

Inspection Connection

Property Inspection Report



123 Main Street, Anyplace, WV
Inspection prepared for: Mickey Mouse
Date of Inspection: 12/3/2014 Time: 10:00am
Age of Home: 2009 Size: 5200
Weather: recent rain

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INTRODUCTION

*Inspection Connection appreciates the opportunity to conduct this inspection for you! Please carefully read your **entire** Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout and long after the entire closing process.*

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, access to components, and the seller's personal possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report may identify non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Seller present, Client not present

2. Home Type

Home Type: Detached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • Moderate to heavy personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Grounds

Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted.

Observations:

- Driveway in good shape. Recommend sealing to extend life.
- Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.
- **Broken concrete at the driveway in front of walkway. This is a potential tripping hazard. Recommend repair and or replacement of the displaced walks.**



2. Grading

Observations:

- The exterior drainage is generally away from foundation.
- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Observations:

- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs. <http://www.charleston-home-inspector.com/content/pros-and-cons-greenery>
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Trees that grow too close, or overhang property, should be trimmed back. This will help reduce the frequency of having to clean out the gutters, which should be done on a regular basis.



4. Grounds Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

5. GFCI

Observations:

- **GFCI** receptacles are in good condition.

6. Cable Feeds

Observations:

- SERVICE ENTRANCE:
- There is an underground service lateral noted.

7. Water Pressure

Observations:

- 60



60 pounds Water Pressure

8. Pressure Regulator

Observations:

- Pressure regulator noted.



Water Pressure Regulator

9. Exterior Faucet Condition

Location: North side of house. • East side of house.

Observations:

- The exterior faucet(s) Appears Functional.

10. Patio and Porch Deck

Observations:

- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.
- **Clean and Seal Deck:** Recommend cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew.
- **The deck board at the bottom walkway needs secured**
- **Wood to Soil Contact at deck supports. Deterioration may occur and insects may gain access to wood.**





11. Front Porch

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

12. Back Porch

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- MAINTENANCE: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.
- IMPROVE: Consider upgrading to new composite lumber decking material.

13. Patio and Porch Condition

Materials: The patio/porch roof is the same as main structure.

Observations:

- No major system safety or function concerns noted at time of inspection.

Roof

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

We will walk on the roof when we feel it is safe and necessary to do so. Most roof defects are discovered in the attic, or on interior ceilings, not on top of the roof.

1. Roof Condition

Materials: Visually accessible from ground. Not mounted due to wet surface.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Maintenance Tip: Roof design has many peaks and **valley**s; keep roof cleared of debris and heavy snow loads to extend life of roof.



2. Flashing

Observations:

- The roof flashings that were visible appeared to be in good condition.

3. Gutter

Observations:

- No major system safety or function concerns noted at time of inspection.
- Downspout on Southeast drains directly on the roof shingles. This can cause premature wear and damage to the shingles. Recommend extending downspout to gutter below.



Exterior Areas

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

While vinyl siding is considered "maintenance free", it will need periodic maintenance, washing, or re-attaching panels. Any holes or cracks in vinyl should be repaired to avoid moisture and insect intrusion.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

1. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Suggest caulking around doors and windows as necessary.

3. Siding Condition

Materials: Brick cladding,

Although exterior wall construction was hidden behind interior and exterior wall coverings, exterior walls of the home appeared to be conventional wood framing covered on the exterior by brick. Brick is typically fastened to the framing using metal fasteners and construction typically includes an air space between framing and brick. The Inspector was unable to confirm the presence of a moisture-resistant membrane.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Caulk and seal all gaps, cracks and openings.



4. Eaves & Facia

Observations:

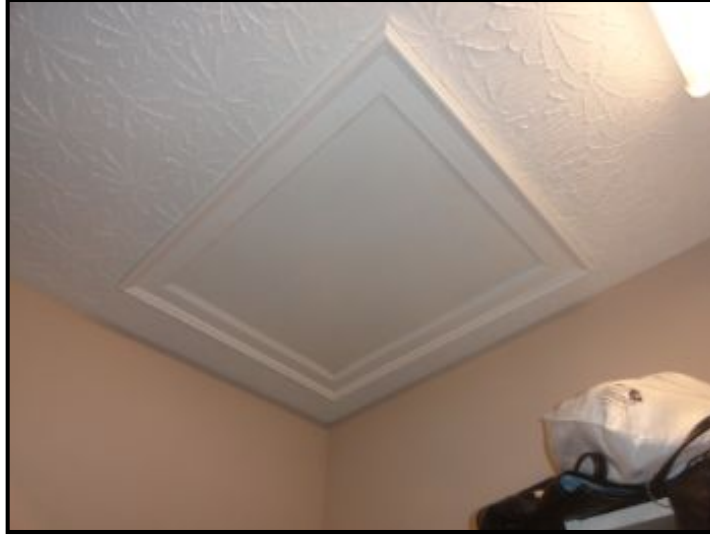
- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

Attic

1. Access

Observations:

- ****Location of access****
- Scuttle Hole located in:
- Bedroom Closet.



2. Structure

Observations:

- The truss system is conventional framing, and appeared to be in good condition at the inspection.
- **A vertical roof brace on East side of attic is not attached at the top.**





3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Gable louver vents noted.

4. Duct Work

Observations:

- The ductwork in the attic appears Functional.



5. Electrical

Observations:

- Most areas not accessible due to insulation.

6. Attic Plumbing

Observations:

- PVC plumbing vents
- No deficiencies noted in plumbing vent piping.

7. Insulation Condition

Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation appears adequate.



Kitchen

The kitchen is used for food preparation and often for entertainment. It is sometimes the most utilized room in the living space. Kitchens typically include a stove, dishwasher, sink and other appliances. Kitchen vent fans should always terminate at the exterior when possible, especially where gas fired appliances are in use, even though recirculating type fans are acceptable.

1. Cabinets

Observations:

- No deficiencies observed on all kitchen cabinets.

2. Counters

Observations:

- Granite tops noted.

3. Dishwasher

Observations:

- Operated.

4. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

5. Microwave

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

6. Cook top condition

Observations:

- Electric cook top noted.
- All heating elements operated when tested.

7. Oven & Range

Observations:

- Oven(s): Electric
- All heating elements operated when tested.

8. Sinks

Observations:

- Kitchen has a Stainless steel - under mounted sink.
- ****DRAINS****
- No deficiencies observed.
- ****SUPPLY****
- No deficiencies observed.

9. Vent Condition

Materials: Recirculating

10. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- The ceramic tiled kitchen floor is in good condition. Periodic maintenance and sealing will be required.

11. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- The kitchen ceilings were in serviceable condition. No defects found.

12. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

13. GFCI

Observations:

- GFCI in place and operational.

14. Wall Condition

Materials: Drywall walls noted.

Observations:

- The walls in the kitchen were in satisfactory condition at the inspection.

Laundry

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection. Any water shutoff connections are not tested for operation due to the possibility of leaking.

Dryer vent pipes are inspected externally only where visible. Due to fire safety concerns it is recommended that any dryer vent pipes be cleaned throughout and that this cleaning be done every year As a routine maintenance item.

1. Dryer Vent

Observations:

- The dryer vent appeared in serviceable condition.

2. Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

3. GFCI

Observations:

- GFCI in place and operational

4. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- The flooring surface appeared serviceable. No defects found.

5. Plumbing

Observations:

- The laundry is equipped with a proper plumbing box for connections.

6. Wall Condition

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

7. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- The ceilings in the laundry appeared satisfactory

8. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Closets

Observations:

- The closet is in serviceable condition.

2. Door Bell

Observations:

- Operated normally when tested.

3. Doors

Observations:

- Hollow wood doors.

4. Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

5. Smoke Detectors

Observations:

- ****SMOKE DETECTORS****
- Operated when tested.

6. Stairs & Handrail

Observations:

- The stairs were functional at the inspection. No deficiencies were noted.

7. Patio Doors

Observations:

- ****Sliding Patio Doors****
- The sliding patio door was functional during the inspection.
- ****Hinged Patio Doors****
- The hinged patio door was functional during the inspection.

8. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- The ceilings at the interior of the home appeared to be in good condition at the inspection.

9. Floor Condition

Flooring Types: Carpet is noted. • Ceramic tile is noted. • Hardwood flooring is noted.

Observations:

- The floors in the interior of the home appear to be in satisfactory condition. No defects were found.

10. Wall Condition

Materials: Drywall walls noted.

Observations:

- No defects or deficiencies were noted on the walls of the home.

11. Fireplace

Materials: Family Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- ****Gas Fireplaces****

- The room contains a vent free type of fireplace. It should not be operated for more than 2-4 hours at a time because of the inherent CO poisoning possibility.

<http://www.charleston-home-inspector.com/content/vent-free-gas-heaters>

12. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- The windows operated were functional.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Closets

Observations:

- The closet is in serviceable condition.

2. Doors

Observations:

- The bedroom doors are in serviceable condition.

3. Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

4. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- The bedroom floors were in serviceable condition at the inspection.

5. Smoke Detectors

Observations:

- ****Smoke Detectors****
- The smoke detectors operated during the inspection.

6. Wall Condition

Materials: Drywall walls noted.

Observations:

- The walls appeared to be in satisfactory condition at the inspection.

7. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- The windows were tested and were operational and functional.

8. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- The ceilings appeared satisfactory at the inspection.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. A licensed plumber should evaluate, correct and/or repair any issues found with toilets or any issues of plumbing in bathrooms, that need to be addressed.

1. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

2. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- The bathroom ceilings were in serviceable condition at the inspection.

3. Counters

Observations:

- Solid Surface tops noted.

4. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

6. GFCI

Observations:

- GFCI in place and operational

7. Exhaust Fan

Observations:

- The fan for bath at top of stairs (upper level) terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation. <http://www.charleston-home-inspector.com/content/bath-vents-attic>



8. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- The bathroom floors were in serviceable condition.

9. Heating

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

10. Plumbing

Observations:

- The bathroom plumbing appeared serviceable at the inspection.

11. Showers

Observations:

- ****SHOWER BASE****
- functional
- ****SHOWER FAUCET****
- functional
- ****SHOWER DOORS****
- functional

12. Shower Walls

Observations:

- ****MATERIALS****
- Ceramic tile noted.
- Fiberglass surround noted.
- Recommend caulking as required.

13. Bath Tubs

Observations:

- Tub
- The tubs appeared to be in serviceable condition at the inspection.
- **Unable to test whirlpool tub due to personal items in tub . Recommend client confirm proper operation prior to close.**

14. Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.
- Unable to determine if glass is tempered safety glass.

15. Sinks

Observations:

- ****DRAINS****
- No deficiencies observed.
- ****SUPPLY****
- No deficiencies observed.

16. Toilets

Observations:

- Operated when tested. No deficiencies noted.

17. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- The windows were operated and found to be in good condition

Electrical

The electrical system of a residential dwelling consists of the Service Drop (the actual electrical lines going to the structure), the Electric Meter (to measure amount of electricity used), the Main Service Disconnect and Service Panel (for disconnecting and for distribution), Sub-Panels (if any), and the branch wiring (including outlets, switches, and lighting). Ground Fault Circuit Interrupters (GFCI's) are recommended at all kitchen counters, exterior, bath, laundry, and garage, and any appliance or receptacle within 6 feet of water. Older homes may be "grandfathered" from this requirement, but it is highly recommended to install them if they're absent. "Reversed Polarity", "Open Grounds", "Hot-Neutral Reversed" and some other conditions can usually be easily corrected and not necessarily a major repair expense.

The electrical system is very dangerous to work on and around, and any recommendations should always be carried out by a Qualified Electrical Contractor.

1. Electrical Panel

Location: Panel box located in basement.

Location: Sub Panel Location: • Located in the garage.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- ****SUB PANEL ****
- The sub panel wiring appears in serviceable condition.



2. Main Amp Breaker

Observations:

- 200 amp

3. Breakers in off position

Observations:

- 0

4. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls.

Air conditioners are not operated during cold weather, as damage to the compressor can occur. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: Location: • The upstairs furnace is located in the attic • The main level and basement furnaces are located in the basement

Materials: Heat pump noted.

Observations:

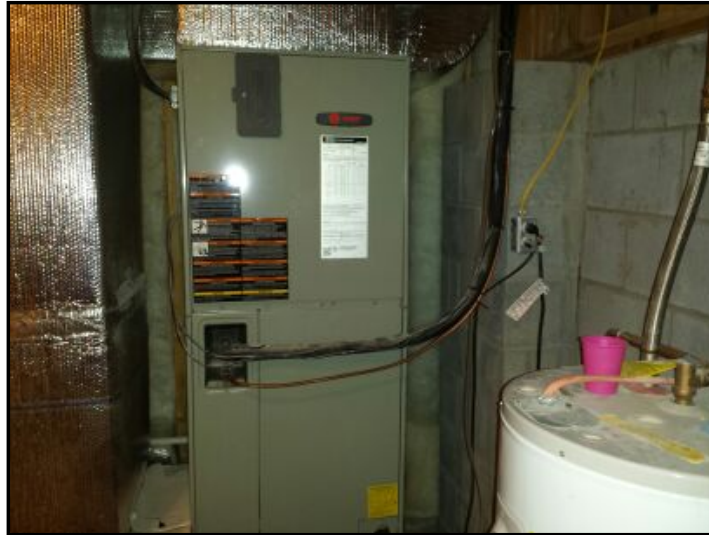
- Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.
- Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.

2. Enclosure

Observations:

- Concealed due to high efficiency furnace design.





3. Refrigerant Lines

Observations:

- No defects found.

4. AC Compress Condition

Compressor Type: Electric

Location: The compressors are located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.
- NOTE: Unit(s) not tested in the cooling mode. See Limitations.



5. Air Supply

Observations:

- The return air supply system appears to be functional.

6. Registers

Observations:

- The room air supply system appears to be functional.



Temperature in Heat Mode

7. Filters

Location: Electronic air filter Located outside heater cabinet. • Located inside a filter grill in the hall ceiling.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- Electronic air filters are beyond the scope of a home inspection.

8. Thermostats

Observations:

- All three thermostats are Digital - programmable type.

Water Heater

1. Base

Observations:

- The water heater base is functional.

2. Heater Enclosure

Observations:

- The water heater enclosure is functional.



3. Water Heater Condition

Heater Type: Electric

Location: The heaters are located in the basement.

Observations:

- No major system safety or function concerns noted at time of inspection.



4. TPRV

Observations:

- A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting. <http://www.charleston-home-inspector.com/charleston-home-inspector-tpr-valve.html>
- A pressure & temperature relief valve & extension is present and appears satisfactory.

5. Number Of Gallons

Observations:

- 50 gallons
- 80 gallons

6. Plumbing

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

Garage

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistance, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.

1. Roof Condition

Materials: Roofing is the same as main structure.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Walls

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Anchor Bolts

Observations:

- The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- The concrete garage floor was in serviceable condition at the time of the inspection.
- Common cracks noted.
- Recommend sealing cracks/voids.

5. Rafters & Ceiling

Observations:

- No deficiencies observed at the visible portions of the ceiling structure.
- Limited review due to finished ceilings.

6. Electrical

Observations:

- Test **AFCI** breakers periodically to ensure proper operation.

7. GFCI

Observations:

- GFCI tested and functioned properly

8. Exterior Door

Observations:

- Appeared functional, at time of inspection.

9. Fire Door

Observations:

- Appeared satisfactory and functional, at time of inspection.

10. Garage Door Condition

Materials: One 16' upgraded insulated steel door

Observations:

- No deficiencies observed.
- Garage vehicle door interior panels slightly damaged, apparently from pets

11. Garage Door Parts

Observations:

- All the door parts appear to be functioning as intended.

12. Garage Opener Status

Observations:

- Chain drive opener noted.

13. Garage Door's Reverse Status

Observations:

- The garage door safety reverse feature was operational at the inspection.
- Eye beam system present and operating.

Basement/Crawlspace

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done, and wood damage, dryrot, and termites are not part of this inspection but part of the structural pest control operators report.

1. Access

Materials: ***BASEMENT**** • Interior Stairs with Door

Observations:

- Exterior entrance is in serviceable condition.

2. Walls

Materials: **BASEMENT** • Fully finished basement.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation

Observations:

- Foundation is basement slab

4. Columns

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Columns are finished or concealed, unable to inspect.

5. Framing

Observations:

- **JOISTS**
- Appears Functional.
- Some areas are not visible for inspection due to wall/ceilings covered which prevents review of structural members.

6. Subfloor

Observations:

- Limited inspection due to finished ceiling, inspected areas appeared adequate

7. Windows

Materials: Vinyl framed double hung window noted.

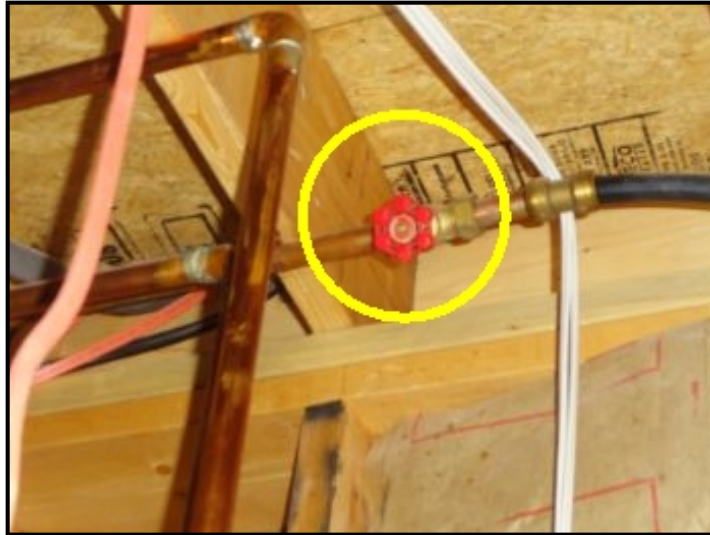
Observations:

- The windows were in serviceable condition at the time of the inspection

8. Plumbing

Observations:

- Appears Functional.



Main Water Shut off Valve

9. Basement Electric

Observations:

- ****ARC FAULT PROTECTION****
- Test AFCI breakers periodically to ensure proper operation.

10. GFCI

Observations:

- Installed GFCIs responded to test.

11. Stairs

Observations:

- The basement stairs were in good condition at the time of the inspection.

12. Slab Floor

Observations:

- The floors were in serviceable condition at the inspection.

13. Finished Floor

Observations:

- The basement floor was in serviceable condition at the inspection.

14. Basement/Crawlspace Ductwork

Observations:

- The ductwork was in adequate condition.

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 3 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> Broken concrete at the driveway in front of walkway. This is a potential tripping hazard. Recommend repair and or replacement of the displaced walks.
Page 5 Item: 10	Patio and Porch Deck	<ul style="list-style-type: none"> The deck board at the bottom walkway needs secured Wood to Soil Contact at deck supports. Deterioration may occur and insects may gain access to wood.
Roof		
Page 8 Item: 3	Gutter	<ul style="list-style-type: none"> Downspout on Southeast drains directly on the roof shingles. This can cause premature wear and damage to the shingles. Recommend extending downspout to gutter below.
Attic		
Page 11 Item: 2	Structure	<ul style="list-style-type: none"> A vertical roof brace on East side of attic is not attached at the top.
Bathroom		
Page 20 Item: 7	Exhaust Fan	<ul style="list-style-type: none"> The fan for bath at top of stairs (upper level) terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation. http://www.charleston-home-inspector.com/content/bath-vents-attic
Page 21 Item: 13	Bath Tubs	<ul style="list-style-type: none"> Unable to test whirlpool tub due to personal items in tub . Recommend client confirm proper operation prior to close.