

Property Inspection Service, Inc.

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Adam McClusky, President
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October 2, 2002

CLIENT NAME
CURRENT ADDRESS
CITY, STATE ZIP

RE: INSPECTION ADDRESS
Hilton Head Island, SC 29928

Dear CLIENT NAME:

At your request, a visual inspection of the above referenced property was conducted on October 2, 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

PLUMBING

MASTER BATHROOM

REPORT DEFINITIONS:

MARGINAL FUNCTIONAL

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.**

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.

BATHROOM

REPORT DEFINITIONS:

MARGINAL FUNCTIONAL

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.

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.

FAUCET OPERATED AS EXPECTED - PERFORMED MAJOR FUNCTION

SPOUT DIVERTER VALVE FOR SHOWER PIPE, OPERATED AS EXPECTED

DEFECTIVE STOPPER OR STOPPER CONTROL ROD - RECOMMEND REPAIR.

GENERAL INTERIOR

DOORS

REPORT DEFINITIONS:

MARGINAL FUNCTIONAL

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.

WINDOWS

REPORT DEFINITIONS:
MARGINAL FUNCTIONAL

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).

KITCHEN and APPLIANCES
MAJOR APPLIANCES

DISHWASHER(S)
QUANTITY NOTED, ONE, MANUFACTURER, G E.

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

RECALL NOTICE:
IN 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 IS 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.

RANGE - COOK TOP
QUANTITY NOTED, ONE, ENERGY SOURCE, ELECTRIC, FREE STANDING, MANUFACTURER, G E.

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.**

ELECTRICAL
ELECTRICAL

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.

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.

CEILING FANS
CEILING FAN(S) OBSERVED
ONE.

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

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.

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.

EQUIPMENT

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.

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: NONE