

# Building Inspection Report

**1212 Anywhere Lane  
Myrtle Beach**

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**Inspection Date:**  
12/6/\*\*

**Prepared For:**  
Robert Client

**Prepared By:**  
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**Report Number:**  
3400

**Inspector:**  
Chad Sisson



# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** a system or component that is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements that are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements. A licensed professional should be consulted for any of the recommendations contained in this report or discussed verbally.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the South Carolina State Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This is a visual inspection only. A representative sample of building components are viewed in areas that are readily accessible at the time of inspection. No destructive testing or dismantling of building components is performed.

Please refer to the Inspection Agreement for a full explanation of the scope of the inspection.

## WEATHER CONDITIONS

Wet weather conditions prevailed at the time of the inspection.  
The estimated outside temperature was 57 degrees F.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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### Structural Components

- **Repair, Monitor:** The “piggyback” trusses in the master attic do not appear to be adequately/properly secured to the lower trusses. Further evaluation and repairs, by a licensed professional, are needed.
- **Repair:** The support member running across the garage roll door openings were heavily notched to allow for the garage roll doors which significantly reduces their strength and ability to carry the weight of the home. Repairs, by a licensed professional, are needed.
- **Monitor:** Dirt debris and possible termite tubes were noted on the left side and rear foundation slab of the home. A licensed pest control company should be consulted concerning evaluation, possible treatment, a termite bond, and annual inspections of the home.

### Roofing System

- **Repair:** A few shingles were missing at the left rear roof eave and at the front gable ridge. Repairs are needed.
- **Improve:** The gutters appear to be leaking in at least a few locations. Improvements should be made.

### Exterior Components

- **Improve:** The siding boards were not installed with a proper cutback (gap between the siding and the shingles). Improvements are recommended.
- **Improve:** Numerous small gaps were noted at the siding butt joints. Improvements are recommended.
- **Repair:** The entry of the copper line sets for the heat pumps should be better sealed to help prevent possible moisture entry.
- **Improve:** The exterior siding and trim of the home require caulking/paint repairs.
- **Repair:** The cornertrim was noted with moisture damage in a few areas. Gaps were noted between some of the corner trim boards, which can allow moisture entry. Repairs are needed.
- **Repair:** The trim/frame of the garage roll door openings were noted with damage/patch repairs at the base. Further repairs are needed.
- **Improve:** The wood trim at the exterior of the garage roll doorframes was poorly installed and noted with rusted nail heads. Improvements should be made.
- **Repair:** The trim was loose and does not appear to be properly flashed at the edge of the front decking. Further evaluation and repairs are needed.
- **Improve:** The garage roll doors were noted with some rust/corrosion. Repairs are needed to prolong their lifespan.
- **Repair:** The support posts for the heat pump platform were bowed and require additional support/bracing.
- **Repair:** The exterior stair treads were noted with some deterioration and peeling paint. A few treads will likely require replacement, while the others require caulking/paint repairs.
- **Repair:** The closet/bathroom doors beneath the home were noted with moisture damage and deterioration. Replacement is needed.
- **Improve:** An opening was noted in the ceiling of the right side garage. Improvements should be made.
- **Repair, Monitor:** Mildew/mold growth was noted on the wall inside the garage bathroom. Further evaluation and repairs are needed.
- **Improve:** Mildew was noted on many of the surfaces beneath the home. A thorough cleaning is needed.
- **Improve:** Some of the screening for the rear patio was noted with physical damage. Improvements are recommended.
- **Improve:** Corrosion was noted at the rear concrete patio pad as well as at the back right rear of the property. Improvements are needed.
- **Monitor:** It appears that a French drain was installed on the right side of the home. The condition, adequacy, and termination point were not inspected/determined. Further evaluation may be desired.

## Electrical System

- **Repair:** The breakers for both heat pumps were oversized and require replacement. A licensed electrician/HVAC contractor should be consulted concerning repairs.
- **Repair:** A few breakers in the main disconnect beneath the home as well as inside the service panel were not identified/labeled. All breakers should be correctly identified and labeled accordingly.
- **Repair:** Electrical wiring was improperly terminated beneath the platform for the heat pumps. The wire should be removed or properly terminated inside of a closed junction box.
- **Repair:** The light fixture inside the master attic was not secured in place and loose wiring was exiting the open junction box where a switch should be installed. The light was inoperable. Repairs are needed.
- **Repair:** A light switch was not installed inside the top floor attic access. Repairs are needed.
- **Repair:** A few exterior/garage outlets were not protected by GFCI devices. Repairs are needed.
- **Improve:** The ceiling fans in the master bedroom and second floor left bedroom wobbled and should be repaired or replaced.
- **Improve:** The light fixtures beneath the home, the front porch exterior light fixtures, and the rear deck ceiling fan were noted with rust/corrosion. Replacement is recommended.
- **Repair:** The post light fixture in the front yard was damaged/leaning. Repairs should be made.
- **Improve:** The exhaust vent fan in the master bathroom was somewhat noisy. Improvements may be desired.
- **Repair, Safety Issue:** Since the home is equipped with a gas fireplace, a carbon monoxide detector should be installed in the living area. Monthly testing is also recommended.
- **Monitor:** We recommend consulting a licensed professional concerning inspection, evaluation, maintenance, and service of the installed elevator. The elevator was operation-tested only.

## Cooling / Heat Pump Systems

- **Repair, Monitor:** The heat pump systems were approximately thirteen years old and are likely nearing the end of their useful lives. They may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. The average life span for a heat pump is ten to twelve years. Based on the age and overall condition, a licensed HVAC contractor should be consulted concerning further evaluation and service.
- **Repair:** Upon testing in the heating mode, a less than normal temperature rise was observed in the second floor system. We recommend consulting a licensed HVAC company concerning evaluation and repairs.
- **Improve:** We recommend contracting with a qualified HVAC company to service and maintain the systems on at least an annual basis as a step of preventative maintenance.
- **Improve:** The drainpans beneath the air handler units were noted with some rust staining. This suggests that the primary drainline has been clogged at some point. No issues were detected at the time of inspection. Improvements can be made as desired.
- **Improve:** The primary condensation drain piping for both air handlers should be insulated for at least the first 24 inches to prevent the pipe from “sweating”.
- **Repair, Monitor:** The air filters installed at the air return grilles were extremely dirty and it appears that media filters were also installed. Media filters at the air handler units, should be replaced every 6 – 12 months or standard filters at the air returns should be replaced every 30 – 90 days to provide proper air circulation and a healthy indoor air quality. Only one method of filtration is recommended.
- **Improve:** A couple of the air supply register covers were noted with some rust/corrosion. Cosmetic improvements may be desired.

## Insulation / Ventilation

- **Improve:** The insulation in a couple of areas above the master bedroom and inside the top floor attic was thin and/or displaced. Improvements should be made to increase heating/cooling efficiency.
- **Improve:** Insulating the attic access hatch in the master bedroom closet would improve heating and cooling efficiency.
- **Repair:** A large piece of the top floor attic floor sheathing had been pulled up. Replacement is needed.
- **Repair, Safety Issue:** The termination cover for the clothes dryer vent piping was clogged and should be cleaned immediately. This will improve efficiency as well as reduce the chance of a fire hazard.
- **Repair:** A gap was noted at the base of the access door in the center of the home. Improvements should be made.

## Plumbing System

- **Improve:** A section of PEX piping was exposed at the rear exterior wall of the home. Sunlight can/will degrade the piping. A protective/insulating cover should be installed.
- **Repair:** The second floor hall bathroom shower controls appear to operate backwards and no cold supply was operable. Repairs are needed.
- **Repair:** The handle must be held down through the flush for the toilet in the master bathroom. The toilet also runs on after flushing. Improvements to the tank mechanisms are recommended.
- **Monitor:** The water heater was approximately thirteen years old and was noted with some rust/corrosion at the supply connection. It is likely at the end of its useful life. The average lifespan of a water heater is ten years. Expect to replace the tank in the near future.
- **Repair:** The vent piping inside the top floor attic was noted with a “belly”. Proper pipe slope must be maintained to ensure adequate venting/drainage. Repairs are needed.
- **Improve, Safety Issue:** We recommend installing a safety “grab” bar in the garage bathroom shower as a measure of safety.
- **Improve:** Caulking is needed at the master bathtub surround as well as between the kitchen countertop and the backsplash to help prevent possible moisture penetration.
- **Improve:** We recommend caulking between the sink tops and the sidesplashes in the master bathroom to help prevent possible moisture penetration.
- **Improve:** The irrigation well pump was noted with heavy rust/corrosion and the base appears to be bent/damaged.

## Interior Components

- **Improve:** A pet odor was noted throughout the home. Improvements will likely be desired.
- **Repair:** Mildew/mold was noted on the sheetrock wall inside the garage bathroom and staining/damage was noted to the doorframe. Repairs are needed.
- **Improve:** A few hairline cracks and/or peeling sheetrock tape joints were noted to the ceiling in a couple of areas. Cosmetic improvements may be desired.
- **Improve:** Dirt was noted on the ceiling at many of the air supply registers. Running the HVAC system with a dirty air filter or no filter typically causes this to occur. Cosmetic improvements can be made as desired.
- **Improve:** The walls were scratched in several areas and some of the wood trim, including a wooden stair tread were noted with minor physical damage. Cosmetic improvements are needed.
- **Improve:** The wood flooring was noted with numerous scratches as well as some minor cupping. Cosmetic improvements may be desired.
- **Repair:** The wooden transition piece between the living room and the kitchen was damaged and requires replacement.
- **Improve:** The carpeting was noted with some staining throughout the home. Cosmetic improvements will likely be desired. Replacement may be required.
- **Improve:** The tile grout in the kitchen was discolored somewhat, likely from heavy dirt/traffic. Cosmetic improvements are recommended.
- **Repair:** The baseboard trim in the right front sitting room and in the master bedroom was bowed/pulled away from the walls. Repairs are needed.
- **Repair:** The balancers for one of the windows in the master bedroom were detached/damaged and the window would not fully open. Repairs are needed.
- **Improve, Safety Issue:** A peephole was not installed for the front entry door. Improvements are recommended to increase security.
- **Improve:** The rubber bumpers for the ends of several doorstops were missing/damaged and should be replaced.
- **Repair:** The cabinets in the garage bathroom were damaged by moisture and require repair/replacement.
- **Improve:** The small bumpers for the kitchen cabinet doors/drawers were deteriorated and have become sticky. Replacement is needed.

## Appliances

- **Monitor:** The appliances were older. While replacement may not be needed right away, it would be wise to budget for them. In the interim, a higher level of maintenance can be expected.
- **Repair, Safety Issue:** The electric range was not equipped with an anti-tip bracket/chain. Repairs should be made.
- **Monitor:** The range was a flat top unit that requires the use of a non-abrasive cleaner to prevent scratching the surface.
- **Repair:** The waste disposer was older, noted with rust/corrosion to the interior, and was seized. Repair or replacement is needed.
- **Repair:** The installed microwave was loose and should be better secured/supported.
- **Improve:** Installing stainless steel or braided hoses for the clothes washer is recommended to prevent possible leakage and/or bursting of the standard rubber hoses.

## Fireplace

- **Monitor, Safety Issue:** We recommend consulting the manual for the gas logs. Since each brand is different, the manufacturer's guidelines should be followed to ensure the safety of both you and your home.
- **Repair:** The gas logs failed to respond to testing. Repairs are needed.
- **Repair, Monitor:** Standing water was noted inside the lid of the in-ground propane tank. A licensed propane company should be consulted concerning evaluation, maintenance, inspections, and filling of the in-ground propane tank.

**This summary is not the entire report. The complete report may include additional information of concern to the client. We recommend that the client read the complete report.**

# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

<b>Foundation:</b>	•Slab •Raised Beach
<b>Wall Structure:</b>	•Wood Framing
<b>Roof Structure:</b>	•Trusses •OSB Sheathing

## STRUCTURAL COMPONENTS OBSERVATIONS

The construction of the home was average quality. A licensed contractor should be consulted concerning further evaluation and repairs.

### RECOMMENDATIONS / OBSERVATIONS

- **Repair, Monitor:** The “piggyback” trusses in the master attic do not appear to be adequately/properly secured to the lower trusses. Further evaluation and repairs, by a licensed professional, are needed.
- **Repair:** The support member running across the garage roll door openings were heavily notched to allow for the garage roll doors which significantly reduces their strength and ability to carry the weight of the home. Repairs, by a licensed professional, are needed.
- **Monitor:** Due to the design of the home, some areas of the attic were not visible and/or accessible for inspection.
- **Monitor:** Dirt debris and possible termite tubes were noted on the left side and rear foundation slab of the home. A licensed pest control company should be consulted concerning evaluation, possible treatment, a termite bond, and annual inspections of the home.

**Trusses not Strapped / Secured Properly**



**Notched Support Member**



**Possible Termite Tubes – Left Side**



**Possible Termite Tubes – Rear**



## **LIMITATIONS OF STRUCTURAL COMPONENTS INSPECTION**

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As described in your Inspection Agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

<b>Roof Coverings:</b>	•Asphalt Shingle (Architectural)
<b>Roof Flashings:</b>	•Metal
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade

## ROOFING SYSTEM OBSERVATIONS

The roof coverings were in average condition showing definite signs of age and wear. We recommend routine visual inspection and removal of any and all debris. This will help identify any necessary repairs as well as extend the life of the roof.

### RECOMMENDATIONS / OBSERVATIONS

- **Repair:** A few shingles were missing at the left rear roof eave and at the front gable ridge. Repairs are needed.
- **Improve:** The gutters appear to be leaking in at least a few locations. Improvements should be made.
- **Monitor:** The gutters may require routine cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

**Missing / Damaged Shingles**



**Missing / Damaged Shingles**



## LIMITATIONS OF ROOFING SYSTEM INSPECTION

As described in your Inspection Agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

# Exterior Components

## DESCRIPTION OF EXTERIOR COMPONENTS

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<b>Wall Covering:</b>	•Cement Fiber Siding
<b>Eaves, Soffits, and Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Metal •Storm Door
<b>Entry Driveway:</b>	•Concrete
<b>Decks, Steps, &amp; Railings:</b>	•Wood
<b>Overhead Garage Doors:</b>	•Aluminum •Automatic Openers Installed (2)

## EXTERIOR COMPONENTS OBSERVATIONS

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The exterior of the home was in average condition and the cementitious siding that has been installed on the home is relatively low maintenance. A few repairs are needed.

### RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The siding boards were not installed with a proper cutback (gap between the siding and the shingles). Improvements are recommended.
- **Improve:** Numerous small gaps were noted at the siding butt joints. Improvements are recommended.
- **Repair:** The entry of the copper line sets for the heat pumps should be better sealed to help prevent possible moisture entry.
- **Improve:** The exterior siding and trim of the home require caulking/paint repairs.
- **Repair:** The cornertrim was noted with moisture damage in a few areas. Gaps were noted between some of the corner trim boards, which can allow moisture entry. Repairs are needed.
- **Repair:** The trim/frame of the garage roll door openings were noted with damage/patch repairs at the base. Further repairs are needed.
- **Improve:** The wood trim at the exterior of the garage roll doorframes was poorly installed and noted with rusted nail heads. Improvements should be made.
- **Repair:** The trim was loose and does not appear to be properly flashed at the edge of the front decking. Further evaluation and repairs are needed.
- **Improve:** The garage roll doors were noted with some rust/corrosion. Repairs are needed to prolong their lifespan.
- **Monitor, Safety Issue:** The garage door openers were equipped with automatic reverse safety features that were operating properly. They will stop the doors from closing on an object or person standing in the way. These should be tested on a regular basis to make sure that they continue to function properly.
- **Repair:** The support posts for the heat pump platform were bowed and require additional support/bracing.
- **Repair:** The exterior stair treads were noted with some deterioration and peeling paint. A few treads will likely require replacement, while the others require caulking/paint repairs.
- **Repair:** The closet/bathroom doors beneath the home were noted with moisture damage and deterioration. Replacement is needed.
- **Improve:** An opening was noted in the ceiling of the right side garage. Improvements should be made.
- **Repair, Monitor:** Mildew/mold growth was noted on the wall inside the garage bathroom. Further evaluation and repairs are needed.
- **Improve:** Mildew was noted on many of the surfaces beneath the home. A thorough cleaning is needed.
- **Improve:** Some of the screening for the rear patio was noted with physical damage. Improvements are recommended.
- **Improve:** Corrosion was noted at the rear concrete patio pad as well as at the back right rear of the property. Improvements are needed.
- **Improve:** Bushes, shrubbery, and tree limbs should be kept trimmed back from the home to prevent damage to the building.
- **Monitor:** It appears that a French drain was installed on the right side of the home. The condition, adequacy, and termination point were not inspected/determined. Further evaluation may be desired.

**Inadequate Siding / Shingle Cutback**



**Siding Butt Joints**



**Seal Copper Line Sets Entry**



**Damaged Corner Trim**



**Damaged Corner Trim**



**Damage / Patch at Garage Roll Doorframe**



**Poorly Installed / Flashed Garage Trim**



**Damaged / Poorly Flashed Deck**



**Bowed Supports**



**Opening in Garage Ceiling**



**Damaged Garage Closets / Bathroom Doors**



## **LIMITATIONS OF EXTERIOR COMPONENTS INSPECTION**

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As described in your Inspection Agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amps
<b>Service Drop:</b>	•Underground
<b>Service Panel and Overcurrent Protection:</b>	•Main Disconnect Breakers •Located: Beneath Home •Breakers •Located: Top Floor Right Bedroom Office/Closet
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Exterior •Kitchen •Bathrooms
<b>Smoke Detectors:</b>	•Present, not tested
<b>Other Components:</b>	•Security Alarm System, not tested •Installed Speakers/Wiring, not tested •Residential Elevator, operation-tested only

## ELECTRICAL SYSTEM OBSERVATIONS

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Generally speaking, the electrical system was in good order. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. Inspection of the electrical system revealed the need for a few repairs.

### RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The breakers for both heat pumps were oversized and require replacement. A licensed electrician/HVAC contractor should be consulted concerning repairs.
- **Repair:** A few breakers in the main disconnect beneath the home as well as inside the service panel were not identified/labeled. All breakers should be correctly identified and labeled accordingly.
- **Repair:** Electrical wiring was improperly terminated beneath the platform for the heat pumps. The wire should be removed or properly terminated inside of a closed junction box.
- **Repair:** The light fixture inside the master attic was not secured in place and loose wiring was exiting the open junction box where a switch should be installed. The light was inoperable. Repairs are needed.
- **Repair:** A light switch was not installed inside the top floor attic access. Repairs are needed.
- **Repair:** A few exterior/garage outlets were not protected by GFCI devices. Repairs are needed.
- **Improve:** The ceiling fans in the master bedroom and second floor left bedroom wobbled and should be repaired or replaced.
- **Improve:** The light fixtures beneath the home, the front porch exterior light fixtures, and the rear deck ceiling fan were noted with rust/corrosion. Replacement is recommended.
- **Repair:** The post light fixture in the front yard was damaged/leaning. Repairs should be made.
- **Improve:** The exhaust vent fan in the master bathroom was somewhat noisy. Improvements may be desired.
- **Monitor, Safety Issue:** The smoke detector batteries should be replaced annually, at minimum. The detectors should also be tested monthly to make certain that they are functioning properly.
- **Repair, Safety Issue:** Since the home is equipped with a gas fireplace, a carbon monoxide detector should be installed in the living area. Monthly testing is also recommended.
- **Monitor:** We recommend consulting a local security company to test and/or modify the alarm system if desired. No testing of the system was performed.
- **Monitor:** We recommend consulting a licensed professional concerning inspection, evaluation, maintenance, and service of the installed elevator. The elevator was operation-tested only.

## **LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION**

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As described in your Inspection Agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Some electrical components may be restricted by furniture and/or storage and may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components that are not part of the primary electrical power distribution system.

Please also refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pump Systems

## DESCRIPTION OF COOLING / HEAT PUMP SYSTEMS

<b>Energy Source:</b> <b>Central System Type:</b>	<ul style="list-style-type: none"> <li>•Electricity</li> <li>•Air Source Heat Pump System with Auxiliary Heat •Manufacture Date: 2003</li> <li>•Air Handler/Fan •Located: Master Attic •Manufacture Date: 2003</li> <li>•Air Source Heat Pump System with Auxiliary Heat •Manufacture Date: 2003</li> <li>•Air Handler/Fan •Located: Top Attic •Manufacture Date: 2003</li> <li>•Air Filter Sizes: 20x25x1 (Main Floor) 20x25x1 (Top Floor)</li> </ul>
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## COOLING / HEAT PUMP SYSTEMS OBSERVATIONS

The heat pumps serve to air-condition the home and provide heat during cooler weather conditions. A licensed HVAC contractor should be consulted concerning further evaluation, service, and repair.

### RECOMMENDATIONS / OBSERVATIONS

- **Repair, Monitor:** The heat pump systems were approximately thirteen years old and are likely nearing the end of their useful lives. They may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. The average life span for a heat pump is ten to twelve years. Based on the age and overall condition, a licensed HVAC contractor should be consulted concerning further evaluation and service.
- **Repair:** Upon testing in the heating mode, a less than normal temperature rise was observed in the second floor system. We recommend consulting a licensed HVAC company concerning evaluation and repairs.
- **Improve:** We recommend contracting with a qualified HVAC company to service and maintain the systems on at least an annual basis as a step of preventative maintenance.
- **Improve:** The drainpans beneath the air handler units were noted with some rust staining. This suggests that the primary drainline has been clogged at some point. No issues were detected at the time of inspection. Improvements can be made as desired.
- **Improve:** The primary condensation drain piping for both air handlers should be insulated for at least the first 24 inches to prevent the pipe from “sweating”.
- **Monitor:** The air handlers were equipped with safety float switches. A float switch will shut the system off if the primary drain line became obstructed – before overflowing and causing water damage.
- **Repair, Monitor:** The air filters installed at the air return grilles were extremely dirty and it appears that media filters were also installed. Media filters at the air handler units, should be replaced every 6 – 12 months or standard filters at the air returns should be replaced every 30 – 90 days to provide proper air circulation and a healthy indoor air quality. Only one method of filtration is recommended.
- **Improve:** A couple of the air supply register covers were noted with some rust/corrosion. Cosmetic improvements may be desired.

**Main Heat Pumps**



**Air Handler in Master Attic**



**Air Handler in Top Floor Attic**



## **LIMITATIONS OF COOLING / HEAT PUMP SYSTEMS INSPECTION**

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As described in your Inspection Agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- Due to the exterior temperature, the systems were tested in the heating mode only.

Please also refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

- |                                    |   |
|------------------------------------|---|
| <b>Attic Insulation:</b>           | •R30 Fiberglass                         |
| <b>Roof Ventilation:</b>           | •Ridge Vents •Gable Vents •Soffit Vents |
| <b>Exhaust Fan/Vent Locations:</b> | •Bathrooms •Clothes Dryer               |

## INSULATION / VENTILATION OBSERVATIONS

This was a well insulated home and ventilation appeared adequate.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Monitor:** Due to the design of the home, some areas of the attic were not visible and/or accessible for inspection.
- **Improve:** The insulation in a couple of areas above the master bedroom and inside the top floor attic was thin and/or displaced. Improvements should be made to increase heating/cooling efficiency.
- **Improve:** Insulating the attic access hatch in the master bedroom closet would improve heating and cooling efficiency.
- **Repair:** A large piece of the top floor attic floor sheathing had been pulled up. Replacement is needed.
- **Repair, Safety Issue:** The termination cover for the clothes dryer vent piping was clogged and should be cleaned immediately. This will improve efficiency as well as reduce the chance of a fire hazard.
- **Repair:** A gap was noted at the base of the access door in the center of the home. Improvements should be made.

**Missing Insulation in Top Floor Attic**



**Displaced Insulation in Master Attic**



**Attic Floor Sheathing Pulled Up**



## **LIMITATIONS OF INSULATION / VENTILATION INSPECTION**

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As described in your Inspection Agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

# Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Supply Piping:</b>	•PEX
<b>Sewer System:</b>	•Public Sewer System
<b>Drain, Waste, and Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Electric •Approximate Capacity (in gallons): 80 •Located: Top Right Bedroom Office Closet •Manufacture Date: 2003
<b>Main Water Shutoff:</b>	•Water Meter (front right)
<b>Other Components:</b>	•Lawn Irrigation System with Well Pump, not tested

## PLUMBING SYSTEM OBSERVATIONS

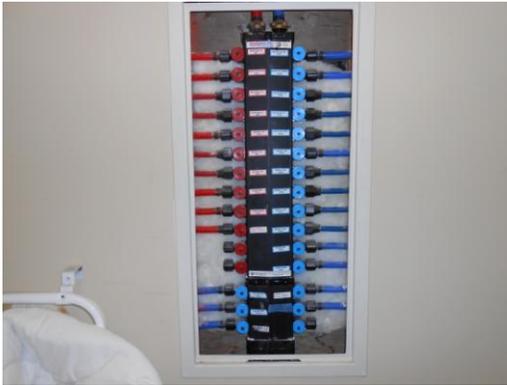
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The plumbing system was in generally good condition and the water pressure supplied to the fixtures was average. A few repairs are needed.

### RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The home is equipped with a manifold plumbing system. This setup has a “home run” supply line run from the manifold to each individual plumbing fixture throughout the home. Each individual supply can be turned off at the manifold.
- **Improve:** A section of PEX piping was exposed at the rear exterior wall of the home. Sunlight can/will degrade the piping. A protective/insulating cover should be installed.
- **Repair:** The second floor hall bathroom shower controls appear to operate backwards and no cold supply was operable. Repairs are needed.
- **Repair:** The handle must be held down through the flush for the toilet in the master bathroom. The toilet also runs on after flushing. Improvements to the tank mechanisms are recommended.
- **Monitor:** The water heater was approximately thirteen years old and was noted with some rust/corrosion at the supply connection. It is likely at the end of its useful life. The average lifespan of a water heater is ten years. Expect to replace the tank in the near future.
- **Monitor:** Based on new government restrictions, it may not be possible to replace the water heater with one of the same size. We recommend consulting a licensed plumber concerning evaluation and recommendations.
- **Repair:** The vent piping inside the top floor attic was noted with a “belly”. Proper pipe slope must be maintained to ensure adequate venting/drainage. Repairs are needed.
- **Improve, Safety Issue:** We recommend installing a safety “grab” bar in the garage bathroom shower as a measure of safety.
- **Improve:** Caulking is needed at the master bathtub surround as well as between the kitchen countertop and the backsplash to help prevent possible moisture penetration.
- **Improve:** We recommend caulking between the sink tops and the sidesplashes in the master bathroom to help prevent possible moisture penetration.
- **Improve:** The irrigation well pump was noted with heavy rust/corrosion and the base appears to be bent/damaged.

**Manifold Plumbing “Hub”**



**Corrosion at Water Heater Supply**



**Irrigation Well Pump**



## **LIMITATIONS OF PLUMBING SYSTEM INSPECTION**

As described in your Inspection Agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys that are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

# Interior Components

## DESCRIPTION OF INTERIOR COMPONENTS

<b>Wall and Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Wood •Tile •Carpet
<b>Window Types:</b>	•Single/Double Hung •Fixed Pane
<b>Doors:</b>	•Wood-Hollow Core

## INTERIOR COMPONENTS OBSERVATIONS

On the whole, the interior finishes of the home were in average condition. Typical flaws were observed in some areas.

### RECOMMENDATIONS / OBSERVATIONS

- **Improve:** A pet odor was noted throughout the home. Improvements will likely be desired.
- **Repair:** Mildew/mold was noted on the sheetrock wall inside the garage bathroom and staining/damage was noted to the doorframe. Repairs are needed.
- **Improve:** A few hairline cracks and/or peeling sheetrock tape joints were noted to the ceiling in a couple of areas. Cosmetic improvements may be desired.
- **Improve:** Dirt was noted on the ceiling at many of the air supply registers. Running the HVAC system with a dirty air filter or no filter typically causes this to occur. Cosmetic improvements can be made as desired.
- **Improve:** The walls were scratched in several areas and some of the wood trim, including a wooden stair tread were noted with minor physical damage. Cosmetic improvements are needed.
- **Improve:** The wood flooring was noted with numerous scratches as well as some minor cupping. Cosmetic improvements may be desired.
- **Repair:** The wooden transition piece between the living room and the kitchen was damaged and requires replacement.
- **Improve:** The carpeting was noted with some staining throughout the home. Cosmetic improvements will likely be desired. Replacement may be required.
- **Improve:** The tile grout in the kitchen was discolored somewhat, likely from heavy dirt/traffic. Cosmetic improvements are recommended.
- **Repair:** The baseboard trim in the right front sitting room and in the master bedroom was bowed/pulled away from the walls. Repairs are needed.
- **Repair:** The balancers for one of the windows in the master bedroom were detached/damaged and the window would not fully open. Repairs are needed.
- **Improve, Safety Issue:** A peephole was not installed for the front entry door. Improvements are recommended to increase security.
- **Improve:** The rubber bumpers for the ends of several doorstops were missing/damaged and should be replaced.
- **Repair:** The cabinets in the garage bathroom were damaged by moisture and require repair/replacement.
- **Improve:** The small bumpers for the kitchen cabinet doors/drawers were deteriorated and have become sticky. Replacement is needed.

**Mold on Garage Bathroom Wall**



**Damaged Stair Tread**



**Damaged Wooden Transition**



**Damaged Garage Bathroom Vanity Cabinets**



## **LIMITATIONS OF INTERIOR COMPONENTS INSPECTION**

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As described in your Inspection Agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

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**Appliances Tested:**

- Electric Range •Refrigerator •Dishwasher •Waste Disposer
- Microwave Exhaust Fan •Door Bell •Clothes Washer •Clothes Dryer

## APPLIANCES OBSERVATIONS

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The appliances were in average condition and most responded satisfactorily to testing.

### RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The appliances were older. While replacement may not be needed right away, it would be wise to budget for them. In the interim, a higher level of maintenance can be expected.
- **Repair, Safety Issue:** The electric range was not equipped with an anti-tip bracket/chain. Repairs should be made.
- **Monitor:** The range was a flat top unit that requires the use of a non-abrasive cleaner to prevent scratching the surface.
- **Repair:** The waste disposer was older, noted with rust/corrosion to the interior, and was seized. Repair or replacement is needed.
- **Repair:** The installed microwave was loose and should be better secured/supported.
- **Improve:** Installing stainless steel or braided hoses for the clothes washer is recommended to prevent possible leakage and/or bursting of the standard rubber hoses.
- **Monitor:** Personal items were present inside the clothes washer and clothes dryer at the time of inspection. No testing was performed.

## LIMITATIONS OF APPLIANCES INSPECTION

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As described in your Inspection Agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.

# Fireplace

## DESCRIPTION OF FIREPLACE

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<b>Fireplace:</b>	•Prefabricated •Gas Logs
<b>Fuel Type:</b>	•Propane
<b>Fuel Source:</b>	•In-Ground Tank (left side)
<b>Vent, Flue, Chimney:</b>	•Ventless

## FIREPLACE OBSERVATIONS

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The fireplace appeared to be in generally good condition. Further evaluation and repairs are needed.

### RECOMMENDATIONS / OBSERVATIONS

- **Monitor, Safety Issue:** We recommend consulting the manual for the gas logs. Since each brand is different, the manufacturer's guidelines should be followed to ensure the safety of both you and your home.
- **Repair:** The gas logs failed to respond to testing. Repairs are needed.
- **Repair, Monitor:** Standing water was noted inside the lid of the in-ground propane tank. A licensed propane company should be consulted concerning evaluation, maintenance, inspections, and filling of the in-ground propane tank.

## LIMITATIONS OF FIREPLACE INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the Inspection Agreement for a detailed explanation of the scope of this inspection.