, DEFECT NOTED - **GASKET DAMAGED AND / OR NOTED BURN SPOTS - RECOMMEND REPAIR.**

APPLIANCE AREA VENTILATION

HOOD MOUNTED ABOVE RANGE OR COOK TOP.

OBSERVED:

EXHAUST FORCED AIR SYSTEM APPEARS VENTED OUT, LIGHT OPERATES, FILTER NOTED, APPEARS COMPONENTS WHEN TURNED ON APPEAR TO FUNCTION AND PERFORM THEIR MAJOR FUNCTION(S).

TRASH COMPACTOR(S)

NONE NOTED.

ICE MAKER MACHINE(S)

NONE NOTED.

MICROWAVE

NOTED.

REPORT DEFINITIONS:

FUNCTIONAL - GOLDSTAR.

MODEL AND SERIAL NUMBER

MODEL AND SERIAL # NOT REPORTED - INSPECTOR COULD NOT READ LABEL.

OBSERVED:

FREE STANDING, TURN TABLE TYPE SYSTEM - REVOLVED WHEN MICROWAVE WAS ACTIVATED, OPERATED MICROWAVE - APPEARS TO PERFORM IT'S MAJOR FUNCTION, HEATED A SMALL CONTAINER OF COLD WATER, 30 SECOND CYCLE.

LAUNDRY APPLIANCE(S)

INDIVIDUAL WASHER / DRYER - SIDE BY SIDE UNITS.

LAUNDRY APPLIANCES

LOCATED LAUNDRY ROOM OFF KITCHEN.

WASHER

NOTED.

REPORT DEFINITIONS:

FUNCTIONAL, MANUFACTURER, G E.

MODEL AND SERIAL NUMBER

MODEL # WWA7600SBLWW, SERIAL # ZL159949G.

OBSERVED:

CONNECTIONS FOR WATER AND DRAIN WERE NOTED, INSPECTOR WASHED A SMALL LOAD OF TOWELS - APPEARS PERFORMED MAJOR FUNCTION AS EXPECTED.

DRYER

NOTED.

REPORT DEFINITIONS:

FUNCTIONAL, MANUFACTURER G E.

MODEL AND SERIAL NUMBER

MODEL # DDE5300VELWH, SERIAL # TF229409G.

OBSERVED:

CONNECTIONS WERE NOTED, FLEX VENT PIPE NOTED CONNECTED AND PIPED OUT, NO HOLES NOTED IN LINT SCREEN, DRIED A SMALL LOAD OF TOWELS - APPEARS PERFORMING MAJOR FUNCTION.

WASHER AND DRYER - COMPATIBLE

APPEARS WASHER AND DRYER ARE NOT COMPATIBLE (DIFFERENT VINTAGE) - DRYER OLDER.

FIRE PLACE(S) AND/OR WOODSTOVE

PROPANE GAS SYSTEMS ARE NOT PART OF THIS INSPECTION. THE INSPECTOR DID NOT INSPECT ANY PROPANE GAS SYSTEMS. RECOMMEND A PROPANE SYSTEM CONTRACTOR EVALUATE AND TAKE APPROPRIATE ACTION.

FIREPLACE(S)

FIREPLACE(S)

NONE OBSERVED - NOT PRESENT.

FREE STANDING WOOD STOVE

WOOD STOVE(S)

NONE OBSERVED - NOT PRESENT.

SAFETY DEVICES - COMMON

Security system(s) are **not part of this inspection**. The inspector **did not test** the security system(s). A report to true security system test can only be done by an expert security system(s) inspector.

SMOKE DETECTOR(S)

SMOKE DETECTOR(S)

QUANTITY NOTED, ONE, APPEAR ELECTRIC - PART OF THE ELECTRIC DISTRIBUTION IN THE HOME.

TESTED

NOT TESTED - APPEARS TIED INTO A SECURITY SYSTEM AND / OR MOUNTING OUT OF INSPECTORS REACH TO TEST - ASK THE OWNER FOR OPERATIONAL CERTIFICATION.

GROUND FAULT CIRCUIT INTERRUPTER(S) - "GFCI"

GROUND FAULT CIRCUIT INTERRUPTER(S)

GFCI OBSERVED IN BRANCH WIRING - AT REMOTE LOCATION(S)

LOCATION(S) OBSERVED - PRESENT

BATHROOM(S) - FUNCTIONAL.

LOCATION(S) OBSERVED - NOT PRESENT

FOR YOUR SAFETY AND PROTECTION ADD IN THE FUTURE **GROUND FAULT CIRCUIT INTERRUPTER(S)** AS NEEDED.

ANALYSIS: A GFCI OUTLET OR CIRCUIT BREAKER IS A RELATIVELY NEW SAFETY DEVICE INTENDED TO PREVENT SERIOUS ELECTRICAL SHOCK AT WATER HAZARD AREA(S).

OPTIONAL UPDATE (UPGRADE) IS HIGHLY RECOMMENDED AND MAY PREVENT ELECTROCUTION. ANY LICENSED ELECTRICIAN CAN PROVIDE COST ESTIMATES FOR OPTIONAL GFCI UPDATE IN ALL NORMALLY WET AREAS.

KITCHEN SINK.



REPORT DEFINITIONS:

FUNCTIONAL.

OBSERVED:

TESTED, USING TEST BUTTON ON GFCI TESTER DEVICE, ALL DEVICES TESTED, INDICATED BY TESTER PERFORMANCE PASSED AS EXPECTED.

CARBON MONOXIDE (CO) DETECTOR(S)

CARBON MONOXIDE (CO) DETECTOR(S)

NONE OBSERVED - NOT PRESENT.

FIRE SUPPRESSION SPRINKLER SYSTEMS

BY AGREEMENT FIRE SUPPRESSION DEVICE(S) IS NOT PART OF THIS INSPECTION - THE INSPECTOR DID NOT INSPECT FIRE SUPPRESSION DEVICE(S)

ALARM SYSTEM

BY AGREEMENT ALARM DEVICE(S) IS NOT PART OF THIS INSPECTION - THE INSPECTOR DID NOT INSPECT ALARM DEVICE(S)

ELECTRICAL

ELECTRICAL

INSPECTOR HEARD DOOR BELL UPON FRONT DOOR ENTRY.

METER

METER BOX SECURELY FASTENED LOCATED METER ROOM LOCKED - NOT OBSERVED.

SERVICE LINES

UNDERGROUND, PALMETTO ELECTRIC COOPERATIVE, INC.

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

ALUMINUM - STRAND TYPE ALUMINIUM SERVICE WIRE PRESENT WITHOUT ANTI-OXIDANT PASTE

ANALYSIS: ALUMINIUM IS AN ACCEPTABLE FOR SERVICE NEEDS PROVIDED THE WIRES ARE PROTECTED FROM OXIDATION. OXIDATION CAN CAUSE HEAT.

RECOMMENDATION: WHILE THE REQUIREMENT TO COAT THE ENDS OF ALUMINIUM SERVICE IS RELATIVELY NEW AND ANY OMISSION MAY BE PRE-EXISTING, **RECOMMEND HAVE AN ELECTRICIAN PERFORM THIS SIMPLE SAFETY UPGRADE AT MINIMAL EXPENSE. UPGRADE FOR YOUR SAFETY.**

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 ELECTRICAL CONTRACTOR TO RECTIFY THE POTENTIAL HAZARD.



SERVICE CABLE - SIZE - INSIDE DISTRIBUTION

200 AMPS - 110/120 & 220/240 VOLTS.

SERVICE GROUNDING

EXTERIOR GROUNDING ROD, GROUNDING CABLE CONNECTION TO A REASONABLY RELIABLE GROUNDING ROD, FEELS SECURE, NOT CONNECTED TO AN UNRELIABLE GROUND SUCH AS A PLASTIC PIPE.

AS OBSERVED INSIDE THE MAIN PANEL(S) DISTRIBUTION - INSPECTOR REMOVED THE COVER(S), IF READILY ACCESSIBLE, TO EVALUATE INTERIOR DISTRIBUTION - BRANCH WIRING

CIRCUIT BREAKERS OBSERVED, CONNECTED NON-METALLIC SHEATHED (ROMEX) COPPER DISTRIBUTION. NO DOOR BELL TRANSFORMER WAS OBSERVED (NOT PRESENT) IN DISTRIBUTION PANEL(S)

OVER CIRCUIT DISTRIBUTION PROTECTION

NOTED.

MAIN BREAKER(S)

MAIN BREAKER(S) SIZE, 200 AMP.

110/120 VOLT CIRCUIT(S) QUANTITY:

1 - 15 AMP, 8 - 20 AMP.

220/240 VOLT CIRCUIT(S) QUANTITY:

2 - 30 AMP, 1 - 40 AMP, 2 - 50 AMP.

APPARENT COMPATIBILITY OF SIZE OF SERVICE WIRES WITH DROP WIRES - EVALUATION

YES.

OUTLETS, SWITCHES, INSTALLED LIGHTING - AS OBSERVED DURING THE INSPECTION PERIOD THROUGH THE HOUSE

REFER BELOW.

RANDOM TESTED OUTLETS, SWITCHES AND INSTALLED LIGHTING - FOUND EVIDENCE:

DEFECTS WERE DETECTED.



OUTLETS

RANDOM TESTED THROUGHOUT THE HOME - ALL TESTED OPERATED AS EXPECTED.

SWITCHES

RANDOM TESTED SWITCHES THROUGHOUT THE HOME.

ONE DOES NOT APPEARS TO OPERATE ANYTHING - LOCATED AT THE HALL / KITCHEN - NOT SURE.



FIXED INSTALLED LIGHTING FIXTURE(S) INSIDE THE HOUSE

RANDOM OBSERVED: WHEN TURNED ON OPERATED AS EXPECTED.

NOTED SEVERAL CANNED LIGHTS ARE NOT SECURE TO CEILING

RECOMMEND : SECURE ALL CANNED LIGHTS.



SUBPANEL(S)

MOUNTING - SECURELY FASTENED, GROUNDED, NOTED - PRESENT - 60 AMP TYPE, AT, AIR HANDLE(S) DOMESTIC HOT WATER TANK(S)

OTHER WIRING:

CEILING FAN - BOX IN CEILING MOUNT APPEARS LOOSE - **RECOMMEND REPAIR.**

CEILING FANS

CEILING FAN(S) OBSERVED

ONE.



OBSERVED:

FAULTY OPERATION - OUT OF BALANCE - **REPAIR.**



HEATING / COOLING

MEANS

CONTROL(S)

OBSERVED THERMOSTAT(S) WERE SECURELY MOUNTED AND APPEAR LEVEL. NOTED X ZONES BY THE NUMBER OF THERMOSTAT(S) LOCATED AT, HALL.

FUEL

ELECTRIC.

SYSTEM TYPE

HEAT PUMP - CENTRAL AIR CONDITIONER

THE HOME HAS AN ELECTRIC POWERED SPLIT-SYSTEM. TWO PRIMARY COMPONENTS OF THE SYSTEM INCLUDE THE OUTSIDE COMPRESSOR UNIT AND THE AIR HANDLER (GENERALLY LOCATED IN HOUSE ATTIC(S) OR CLOSET(S)). TWO REFRIGERANT LINES ARE CONNECTED BETWEEN THE COMPRESSOR AND EVAPORATOR. THE LARGER DIAMETER LINE (VAPOR LINE) SHOULD ALWAYS BE INSULATED. PURPOSE TO MAINTAIN TEMPERATURE AND HELP PREVENT CONDENSATION FORMING (PIPE SWEAT).

THE EVAPORATOR CONDENSATE DRAIN SHOULD BE CONNECTED AND TERMINATE AT A DRAINAGE POINT OUTSIDE THE HOUSE FOOT PRINT AREA. ADDITIONALLY THE AIR HANDLER (EVAPORATOR UNIT) SOMETIMES IS LOCATED OVER A CATCH BASIN (PAN) WHICH MAY CONTAIN AN INDIVIDUAL CONDENSATE PAN DRAIN, WHICH SHOULD TERMINATE OUTSIDE THE HOUSE FOOTPRINT. A PUMP MAYBE USED IF INSTALLATION ELEVATION OR LOCATION DICTATES LIFTING ANY CONDENSATION COLLECTED TO AN OUTSIDE TERMINATION POINT.

COMBINATIONS OF DUCTWORK DIFFUSERS DISTRIBUTE HEAT TRANSFERRED AIR TO THOSE CONNECTED REGISTERS. ADVISORY: MOST DUCT WORK IS CONCEALED AND THEREFORE NOT INSPECTED.

DUCTWORK - INDOOR AIR QUALITY IS NOT PART OF THIS GENERAL HOME INSPECTION

COMMON WITH HEAT AND AIR CONDITIONING, INSULATED BOARD AND/OR FLEX PIPE.



NOTED:

DISCOLORED STAINED AREAS @ REGISTERS: KITCHEN, DINING ROOM, LIVING ROOM AND FRONT BED ROOM, 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 - "REDFLAG".

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.

HEATING - AIR HANDLER

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Notice:

The heat exchanger(s) is hidden from view, inside unit(s). The heat exchanger(s) can not be inspected. The inspector did not inspect the heat exchanger(s).

The thermostat(s) mechanism(s) is not part of this inspection. The control devise(s) was not inspected. The thermostat(s) was not inspected.

EQUIPMENT

MANUFACTURES NAME PLATE - CENTRAL UNIT - LOCATED AT

RHEEM, MODEL # RBHA-17J10NFDAl, SERIAL # T M3395 4283.

PERMANENTLY INSTALLED SUPPLEMENTAL HEAT

ACTIVATED.

OBSERVED:

DOWN STREAM PANEL NOTED, 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 PIPED OUT, SPECIFIC PIPE TERMINATION NOT DETERMINED - CONCEALED, AIR FILTER LOCATED AT, FURNACE



NO FILTER PRESENT - NOT RECOMMENDED

ANALYSIS: MISSING FILTER COULD CREATE AIR QUALITY PROBLEMS IN THE DUCT WORK

RECOMMEND : ASK A PROFESSIONAL DUCT CLEANING COMPANY CLEAN ANY AND ALL DUCT AFTER A LEVEL ONE MOLD TEST HAS BEEN CONDUCTED.

COOLING - COMPRESSOR / CONDENSER SIDE

IN USE DURING INSPECTION.

EQUIPMENT

MANUFACTURES NAME PLATE - CENTRAL UNIT - LOCATED AT

NOT OBSERVED - LOCKED ON ROOF.

GENERAL NOTE(S):

APPEARS TESTED SYSTEM(S) PERFORMING MAJOR FUNCTION, SYSTEM(S) RESPONDED TO OPERATIONAL CONTROLS AND DELIVERED COOL AIR, AT THE TIME OF INSPECTION.

ALL HABITABLE ROOMS WERE NOT INSPECTED FOR FUNCTION AIR FLOW. THIS WOULD BE AN EXHAUSTIVE INSPECTION. EXHAUSTIVE INSPECTION ARE NOT PART OF THIS INSPECTION.

REMARKS: A SIMPLE RULE OF THUMB FOR DETERMINING THE CAPACITY OR SIZE OF THE AIR CONDITIONING SYSTEM NEEDED: NORMAL SIZING OF CONDITIONED AIR IS ABOUT 550 SQ. FT. OF FLOOR SPACE PER TON (12,500 BTU).

AN ESTIMATED EXPECTED LIFE SPAN OF ABOUT 10 TO 12 YEARS - USE AND PREVENTATIVE MAINTENANCE AND INSTALLATION EFFECT STATISTICAL EXPECTED LIFE. REFER ABOVE FOR DATA COLLECTED AT THE TIME OF THE INSPECTION - IF OPERABLE AND ACCESSIBLE.

REFER TO DATA PLATE DESIGN INFORMATION: (EXAMPLES)

- GENERAL ELECTRIC, MODEL # BTB390A, 30,000 BTU/Hr. 2 1/2 TONS
- BRYANT, MODEL #567CO36RCU, 36,000 BTU/Hr. 3 TONS
- CARRIER, MODEL #38CC042-1, 42,000 BTU/Hr. 3 1/2 TONS
- TAPPAN COMPANY, MODEL #CM48-42C, 48,000 BTU/Hr. 4 TONS.

HUMIDIFIER

HUMIDIFIER

NONE NOTED.