



**Alpha & Omega
Home Inspections, LLC**

"A wise man builds his house upon the Rock." Mat. 7:24

2992 Howell's Ferry Rd., Hickory Grove, SC 29717
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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Bob Smith

INSPECTION ADDRESS

1 Plantation Hills Dr., Rock Hill, SC

INSPECTION DATE

7/2/2007 2:20 pm to 5:15 pm

REPRESENTED BY:

Susie Homeseller
Century 21



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SUMMARY SECTION

Client: Bob Smith
Realtor: Susie Homeseller, Century 21
Inspection Address: 1 Plantation Hills Dr., Rock Hill, SC
Inspection Date: 7/2/2007 Start: 2:20 pm End: 5:15 pm
Inspected by: Joe Funderburk

The items or discoveries listed in the Summary Section indicate that these systems or components do not function as intended, adversely affects the habitability of the dwelling, requires repair or subsequent observation, or warrants further investigation by a qualified specialist. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service of the following items prior to close of escrow is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property. Note: any locations given, such as "left front", are oriented as if facing the front of the house from the front yard. Also, photographs may be included as examples, but do not necessarily illustrate all defects observed. This inspection service reserves the right to amend the inspection report within 24 hours of completion. The cost for a re-inspection to verify repairs were conducted is typically 1/2 the original inspection price.

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Exterior

Exterior Components

Windows

Components and Conditions Needing Service

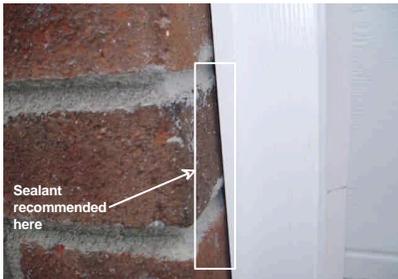
- 1.1 - One or more windows were not adequately sealed to prevent water intrusion. All the windows should be evaluated and sealed where necessary.



House Trim

Components and Conditions Needing Service

1.2 - The house trim at the garage needs sealant to prevent moisture intrusion.



Exterior Doors

Components and Conditions Needing Service

1.3 - The threshold is not caulked or sealed at the front door. Sealant is recommended to prevent water from wicking up into the door frame resulting in deterioration to the wood door jambs.



Soffits Fascia & Eaves

Components and Conditions Needing Service

1.4 - The fascia trim did not totally cover wood structures.



Posts

Components and Conditions Needing Service

1.5 - One or more posts needs sealant to prevent deterioration to the wood.



Guardrails

Components and Conditions Needing Service

1.6 - A baluster is loose or missing and needs service (2 pickets were not secured at back steps).

Brick Wall Finish

House Wall Finish Observations

Components and Conditions Needing Monitoring or Further Evaluation

1.7 - An inadequate number of weep holes were provided in the masonry veneer siding. Today's standards for new construction require weep holes (not less than 3/16" in diameter) every 33 inches. Flashing is required to direct water toward the weep holes. However, installation of weep holes after construction may cause more damage than benefit (if the flashing is not present it may be inconsequential and if the flashing is present, it may be damaged by drilling into the mortar). You should consult with a licensed and competent masonry contractor about this construction defect, its consequences, and the options (if any) for correction.

Roof & Gutters

Composition Shingle Roof

Roof Observations

Components and Conditions Needing Service

2.1 - One or more fasteners were observed unprotected by overlapping shingles. Improper fastening of the shingles may result in leaks. A thorough evaluation of the roof installation is recommended by a licensed roofing contractor.



2.2 - Broken, cracked, or otherwise damaged shingles were observed. An evaluation of all the shingles and repair as deemed necessary by a licensed roofing contractor is recommended.

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1 Plantation Hills Dr., Rock Hill, SC
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2.3 - One or more shingles or shingle tabs were missing or damaged. A thorough evaluation of the roof and repair by a licensed roofing contractor is recommended.



2.4 - Nail pops or raised shingles were observed at one or more locations (right side near peak and at rear). Raised shingles are susceptible to being blown off. Evaluation and repair by a licensed roofing contractor is recommended.

Structural

Raised Foundations

Foundation Piers

Components and Conditions Needing Service

3.1 - A pier was not adequately shimmed to support the floor girder.



Crawl Space Ventilation

Components and Conditions Needing Service

3.2 - One or more foundation vents was at or below grade level. Water likely enters the crawl space through these vents. It is recommended that vent wells be installed to prevent water from entering the crawl space.



Moisture Observations

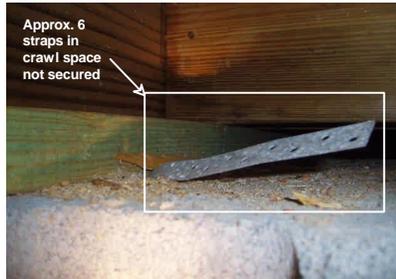
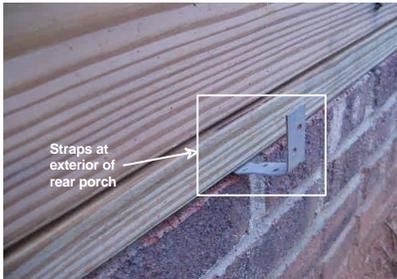
Components and Conditions Needing Service

3.3 - Water undoubtedly enters the crawl space through the slats in the porch. Moisture can adversely affect the house foundation and can facilitate the growth of a variety of molds that can promote unhealthy conditions, and we recommend that you consult a crawl space specialist or general contractor to correct this adverse condition. It is recommended that some method be employed such that the water cannot enter the main crawl space from the porch area. If the porch is totally sealed off, ensure that adequate ventilation will be provided to the crawl space. If you choose not to prevent water entry, at a minimum you should observe the crawl space during a period of heavy rain and if water entry is considered significant, a drain should be provided where any water may collect.

Intermediate Floor Framing

Components and Conditions Needing Service

3.4 - One or more foundation straps were not secured.



Garage or Carport

Double-Car Garage

Automatic Opener

Components and Conditions Needing Service

5.1 - The automatic garage doors were not functional; service is recommended prior to close of escrow. You should ensure that the automatic reverse mechanisms operate properly.

Plumbing

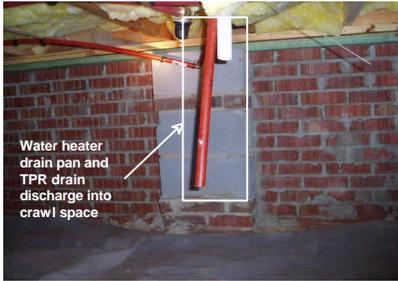
Electric Water Heaters

Relief Valve & Discharge Pipe

Components and Conditions Needing Service

6.1 - The discharge pipe from the temperature-pressure relief valve discharges into the crawl space, where any leaks would not be noticed. It should be plumbed to the exterior and terminate no more than twenty-four inches above grade and no closer than six inches to it, or it should discharge to a concrete floor in a

conspicuous area where no damage would result.



Drain Pan & Discharge Pipe

Components and Conditions Needing Service

6.2 - The drain for the water heater pan discharges directly into the crawl space. Any leak may not be readily apparent and leaks can lead to the growth of molds and fungi, which can have an adverse influence on health. We recommend that the drain for the water heater pan should discharge outdoors approximately 6 inches above grade.

Heating & Air Conditioning

HVAC Split Systems

Condensing Coil

Components and Conditions Needing Service

8.1 - The condensing coil was not elevated above the soil. Most manufacturers recommend an elevation of three inches above the surrounding soil to prevent corrosion.



8.2 - Panels on the condensing coil are missing screws, which may contribute to vibration and noise over time.

Refrigerant Lines

Components and Conditions Needing Service

8.3 - Insulation is missing from the refrigerant line in the crawl space, which reduces the system efficiency. The condition will allow condensation to form and drip, and moisture in the crawl space should be avoided.



- 8.4 - Insulation is not sealed at the refrigerant line at the evaporator coil. The condition will allow condensation to form and drip, which may cause corrosion to the furnace, drip pan or damage to the ceiling below. Insulation should be installed where missing.



Condensate Drainpipe

Components and Conditions Needing Service

- 8.5 - The condensate drain(s) do not discharge sufficiently above grade. It is clogged or will likely become clogged by debris, soil, or insects. Service to raise the condensate drain or lower the grade is recommended.
- 8.6 - The auxiliary condensate drain is not visible. It should discharge to a conspicuous location, such as above a window, door, patio, or deck, where any discharge would be readily noticed. We recommend that it be traced and installed in the manner described above so that it will be obvious when the primary drain clogs and water is draining from the overflow pan in the attic.

Drip Pan

Components and Conditions Needing Service

- 8.7 - The drip pan contains insulation that should be removed so that it will function effectively. Failure to clean insulation from the drip pan may result in a clogged auxiliary condensate drain or malfunctioning float switch, which would cause subsequent damage to the ceilings when the pan overflows.



Vent Pipe

Components and Conditions Needing Service

- 8.8 - The furnace exhaust flue was in contact with or too close to combustible materials. The manufacturer of the vent (a "B-vent") recommends a minimum 1" clearance from combustible materials. This construction defect is considered a fire hazard. We recommend that repairs meeting the manufacturers specifications be conducted for fire safety reasons.



Gas Valve & Connector

Components and Conditions Needing Service

- 8.9 - A gas appliance connector passes through one or more HVAC cabinets; a practice which the manufacturer prohibits. The manufacturer of these devices states: "Do not conceal connector or run connector through enclosed outdoor BBQ pits, walls, partitions, floors or appliance panels."



Bedrooms

Master Bedroom

Doors

Components and Conditions Needing Service

- 12.1 - The door rubs or sticks and needs to be serviced to work smoothly.
12.2 - The door drags on the floor and needs to be serviced to work smoothly.
12.3 - The door, or doors, should be undercut to promote positive air circulation.

Dual-Glazed Windows

Components and Conditions Needing Service

- 12.4 - A window will need service to work well, such servicing the hardware.

Closets

Components and Conditions Needing Service

- 12.5 - The closet door drags on the floor and needs to be serviced to work smoothly.
12.6 - The door, or doors, should be undercut to promote positive air circulation.

Front Right Bedroom

Closets

Components and Conditions Needing Service

- 12.7 - The door sticks or rubs and needs service to work smoothly.
12.8 - The closet door drags on the floor and needs to be serviced to work smoothly.

Front Center Bedroom

Doors

Components and Conditions Needing Service

- 12.9 - The door, or doors, should be undercut to promote positive air circulation.

Closets

Components and Conditions Needing Service

- 12.10 - The closet door drags on the floor and needs to be serviced to work smoothly.

Bathrooms

Master Bathroom

Cabinets

Components and Conditions Needing Service

13.1 - The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

Dual-Glazed Windows

Components and Conditions Needing Service

13.2 - A window will need service to work well, such adjusting or servicing the hardware (window would not open).

Kitchen

Kitchen

Dishwasher

Components and Conditions Needing Service

14.1 - The dishwasher discharges without a visible anti-siphon valve or high drain loop (where the drain line rises and is securely fastened to the underside of the counter). This installation is contrary to most installation instructions, and also creates a potential drainage problem and a health hazard if waste water were to siphon back into the dishwashing machine. An evaluation and service by a licensed plumbing contractor is recommended.

Hallway

Hallway

Lights

Components and Conditions Needing Service

15.1 - A wall light does not respond, and should be serviced.

Closets & Cabinets

Components and Conditions Needing Service

15.2 - The door drags on the floor and needs to be serviced to work smoothly.

Stairs

Main Stairs

Handrails & Guardrails

Components and Conditions Needing Service

16.1 - The handrail on the stairs does not extend the full distance. Today's standards for new construction require a handrail for 4 or more risers. Additionally, "handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight." For safety reasons, a railing meeting the standard as quoted above is recommended. Information about proper stair railing and illustrations can be obtained here: www.aohomeinspection.com/pdf/IRC_interpretation.pdf.

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GENERAL INFORMATION

Inspection Address: 1 Plantation Hills Dr., Rock Hill, SC
Inspection Date: 7/2/2007 Time: 2:20 pm to 5:15 pm
Weather: Overcast - Temperature at time of inspection: 73 Degrees

Inspected by: Joe Funderburk

Client Information: Bob Smith
123 Elm St., Myrtle Beach, SC 29572

Buyer's Agent: Century 21
Susie Homeseller
123 Maple St., Charlotte, NC
Email: susie@century21.com

Structure Type: Wood Frame
Furnished: No
Number of Stories: Two

Estimated Year Built: 2007
Unofficial Sq.Ft.: 2100

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of Alpha & Omega Home Inspections, LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Alpha & Omega Home Inspections, LLC and supercede any alleged oral comments. We inspect all of the systems, components, and conditions described in accordance with the Standards of Practice (SOP) of the National Association of Certified Home Inspectors (NACHI) and the SOP of NC or SC as appropriate (all above referenced SOPs are available on our website), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed before the close of escrow by licensed specialists, who may identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: new_home3

SCOPE OF THE INSPECTION

You have contracted with Alpha & Omega Home Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by NC, SC, and the National Association of Certified Home Inspectors (NACHI), a copy of which is available upon request and on our website. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin or pest infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis. The Environmental Protection Agency [EPA] recommends that every home be tested for radon and we can have the air inside the home sampled and analyzed for you for an additional fee. You can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA, at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use today, lead pipes could be present in any home built as recently as the 1940s. Although lead-based house paint has long since been taken off the market, children living in older homes are threatened by chipping or peeling lead paint, or excessive amounts of lead-contaminated dust. More than 80 percent of homes built before 1978 contain lead paint. Even at low levels, lead poisoning in children can cause IQ deficiencies, reading and learning disabilities, impaired hearing, reduced attention spans, hyperactivity and other behavior problems. Pregnant women poisoned by lead can transfer lead to a developing baby, resulting in adverse developmental effects. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is expensive. More information can be obtained at: <http://www.epa.gov/opptintr/lead/index.html>.

There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that you may deem prudent before the close of escrow.

Section 1.0 - Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development or PUD, we evaluate the following exterior features: driveways, walkways, handrails, guardrails, carports and garages, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, unless prior arrangements are made we do not evaluate any detached structures such as detached garages, storage sheds, fences, play sets, stables, etc. The exterior inspection is an attempt to identify all visual defects, but it is not a board-by-board/brick-by-brick exterior inspection and we do not guarantee that every single instance of an exterior defect will be identified. The wall sheathing beneath the siding may or may not be covered with a water proofing membrane, commonly called "house wrap". While it may not be required, it is recommended but we do not verify its presence or absence or otherwise view behind the siding because to do so would require dismantling the siding system. We do not evaluate underground drainage systems, underground storage tanks, or anything underground. We do not evaluate any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not generally comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Regarding wood decay, if we identify it we do so by actual probing of the wood. Finally, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading & Drainage

Slope of the Land

Informational Conditions

1.1 - The grade appears to slope toward the house at the rear instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion but also differential settling, et cetera. You may want to consider a further evaluation by a landscaping or grading specialist. At the minimum, we recommend that you view the property during a period of heavy or prolonged rain.

Exterior Components

General Comments

Informational Conditions

1.2 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we attempt to test all unobstructed windows, and particularly those in bedrooms to ensure they are operable and facilitate an emergency exit.

Driveways

Informational Conditions

1.3 - There are predictable cracks in the driveway that would not necessarily need to be serviced. However, sealing cracks is generally recommend to prevent them from widening during freeze-thaw

cycles.

Walkways

Informational Conditions

1.4 - The walkways are in acceptable condition.

Outlets

Informational Conditions

1.5 - The outlets that were tested are functional and include ground-fault protection.

Lights

Informational Conditions

1.6 - The 120-volt lights installed outside the doors of the residence are functional.

Windows

Informational Conditions

1.7 - The windows are the vinyl double-glazed insulated type.

Components and Conditions Needing Service

1.8 - One or more windows were not adequately sealed to prevent water intrusion. All the windows should be evaluated and sealed where necessary.

House and Trim Paint

Informational Conditions

1.9 - The house and trim paint is in acceptable condition.

House Trim

Components and Conditions Needing Service

1.10 - The house trim at the garage needs sealant to prevent moisture intrusion.

Exterior Doors

Components and Conditions Needing Service

1.11 - The threshold is not caulked or sealed at the front door. Sealant is recommended to prevent water from wicking up into the door frame resulting in deterioration to the wood door jambs.

Soffits Fascia & Eaves

Components and Conditions Needing Service

1.12 - The fascia trim did not totally cover wood structures.

Porches

Informational Conditions

1.13 - One or more porches were present and were in acceptable condition.

Posts

Components and Conditions Needing Service

1.14 - One or more posts needs sealant to prevent deterioration to the wood.

Guardrails

Components and Conditions Needing Service

1.15 - A baluster is loose or missing and needs service (2 pickets were not secured at back steps).

Vinyl Wall Finish

House Wall Finish Observations

Informational Conditions

1.16 - The house vinyl wall finish is in acceptable condition.

Brick Wall Finish

House Wall Finish Observations

Components and Conditions Needing Monitoring or Further Evaluation

1.17 - An inadequate number of weep holes were provided in the masonry veneer siding. Today's standards for new construction require weep holes (not less than 3/16" in diameter) every 33 inches. Flashing is required to direct water toward the weep holes. However, installation of weep holes after construction may cause more damage than benefit (if the flashing is not present it may be inconsequential and if the flashing is present, it may be damaged by drilling into the mortar). You should consult with a licensed and competent masonry contractor about this construction defect, its consequences, and the options (if any) for correction.

Section 2.0 - Roof & Gutters

There are many different roof types, which we may evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. In fact, the material on the majority of pitched roofs is not designed to be waterproof but only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. We do not confirm that the roof was installed according to the manufacturer's instructions. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Gutters & Drainage

Gutters & Drainage

Informational Conditions

2.1 - The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

2.2 - Every gutter downspout does not effectively discharge water 4 to 6 feet away from the house foundation. Although we rarely see it, we always recommend that downspout extensions be installed for the general welfare of the residence and its foundation.

Composition Shingle Roof

General Comments

Informational Conditions

2.3 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. Most of these roof materials are warranted by manufacturers to last from twenty to thirty years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

2.4 - We were unable to safely access the roof, and evaluated it from within the attic and by using a ladder at the eaves in various areas.

Style

Informational Conditions

2.5 - The roof design is both a hip and gable.

Number of Layers

Informational Conditions

2.6 - The roof is composed of one layer of shingles.

Roof Observations

Components and Conditions Needing Service

2.7 - One or more fasteners were observed unprotected by overlapping shingles. Improper fastening of the shingles may result in leaks. A thorough evaluation of the roof installation is recommended by a licensed roofing contractor.

2.8 - Broken, cracked, or otherwise damaged shingles were observed. An evaluation of all the shingles and repair as deemed necessary by a licensed roofing contractor is recommended.

2.9 - One or more shingles or shingle tabs were missing or damaged. A thorough evaluation of the roof and repair by a licensed roofing contractor is recommended.

2.10 - Nail pops or raised shingles were observed at one or more locations (right side near peak and at rear). Raised shingles are susceptible to being blown off. Evaluation and repair by a licensed roofing contractor is recommended.

Penetration Flashings

Functional Components and Conditions

2.11 - Roof penetrations and their flashings are in acceptable condition.

Section 3.0 - Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. Regarding wood decay, if we identify it we do so by actual probing of the wood.

Raised Foundations

General Comments

Informational Conditions

3.1 - This residence has a raised foundation, commonly called a crawl space. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts or straps that hold the house onto the foundation, but the size and spacing of the bolts or straps vary. In the absence of major defects, most structural engineers agree that the one critical issue with modern raised foundations is that they should be bolted or strapped. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

3.2 - Our experience shows that wood moisture and humidity are more of a concern in the summer. Even with all the vents open, stagnant, humid air can contribute to excessive moisture in the wood structures that can lead to expensive repairs. We therefore always recommend visual monitoring of the crawl space at least annually, and especially during the humid summer months. A licensed pest control company can be retained to test the moisture content of the wood using specialized instruments. You should be aware that wood will decay at moisture levels > 28% and will support fungi growth at levels in the low-20s.

Method of Evaluation

Informational Conditions

3.3 - We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Crawl Space Entrance

Informational Conditions

3.4 - The crawl space entrance is located at the right side of house.

Foundation Piers

Informational Conditions

3.5 - The piers are concrete block.

Components and Conditions Needing Service

3.6 - A pier was not adequately shimmed to support the floor girder.

Foundation Wall Materials

Informational Conditions

3.7 - The foundation walls are brick.

Crawl Space Ventilation

Functional Components and Conditions

3.8 - The ventilation in the foundation crawlspace appears to be standard and adequate.

Components and Conditions Needing Service

3.9 - One or more foundation vents was at or below grade level. Water likely enters the crawl space through these vents. It is recommended that vent wells be installed to prevent water from entering the crawl space.

Moisture Barrier

Informational Conditions

3.10 - A moisture barrier was installed to cover approximately 90% of the ground.

Moisture Observations

Informational Conditions

3.11 - The crawl space was dry at the time of the inspection and no adverse signs of water intrusion were observed, but that does not mean it remains dry at all times. We recommend that you observe the crawl space during a period of heavy and prolonged rain prior to the close of escrow.

Components and Conditions Needing Service

3.12 - Water undoubtedly enters the crawl space through the slats in the porch. Moisture can adversely affect the house foundation and can facilitate the growth of a variety of molds that can promote unhealthy conditions, and we recommend that you consult a crawl space specialist or general contractor to correct this adverse condition. It is recommended that some method be employed such that the water cannot enter the main crawl space from the porch area. If the porch is totally sealed off, ensure that adequate ventilation will be provided to the crawl space. If you choose not to prevent water entry, at a minimum you should observe the crawl space during a period of heavy rain and if water entry is considered significant, a drain should be provided where any water may collect.

Intermediate Floor Framing

Components and Conditions Needing Service

3.13 - One or more foundation straps were not secured.

Floor Insulation

Functional Components and Conditions

3.14 - The floor insulation is in acceptable condition.

Structural Elements

Identification of Wall Structure

Informational Conditions

3.15 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

3.16 - The floor structure consists of piers, girders and joists sheathed with plywood or oriented strand board (OSB).

Identification of Ceiling Structure

Informational Conditions

3.17 - The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

3.18 - The roof structure is conventionally framed with rafters, purlins, collar-ties, etc., with sheathing of plywood or OSB.

Section 4.0 - Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

4.1 - The attic can be accessed through doors in the bonus room.

Method of Evaluation

Informational Conditions

4.2 - The attic was not traversed beyond the equipment deck due to obstructions, a lack of clearance, or because the depth of insulation would make travel unsafe. Therefore, the inspection of the attic and its components was limited to what was visible using a strong light from the equipment deck.

Framing

Informational Conditions

4.3 - The visible portions of the roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Ventilation

Informational Conditions

4.4 - Ventilation appears to be adequate.

Loose Fiberglass Insulation

Informational Conditions

4.5 - The attic is insulated with approximately 14 inches of blown-in fiberglass insulation, which is equivalent to R-30.

Secondary Attic

Attic Access Location

Informational Conditions

4.6 - The attic can be accessed through a pull-down ladder in the hall.

Method of Evaluation

Informational Conditions

4.7 - The attic was not traversed beyond the equipment deck due to obstructions, a lack of clearance, or because the depth of insulation would make travel unsafe. Therefore, the inspection of the attic and its components was limited to what was visible using a strong light from the equipment deck.

Framing

Informational Conditions

4.8 - The visible portions of the roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Ventilation

Informational Conditions

4.9 - Ventilation appears to be adequate.

Loose Fiberglass Insulation

Informational Conditions

4.10 - The attic is insulated with approximately 14 inches of blown-in fiberglass insulation, which is equivalent to R-30.

Section 5.0 - Garage or Carport

Unless prior arrangements were made, this inspection includes attached garages and carports only. We do not test electronic keypads or remote control devices. It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, since garage door openings and garage dimensions are not standard, you may wish to take measurements to ensure that there is sufficient clearance to accommodate your vehicles. Finally, we recommend that any source of ignition including gas appliances, furnaces, water heaters, dryers, even wall outlets, be raised 18 inches above grade to prevent the possible ignition of flammable vapors that may accumulate in garages.

Double-Car Garage

Outlets

Functional Components and Conditions

5.1 - The outlets that were tested are functional, and include ground-fault protection.

Automatic Opener

Components and Conditions Needing Service

5.2 - The automatic garage doors were not functional; service is recommended prior to close of escrow. You should ensure that the automatic reverse mechanisms operate properly.

Garage Door & Hardware

Functional Components and Conditions

5.3 - The garage door and its hardware are functional.

Firewall Separation

Functional Components and Conditions

5.4 - The firewall separating the garage from the residence is functional.

Slab Floor

Informational Conditions

5.5 - The visible portions of the slab floor are in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

Informational Conditions

5.6 - The walls and ceiling are sheathed and in acceptable condition.

Section 6.0 - Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. We do not inspect toilet supply plumbing to ensure they are provided with cold, and not hot, water. And we do not operate valves. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Unless prior arrangements are made, we do not test drinking water quality. And we may not determine the source of water, whether public or private.

Waste and drainpipes pipes are equally varied, and range from modern PVC (poly-vinyl chloride) and ABS [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, lead, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern PVC and ABS drains are virtually impervious to damage, although some rare batches have been alleged to be defective. However, since significant portions of drainpipes are concealed, we can

only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems should be evaluated by specialists. We may not determine whether the sewer system is public or private. And, because of the damage that could result to flooring systems from "destructive testing" for which we could be held liable, we do not test the overflow drains for bathtubs or shower pans.

You should be aware that each year, approximately 3,800 injuries and 34 deaths occur in homes in the United States due to scalding from excessively hot tap water, according to the Consumer Product Safety Commission. The majority of those injured are the elderly and children under the age of 5. Severe damage to an adult's skin can occur in 30 seconds when exposed to water temperatures at 130 degrees Fahrenheit. However, it takes up to five minutes for a severe burn injury to occur if the hot water heating system is maintained and distributed at the recommended 120 Fahrenheit, allowing people time to react and remove themselves from the hot water.

Potable Water Supply Pipes

Water Source

Informational Conditions

6.1 - The water source is public.

Functional Flow

Functional Components and Conditions

6.2 - The water pressure provides functional flow if multiple faucets are open simultaneously.

Water Main Shut-off Location

Informational Conditions

6.3 - The main water shut-off valve is located inside the garage.

Exterior Faucets

Functional Components and Conditions

6.4 - Exterior faucets were provided.

Informational Conditions

6.5 - Back-flow prevention was provided at exterior faucets. These anti-siphon devices are provided to prevent suctioning non-potable water into the drinking water system if the house pressure suddenly drops.

PEX Water Pipes

Informational Conditions

6.6 - The residence is served by Polyethylene (PEX) potable water pipes that are in satisfactory condition.

Vent Piping System

Type of Material

Informational Conditions

6.7 - The visible portions of the vent pipes are modern PVC material.

Waste & Drainage Systems

General Comments

Informational Conditions

6.8 - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. At a minimum, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

System Type

Informational Conditions

6.9 - The waste disposal system is public.

Type of Material

Informational Conditions

6.10 - The visible portions of the drain pipes are modern PVC material.

Functional Flow

Functional Components and Conditions

6.11 - Based on industry recommended water tests, the main drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Electric Water Heaters

General Comments

Informational Conditions

6.12 - There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 120 degrees to prevent scalding. Also, while not required in this area of the country, water heaters should be seismically secured to prevent displacement.

Water Heater Age

Informational Conditions

6.13 - The manufactured date of the water heater is estimated to be: 2006.

Capacity

Informational Conditions

6.14 - Hot water is provided by a 50 gallon water heater.

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Location

Informational Conditions

6.15 - The water heater is located in the garage.

Relief Valve & Discharge Pipe

Components and Conditions Needing Service

6.16 - The discharge pipe from the temperature-pressure relief valve discharges into the crawl space, where any leaks would not be noticed. It should be plumbed to the exterior and terminate no more than twenty-four inches above grade and no closer than six inches to it, or it should discharge to a concrete floor in a conspicuous area where no damage would result.

Drain Pan & Discharge Pipe

Components and Conditions Needing Service

6.17 - The drain for the water heater pan discharges directly into the crawl space. Any leak may not be readily apparent and leaks can lead to the growth of molds and fungi, which can have an adverse influence on health. We recommend that the drain for the water heater pan should discharge outdoors approximately 6 inches above grade.

Section 7.0 - Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the National Electrical Code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we may only test a representative number of switches and outlets. Obviously, if a residence is furnished we will not be able to test each one. We do not guarantee that we will be able to determine the function or purpose for every switch. We do not perform load-calculations to determine if the supply meets the demand. In the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. Using today's standards for new construction, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but potentially life saving safety feature. These outlets are often referred to as GFCIs, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. We test GFCIs using professional electrical instruments or by using the provided test button provided on the device itself. Note that we advise against the use of GFCIs for refrigerators and freezers, because any nuisance trip may result in food spoilage. AFCIs, or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, since arc faults cause thousands of electrical fires and hundreds of deaths each year, you should consider installing them at every circuit as a prudent safety feature.

Service Entrance

Service Entrance Observations

Informational Conditions

7.1 - The main conductor lines are underground. This is characteristic of modern electrical services. However, since the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Main Panel

General Comments

Informational Conditions

7.2 - National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect if greater than six breakers are present, and each circuit within the panel should be clearly labeled.

Panel Size & Location

Informational Conditions

7.3 - The service entrance amperage is 200 amps.

7.4 - The main panel is located inside the garage.

Grounding

Informational Conditions

7.5 - A grounding electrode conductor was visible but the connection to a ground rod could not be observed, which is not unusual. The rod may or may not exist, and if present a good connection may or may not exist. However, we pulled on the conductor and it seemed to be well connected to a driven rod.

Conductor Types

Informational Conditions

7.6 - The visible wiring consisted of copper on small amperage branch circuits.

7.7 - The visible wiring consisted of stranded aluminum on large amperage circuits.

Main Panel Observations

Informational Conditions

7.8 - The panel and its components have no visible deficiencies.

Wiring Observations

Informational Conditions

7.9 - The visible portions of the wiring have no visible deficiencies.

Over Current Protection

Informational Conditions

7.10 - There are no visible deficiencies with the circuit breakers.

7.11 - Arc-fault circuit interrupter breakers are provided where required and functional.

Section 8.0 - Heating & Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Additionally, any system that the current owner cannot demonstrate its service within the previous year should be evaluated by a HVAC contractor prior to close of escrow, particularly if the unit is nearing the end of its expected life span. Consistent with the Standards of Practice, our service does not include an evaluation of thru-wall or thru-window air-conditioning units. The older ones are typically noisy and inefficient and, relative to the more modern ones, are expensive to operate.

HVAC Split Systems

Dates of Manufacturer

Informational Conditions

8.1 - The manufactured date of the A/C condensing coil is 2006. (Unless specifically stated on the data plate, ages are estimates based on the serial numbers--you should contact the manufacturer if you have any questions.)

8.2 - The manufactured date of the furnace is 2006. (Unless specifically stated on the data plate, ages are estimates based on the serial numbers--you should contact the manufacturer if you have any questions or wish for a confirmation.)

Manufacturer Name

Informational Conditions

8.3 - The manufacturer of the A/C system is Trane.

8.4 - The manufacturer of the furnace system is Trane.

Location

Informational Conditions

8.5 - Central heat and air-conditioning are provided by a single split-system, consisting of a furnace with an evaporator coil that is located in the attic and a condensing coil that is located at the left side of the house.

Fuel Type

Informational Conditions

8.6 - The heating system energy source is natural gas.

8.7 - The cooling system energy source is electric.

AC System BTUs

Informational Conditions

8.8 - The central air-conditioning system BTUs, a measure of cooling capacity, are 30,000.

Heating System BTUs

Informational Conditions

8.9 - The central heating system BTUs, a measure of heating capacity, are 100,000.

Condensing Coil

Informational Conditions

8.10 - The SEER efficiency rating label for the unit(s) was removed in violation of Federal law. You may want to inquire about the SEER rating of the unit(s). The minimum SEER for A/C condensing units manufactured after January 26, 2006 is 13.

Components and Conditions Needing Service

8.11 - The condensing coil was not elevated above the soil. Most manufacturers recommend an elevation of three inches above the surrounding soil to prevent corrosion.

8.12 - Panels on the condensing coil are missing screws, which may contribute to vibration and noise over time.

Refrigerant Lines

Components and Conditions Needing Service

8.13 - Insulation is missing from the refrigerant line in the crawl space, which reduces the system efficiency. The condition will allow condensation to form and drip, and moisture in the crawl space should be avoided.

8.14 - Insulation is not sealed at the refrigerant line at the evaporator coil. The condition will allow condensation to form and drip, which may cause corrosion to the furnace, drip pan or damage to the ceiling below. Insulation should be installed where missing.

Condensate Drainpipe

Components and Conditions Needing Service

8.15 - The condensate drain(s) do not discharge sufficiently above grade. It is clogged or will likely become clogged by debris, soil, or insects. Service to raise the condensate drain or lower the grade is recommended.

8.16 - The auxiliary condensate drain is not visible. It should discharge to a conspicuous location, such as above a window, door, patio, or deck, where any discharge would be readily noticed. We recommend that it be traced and installed in the manner described above so that it will be obvious when the primary drain clogs and water is draining from the overflow pan in the attic.

Drip Pan

Components and Conditions Needing Service

8.17 - The drip pan contains insulation that should be removed so that it will function effectively. Failure to clean insulation from the drip pan may result in a clogged auxiliary condensate drain or malfunctioning float switch, which would cause subsequent damage to the ceilings when the pan overflows.

Return-Air Compartment

Informational Conditions

8.18 - Filters were provided and were in acceptable condition.

Vent Pipe

Components and Conditions Needing Service

8.19 - The furnace exhaust flue was in contact with or too close to combustible materials. The manufacturer of the vent (a "B-vent") recommends a minimum 1" clearance from combustible materials. This construction defect is considered a fire hazard. We recommend that repairs meeting the

manufacturers specifications be conducted for fire safety reasons.

Design Observations

Informational Conditions

8.20 - The home is two stories and is served by one HVAC system with one thermostat. While functional, this is not the optimum design and will result in a warmer upstairs in the summer and a cooler downstairs in the winter. You may want to consider a consultation with a HVAC contractor to see if the system can be zoned and controlled by both an upstairs and downstairs thermostat.

Gas Valve & Connector

Components and Conditions Needing Service

8.21 - A gas appliance connector passes through one or more HVAC cabinets; a practice which the manufacturer prohibits. The manufacturer of these devices states: "Do not conceal connector or run connector through enclosed outdoor BBQ pits, walls, partitions, floors or appliance panels."

Flexible Ducting

Informational Conditions

8.22 - The visible portions of the flexible ducts have no apparent deficiencies.

Section 9.0 - Fireplace & Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys. With regard to gas logs, we do not open gas valves, light pilot lights or gas appliances. Normally, only gas logs that are controlled by a wall switch are operated because others require opening valves associated with the logs, even if a pilot light is lit. Please note that we recommend a smoke alarm and carbon monoxide detector whenever a wood or gas fireplace is present.

Family Room

Vent Free Gas Logs

Functional Components and Conditions

9.1 - The gas logs were tested and were functional. You should have the homeowner/builder demonstrate the operation of the gas logs and transfer any operating manuals to you.

Informational Conditions

9.2 - According to today's standards, manufactured fireplace clearances are determined by the manufacturer. The buyer should consult the manufacturer's manual or otherwise contact the manufacturer to determine if the clearances are adequate. Gas cutoffs are acceptable inside a gas fireplace firebox, if the manufacturer approves it. Consult the manufacturer's operator's manual prior to operation of gas logs.

Fireplace

Informational Conditions

9.3 - The fireplace is in acceptable condition.

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Hearth

Informational Conditions

9.4 - The hearth is in acceptable condition.

Mantle

Informational Conditions

9.5 - The fireplace mantle is in acceptable condition.

Section 10.0 - Smoke Alarm

Generally speaking and by today's standards, it is recommended that a smoke detector be located inside of each bedroom and one outside of bedrooms. They should be hard-wired with a battery backup. On multi-level homes, they should be interconnected. The Buyer is strongly encouraged to check smoke detector locations and operation and can contact the local fire department for more information. Inspection of smoke detector locations, inter-connectivity, and battery backup functionality are not included in this home inspection. Since smoke detectors are often monitored by security systems, smoke detectors are not tested in homes with any type of security system. Since we cannot determine if a security system is active or monitored, the detectors are not tested at all where such a system exists. The client should ensure that all smoke detectors operate properly. Routine testing of smoke detectors after your home purchase is recommended along with annual battery changes. The presence and operation of Carbon Monoxide alarms are not covered by this inspection, but they are recommended where gas and wood burning appliances and devices exist, in homes with garages, and in multi-family units with garages.

Smoke Detectors

General Comments

Functional Components and Conditions

10.1 - Smoke detectors were tested, were interconnected, and operated properly.

Section 11.0 - Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which may be of concern to you; if so you should seek the services of a specialist. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, since the sense of smell adjusts rapidly, and the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

All Living Areas

No Recommended Service

Informational Conditions

11.1 - We have evaluated all the living areas (dining rooms, family rooms, living rooms, etc.) and found them to be in acceptable condition.

Section 12.0 - Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually and physically accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate accessible windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Doors

Components and Conditions Needing Service

- 12.1 - The door rubs or sticks and needs to be serviced to work smoothly.
- 12.2 - The door drags on the floor and needs to be serviced to work smoothly.
- 12.3 - The door, or doors, should be undercut to promote positive air circulation.

Dual-Glazed Windows

Components and Conditions Needing Service

- 12.4 - A window will need service to work well, such servicing the hardware.

Closets

Components and Conditions Needing Service

- 12.5 - The closet door drags on the floor and needs to be serviced to work smoothly.
- 12.6 - The door, or doors, should be undercut to promote positive air circulation.

Front Right Bedroom

Closets

Components and Conditions Needing Service

- 12.7 - The door sticks or rubs and needs service to work smoothly.
- 12.8 - The closet door drags on the floor and needs to be serviced to work smoothly.

Front Center Bedroom

Doors

Components and Conditions Needing Service

12.9 - The door, or doors, should be undercut to promote positive air circulation.

Closets

Components and Conditions Needing Service

12.10 - The closet door drags on the floor and needs to be serviced to work smoothly.

Section 13.0 - Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, because any failure of a test could cause damage to the floor systems for which we could be held responsible.

All Bathrooms

Outlets

Functional Components and Conditions

13.1 - The bathroom outlets that were tested are functional, and include ground-fault protection.

Master Bathroom

Cabinets

Components and Conditions Needing Service

13.2 - The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

Dual-Glazed Windows

Components and Conditions Needing Service

13.3 - A window will need service to work well, such adjusting or servicing the hardware (window would not open).

Section 14.0 - Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, freezers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Appliances Present

Functional Components and Conditions

14.1 - All kitchen appliances were functional.

Informational Conditions

14.2 - The kitchen contains an electric range (stove and oven combo).

14.3 - The kitchen contains a range exhaust hood (re-circulating).

14.4 - The kitchen contains a garbage disposal.

14.5 - The kitchen contains a dishwasher.

14.6 - The kitchen contains a built-in microwave.

Kitchen Water Temperature

Informational Conditions

14.7 - The temperature of the hot water at the kitchen sink was 111 - 114 degrees Fahrenheit; not hot enough to kill bacteria. We suggest that you adjust the temperature to the recommended 120 Fahrenheit.

Outlets

Functional Components and Conditions

14.8 - The outlets that were tested are functional and include ground-fault protection.

Cabinets

Informational Conditions

14.9 - The cabinets are functional, and do not have any significant damage.

Dishwasher

Components and Conditions Needing Service

14.10 - The dishwasher discharges without a visible anti-siphon valve or high drain loop (where the drain line rises and is securely fastened to the underside of the counter). This installation is contrary to most installation instructions, and also creates a potential drainage problem and a health hazard if waste water were to siphon back into the dishwashing machine. An evaluation and service by a licensed plumbing contractor is recommended.

Section 15.0 - Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Hallway

Lights

Components and Conditions Needing Service

15.1 - A wall light does not respond, and should be serviced.

Closets & Cabinets

Components and Conditions Needing Service

15.2 - The door drags on the floor and needs to be serviced to work smoothly.

Section 16.0 - Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues. We use today's standards for new construction to evaluate stairs, no matter the age of the home. We recommend that you heed any advice given regarding stairs, noting the following statistics from the National Safety Council: Only motor-vehicle crashes and poisoning cause more unintentional injury (accidental) deaths. One in five visitors to a hospital emergency room for an injury is there because of a fall. In 2002, 14,500 people died as a result of falls. Fifty percent of all falls occur at home. More falling deaths occur as a result from stairs and steps. According to the Centers for Disease Control and Prevention (CDC), seniors have a 33 percent chance of falling in any year.

Main Stairs

Handrails & Guardrails

Components and Conditions Needing Service

16.1 - The handrail on the stairs does not extend the full distance. Today's standards for new construction require a handrail for 4 or more risers. Additionally, "handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight." For safety reasons, a railing meeting the standard as quoted above is recommended. Information about proper stair railing and illustrations can be obtained here: www.aohomeinspection.com/pdf/IRC_interpretation.pdf.

Section 17.0 - Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are a few things of which you should be aware. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer, braided, stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger. Finally, to prevent fires associated with clogged dryer vents, you should make sure that the portion of the vent inside the house is not kinked. Smooth-wall metal dryer vents are highly recommended, but at a minimum any plastic corrugated vents should be replaced with metal types approved for use as dryer vents. The exterior discharge of dryer vents should be monitored periodically to ensure there is no break or clog in the hidden portions of the duct, which could cause moisture or mold problems and create a fire hazard.

Laundry Room or Area

No Recommended Service

Functional Components and Conditions

17.1 - We evaluated the laundry area, and found it to be in acceptable condition.

Drain Pan

Informational Conditions

17.2 - No drain pan for the washer was provided. Although not required, whenever structural damage may result from an overflow, we recommend a pan with a plumbed drain and you may wish to have one installed. An alternative is a flood or leak detection device that will terminate the water supply in a water pipe failure.

Section 20.0 - General Information

The following information is not relevant to any specific room or system.

Notes for Client

Floors Walls and Ceilings

Informational Conditions

20.1 - Unless otherwise noted, no significant defects were observed associated with the visible house walls, floors, and ceilings.

Section 21.0 - Mandated Disclosures

In accordance with State licensing requirements, we have to report to you the following information about the absence of various components.

SOP Disclosures

Chimney Presence

Informational Conditions

21.1 - A chimney was not present at this house.

Basement

Informational Conditions

21.2 - A basement was not present at this house.

Patio

Informational Conditions

21.3 - A patio was not present at this house.

Wood deck

Informational Conditions

21.4 - A wood deck was not present at this house.

Balcony Presence

Informational Conditions

21.5 - A balcony was not present at this house

Storm doors

Informational Conditions

21.6 - Storm doors were not present at this house.

Skylights

Informational Conditions

21.7 - Skylights were not present at this house.

Slab foundation

Informational Conditions

21.8 - A slab foundation was not present at this house.

Inspection Address: 1 Plantation Hills Dr., Rock Hill, SC
Inspection Date/Time: 7/2/2007 2:20 pm to 5:15 pm

AFTER THE INSPECTION

Future Repairs - All repairs should be conducted by state licensed contractors. Whether the seller is making the arrangements for repairs or the buyer, the client is advised to ensure that all repairs were indeed performed by a state licensed contractor. Some repairs are difficult to verify that they were performed at all. You should consider demanding that all repairs be itemized by the contractor on their company letterhead, including their contact information. The documentation the contractor provides should include the contractor's license number. This will help to provide assurance that the repairs were conducted by a competent individual and will provide you with the information you need to follow-up with the contractor long after the close of escrow, if you choose.

A Word About Contractors - A common source of dissatisfaction with home inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this house inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that the previous owner's belongings were stored everywhere (especially in garages), making things inaccessible; or that the air conditioning could not be turned on because it was 40° outside; or that the heat could not be adequately tested because it was 90° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the home inspection process. We are only documenting the condition of the home at the time of the inspection.

A destructive or invasive examination - The home inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the dwelling, you did not own the property. You cannot authorize the disassembly or destruction of what does not belong to you. Now, if we spent half an hour under the kitchen sink, twisting valves and pulling on piping, or an hour disassembling the furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it is not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Home inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists.

Outside the scope of the inspection - As the Limitations and Agreement letter you signed indicates, there are some items that are just not addressed. We are regulated by both North and South Carolina and there are certain items we are required to inspect. We comply with those regulations and we often go beyond the requirements and report on more than is required. However, we do not report on all items associated with a home. Please see the Limitations and Agreement for more information (it is provided in this report).

The inspection is not technically exhaustive - If you would like a technically exhaustive inspection, we can arrange to have a general contractor, a structural engineer, an electrical engineer, a geo-technical engineer, and others to assist us with the inspection. The inspection would take days. The cost of this inspection would be approximately \$10,000.

AFFILIATIONS AND CERTIFICATIONS

SC License # 2240

NC License # 1736

National Association of Certified Home Inspectors (NACHI) member number: NACHI05120170

REPORT CONCLUSION

1 Plantation Hills Dr., Rock Hill, SC

Congratulations on the purchase of your new home. Since as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

In His Service,



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