PROPERTY INFORMATION

757 Starbuck Rd Aiken SC 29803

**PROPERTY ADDRESS CITY STATE ZIP**

**DESCRIPTION OF PROPERTY**

Single Family  Two Family  Apartments  Manufactured Home

**REPORTED/ESTIMATED AGE** 2001

INSPECTION DETAILS

|  |  |  |
| --- | --- | --- |
| **CLIENT NAME**    **INSPECTION DATE**  05/17/2017  **TIME**  3:00 PM  **TYPE OF INSPECTION**  Standard Inspection  Structural  Mechanical  Utilities | **WEATHER**  Partly Cloudy  **TEMPERATURE**  88ºF  **STATUS**  Occupied  Vacant  Moving  New Construction |  |

PURPOSE AND SCOPE OF INSPECTION

The purpose of this report is to render an opinion as to the major structural, mechanical, and utility elements of the referenced property on the date of the inspection. Report findings are performed according to the terms and conditions of the inspection order agreement. Evaluation/inspection is basically limited to a visual assessment, and is NOT a technical exhaustive inspection. Electrical receptacle covers may be removed and tested; the same is true with the electrical panel box; mechanical equipment will be inspected using normal controls; Code Compliance/Building Standards items that are visible will be annotated, concealed, inaccessible items that may involve codes/standards, specifically fireplace flues and inside of chimney’s if not visible, cannot be evaluated. Concealed areas are not visible, thus not evaluated; furnishings are NOT moved; storage is NOT moved. If items are in the off position, such as main water cut off, gas lines, and electrical breakers, these are NOT activated/turned on. This is a visible, non-intrusive evaluation/inspection. **The purpose of this inspection is to reduce the risk involve in purchasing a property at a reasonable price.**

**THIS REPORT MUST BE READ COMPLETELY. Additional concerns or further evaluation requirements will be annotated on the specific pages that are not structural, mechanical or utility defects. The summary page is NOT the entire report. The following pages may include items that are of concern to you, the client. This report is intended to identify visual defects - as defined - that involve structural, mechanical and utilities.**

* **ACCEPTABLE (AC):** This item is performing its intended function as of this date of the inspection. *(Functioning.)*
* **NOT PRESENT (NP):** This item does not exist in this structure being assessed/inspected.
* **DEFECT (DE):** This item is structurally unsound, unsafe or hazardous, inoperative, or otherwise requires repair.
* **COSMETIC:** Normal wear & tear; does not affect negatively the structural, mechanical or utility of this dwelling. Examples of cosmetics are stress settling cracks, caulking/sealing issues; stains on floor coverings, floor coverings that are torn, have tears such as vinyl flooring; doors and windows that require adjusting, door stoppers missing, wallpaper peeling, ceiling finishes peeling or flaking (such as popcorn finishes); ceiling fans that wobble (require adjusting) moldings that have separation, weather stripping that is worn, Basically items that are not defects, do not involve the structural integrity, the mechanical or utilities are considered cosmetic by GNB Inspection standards.
* **NOT ASSESSED (NA):** This item was not assessed because of inaccessibility or seasonal impediments, or as agreed upon.
* **FURTHER EVALUATE**: May require intrusive evaluation, consult with a licensed professional in this specific field.

INSPECTION SUMMARY

**EXTERIOR** The dwelling’s exterior consists of brick & vinyl-siding, with a front roof-covered porch, a rear screened-in porch with functional fans, and a rear stone face open patio. • Front windows have shutters. • Wood post screen fence along rear property. • Windows bordering brick siding should have been caulked between the frame and brick, which prevents moisture/air intrusion. *(Cosmetic · See Photo #1)* • One rear exterior floor light is damaged; hanging by wiring. *(Cosmetic · See Photo #14)* • Rear screened-in porch has a screen door with torn screen. • Rear wood-framed shed. • Double-car, side garage has an automatic door with sensors. Car and storage present; some areas of walls and slab not visible. *(Cosmetic)*

**ATTIC/ROOF** The roof is covered in architectural shingles, a better quality 30-year shingle. • Fascia, eaves, and soffits have coverings. • Gutters and downspouts are present. • Left side of garage doors, fascia covering has dents and slight separation. *(Cosmetic · See Photo #2)* • Two roof-skylights are present. • Facing rear screened-in porch, gutter on left side appears to have a nail hole. *(Cosmetic)* • Attic visible framing is 2x, 4x8 sheathing, and insulation is adequate. Bonus room scuttle entry is secured; no entry.

**SUBSTRUCTURE** The crawlspace has 2x8’, 16 on center framing, brick walls, and block piers. Insulation is adequate, but has been taken down underneath the master bath. *(Cosmetic)* • Vapor barrier is adequate.

**INTERIOR** Floors consists of carpeting, vinyl/tile, and wood products. • Rooms have painted sheetrock walls & ceilings, and moldings. • Windows are wood-framed, double-hung, double-pane. • Ceiling fans are functional. • Smoke detection is present. • Inside the master bath closet, dried water staining appears to be around light fixture; no correlation from inside attic scuttle. *(Cosmetic · See Photo #10)* • In the upstairs bonus room, the sheetrock ceiling has intersections/joints poorly finished. *(Cosmetic)* • Bathrooms consist of a left-side bedroom bath, hall bath, master bath, and upstairs bonus room half bath. Master bath whirlpool tub is functional; however, the hot water valve fixture is slightly loose. *(Cosmetic · See Photo #9)*

**MECHANICAL** The HVAC system consists of two units on the exterior right side: gas pack unit (2016), and a Ducane split system/heat pump (age not determined); and, an electric air handler/heat pack (2001) in the attic. Attic unit is its life expectancy; limited life should be expected. Presently the HVAC system is fully functional in both heating and cooling modes. This correlates with the thermostat’s operability. Air flow was satisfactory. • GE (2013) 40-gallon electric hot water tank is functional, produces hot water. • All built-in appliances — to include the stove, dishwasher, refrigerator, and sink disposal — were tested as functional, as well as mechanical ventilation. • Living room ventless gas log fireplace is functional.

**ELECTRICAL** Underground electrical service. • Main disconnect is on rear exterior. • Panel box is in garage, also with main disconnect. 120/240-volt, three-wire, 200-amps.

**PLUMBING** The plumbing system consists of PEX & PVC plastic water lines and PVC plastic drain lines (septic). Water pressure presently at 66 psi. Satisfactory water pressure range is between 40-80 psi. Presently no leaks or drainage issues were detected.

DEFECTS — The following are the defects as defined:

1. Rear shed on block - roof decking along eaves have water damage & mold growth ***(See Photos #3-4)***; areas of wood fascia have damage; back room flooring has significant deflection/damage ***(See Photo #6)***; and, Skylights have evidence of water intrusion ***(See Photo #5)***. Further evaluate, repair/replace as necessary.
2. Cover to the electric panel box in garage is only secured with one screw. ***(See Photo #8)***
3. Inside crawl space under the master bath, leak at drain pipe joint of whirlpool tub. Sub-flooring under master bath has water staining, surface mold, and areas of wood fungus. Further evaluate, repair/correct as necessary by a licensed plumber or general contractor. ***(See Photos #11-13)***
4. The in-ground sprinkler system has three functional zones, the control display has 8 zones; further evaluate.
5. The front two garage windows have gaps along the top hat have been covered with wood trim. The wood trim has water/moisture absorption and should be replaced. The gap should be covered with cladding, vinyl, or masonry. ***(See Photo #15)***

**The following pages have further explanations if necessary, and general information. The purpose of this inspection is to identify problems and concerns,**

**with a specific emphasis on structural, mechanical, and utilities.**

INTERIOR ELEMENTS

**PRIMARY TYPE STRUCTURE**

***Ceilings:***  Wood Frame  Textured Finish  Popcorn Stucco Finish  Paint  Panel/Tile

***Walls:***  Wood  Sheet Rock  Wallpaper  Paint  Paneling

***Floors:***  Concrete Slab  Carpets  Wood Finish  Vinyl/Tile

***Window Type(s):***  Fixed  Single Hung  Double Hung  Single Pane  Double Pane

Sliders  w/Combo Storms/Screens  w/Double Glazing  Metal/Vinyl

Awning  Casement  Single Glaze  w/Screens  w/Storms

Wood-Framed

***Smoke Detectors:***  Not Determined  Battery  Hard Wired  Not Present

*Ceilings*  AC  NP  Cosmetic  Defect  See below.

*Moldings*  AC  NP  Cosmetic  Defect  NA

*Walls*  AC  NP  Cosmetic  Defect  NA

*Floors*  AC  NP  Cosmetic  Defect  SEE DEFECT #1: back room flooring has significant deflection/damage.

*Smoke alarms*  AC  NP  Cosmetic  Defect  NA

*Stair rails*  AC  NP  Cosmetic  Defect  NA

*Stairs*  AC  NP  Cosmetic  Defect  NA

*Windows*  AC  NP  Cosmetic  Defect  NA

*Room Doors*  AC  NP  Cosmetic  Defect  NA

*Ceiling Fans*  AC  NP  Cosmetic  Defect  NA

***Limitations***  Excess Furnishings/Storage

ELECTRIC

***Service Line***  Underground  Overhead  Aluminum  Copper

***Main Distribution Line***  Breaker  120/240 Volt  200 Amps  Copper

***Location:*** Garage

***Service Disconnect(s)***  None  Multiple  Single Main

***Location:***  In Distribution Panel  Exterior

***GFCI***  In Panel  At Receptacle(s)  AFCI Protection in Panel  None Observed

*Service Entrance*  AC  NP  Cosmetic  Defect  NA

*Svc Disconnect*  AC  NP  Cosmetic  Defect  NA

*Distribution Panel*  AC  NP  Cosmetic  Defect  SEE DEFECT #2 / Panel box in garage, also with main disconnect.

*AFCI Protection*  AC  NP  Cosmetic  Defect  NA

*GFCI Protection*  AC  NP  Cosmetic  Defect  NA

*Wiring/Conductor(s)*  AC  NP  Cosmetic  Defect  NA

*Outlets*  AC  NP  Cosmetic  Defect  NA

*Switches*  AC  NP  Cosmetic  Defect  NA

*Exterior Light Fixtures*  AC  NP  Cosmetic  Defect  One exterior floor light damaged, hanging by wire.

*Interior Light Fixtures*  AC  NP  Cosmetic  Defect  NA

GENERAL NOTES

Normal wear and tear items, cosmetic type items will be generalized in the summary; these items will be annotated as cosmetic on the specific pages. All accessible windows will be inspected, as well as all doors; smoke alarms will be observed and tested: Interior stress, settling cracks on walls and ceilings will be annotated as cosmetic if they are flush, or are hairline cracks; and if there’s no correlation from structural breaching and/or repairs. Window blinds and/or treatments are not evaluated/inspected, nor are floor coverings.

CEILINGS -- In master bath closet ceiling, around light fixture appears to have dried staining; no correlation from in attic scuttle. • In bonus room, poorly finished sheetrock intersections.

PLUMBING SYSTEM

***Source of Water:***  Municipal  Private Well        ***Water Pressure:*** 66 psi

***Water Pipes:***  Copper  Brass  Steel  PVC Plastic  PEX Plastic  PB Plastic

***Drainage Line:***  Cast Iron  Brass  PVC Plastic  ABS Plastic

*Water Pipes*  AC  NP  Cosmetic  Defect  NA

*Drainage Line*  AC  NP  Cosmetic  Defect  SEE DEFECT #3: under master bath, leak @ drain pipe. / Septic

*Water Pressure*  AC  NP  Cosmetic  Defect  NA

*Washer Water Valves*  AC  NP  Cosmetic  Defect  NA

*Plumbing Fixtures*  AC  NP  Cosmetic  Defect  NA

WATER HEATER

***Make:*** GE ***Location:***       ***Age:*** 2013 ***Gallons:*** 40 ***Type:***  Natural Gas  Electric  LP Gas

*Condition*  AC  NP  Cosmetic  Defect  NA

*Ventilation*  AC  NP  Cosmetic  Defect  NA

*Gas Sediment Pipe*  AC  NP  Cosmetic  Defect  NA

*Electric Disconnect*  AC  NP  Cosmetic  Defect  NA

*PRV*  AC  NP  Cosmetic  Defect  NA

*Drip Pan*  AC  NP  Cosmetic  Defect  NA

KITCHEN

*General Condition*  AC  NP  Cosmetic  Defect  NA

*Cabinets*  AC  NP  Cosmetic  Defect  NA

*Counters*  AC  NP  Cosmetic  Defect  NA

*Dishwasher*  AC  NP  Cosmetic  Defect  NA

*Trash Compactor*  AC  NP  Cosmetic  Defect  NA

*Microwave*  AC  NP  Cosmetic  Defect  NA

*Refrigerator*  AC  NP  Cosmetic  Defect  NA

*Sink Disposal*  AC  NP  Cosmetic  Defect  NA

*Stove/Oven*  AC  NP  Cosmetic  Defect  NA

*Vent System*  AC  NP  Cosmetic  Defect  NA

*Kitchen Sink*  AC  NP  Cosmetic  Defect  NA

*Caulking Issues*  AC  NP  Cosmetic  Defect  NA

BATHROOMS

***Description/Locations:*** *Bath #1:* Left side bedroom bath *Bath #2:* Hall bath *Bath #3:* Master bath w/whirlpool

*Bath #4:* Upstairs bonus half bath *Bath #5:*       *Bath #6:*

***Other Fixtures:***

***Ground Fault Circuit Interruption (GFCI)***:  Yes  No  N/A ***Location:***

*Sink(s)*  AC  NP  Cosmetic  Defect  NA

*Toilet*  AC  NP  Cosmetic  Defect  NA

*Bathtub/Stall Shower*  AC  NP  Cosmetic  Defect  NA

*Ventilation*  AC  NP  Cosmetic  Defect  NA

*Floor/Wall/Ceiling*  AC  NP  Cosmetic  Defect  NA

*Whirlpool*  AC  NP  Cosmetic  Defect  Bath 3 whirlpool functional, but hot water fixture slightly loose.

*Caulking Issues*  AC  NP  Cosmetic  Defect  NA

GENERAL NOTES

Water and drain lines inside walls or between floor are not visible and are considered concealed. Main drain lines running under grade (slab construction) are not visible, thus not evaluated/inspected. However, if correlating factors are present, further intrusive evaluation will be recommended. All plumbing fixtures are evaluated for leaks and functionality. Drain lines are observed if not concealed for any drainage issues. Water pressure is checked via PSI gauge at the exterior water spigot. The running of water is conducted for a short period of time. If water valves are in the off position, they are not turned on. This includes wells and any other water source. Water fixtures are considered satisfactory if no leaks are present, even if the handles/knobs are reversed. If a dwelling has been unoccupied for a period of time, once continued use occurs, leaks may develop because of dry rotted seals. Obstructions may expose themselves with everyday use.

COOLING

***Description:***  Electric Central Air Conditioning  Split System  Gas/Packaged Units  Electric Heat Pump

***Location:*** Exterior Right Side (2 units) ***Make:*** -- / Ducane ***Age:*** 2016 / --

***General Distribution***:  Ducted Registers  Central Supply  Individual Room Supply

*System Overall Function*  AC  NP  Cosmetic  Defect  NA

*Outdoor Unit(s)*  AC  NP  Cosmetic  Defect  NA

*Blower(s)/Fans*  AC  NP  Cosmetic  Defect  NA

*Exposed Ductwork*  AC  NP  Cosmetic  Defect  NA

*Thermostats*  AC  NP  Cosmetic  Defect  NA

*Disconnect*  AC  NP  Cosmetic  Defect  NA

*Condensation Drain*  AC  NP  Cosmetic  Defect  NA

*Drip Pan Float*  AC  NP  Cosmetic  Defect  NA

HEATING

***Description:***  Hot Air  Gas Fired Forced Air  Electric Heat Pack  Gas Package Unit

***Location:*** Attic ***Make:***       ***Age:*** 2001

***Distribution:***  Ducted/Registers

***Room Heating:***  Central Source  Individual Room Source ***Exceptions:***

*Heating Unit*  AC  NP  Cosmetic  Defect  At life expectancy, expect limited life.

*Burner(s)*  AC  NP  Cosmetic  Defect  NA

*Blower(s)*  AC  NP  Cosmetic  Defect  NA

*Distribution Systems*  AC  NP  Cosmetic  Defect  NA

*Disconnect*  AC  NP  Cosmetic  Defect  NA

*Gas Sediment Pipe*  AC  NP  Cosmetic  Defect  NA

FIREPLACE

***Description:***  Brick  Gas Burner  Metal Flue  Stone  Gas Igniter  Gas Logs  Wood Burning

Electric  Natural Gas  Propane  w/Exterior Air Supply  Ventless

***Location:*** Living Room

*Fireplace*  AC  NP  Cosmetic  Defect  NA

*Damper*  AC  NP  Cosmetic  Defect  NA

*Gas Logs*  AC  NP  Cosmetic  Defect  NA

*Cutoff (Gas)*  AC  NP  Cosmetic  Defect  NA

*Electric*  AC  NP  Cosmetic  Defect  NA

GENERAL NOTES

HVAC system was inspected by operating the normal controls/thermostat. The units are inspected for visible installation and code requirements. Any visible problems or concerns will be annotated. The units are NOT disassembled. Intrusive evaluation is NOT performed. If a system is ten years or older, further intrusive evaluation is recommended for a more thorough evaluation by a licensed HVAC company. This type of evaluation has to be conducted by a licensed professional in this specific field. Normal life expectancy of HVAC systems is approximately 15-17 years with normal service. Wood burning fireplace are evaluated for a proper functional damper. All wood burning fireplaces should be cleaned prior to first time use. Pine should not be burned in fireplaces. Gas log fireplaces will be evaluated for functionality, gas leaks, and proper operation. Manual log lighting units are NOT ignited.

     EXTERIOR ELEMENTS

**PREDOMINANT SIDING #1**

Shingles/Shakes  Textured Coating  Brick  Wood Product  Masonry Board  Aluminum/Metal  Wood

Stucco  Lapped Board  Vinyl/Coated  Asbestos/Cement  Not Determined

**SIDING #2 *Description:*** Vinyl ***Location:***

**SIDING #3 *Description:***       ***Location:***

**PORCH/DECK (#1)** Masonry/Concrete  Wood Frame  Enclosed  Screened  Covered

Porch Balcony  Deck  Landing

**PORCH/DECK (#2) *Description:*** Screened-in porch ***Location:*** Rear

*Siding #1*  AC  NP  Cosmetic  Defect  NA

*Siding #2*  AC  NP  Cosmetic  Defect  NA

*Siding #3*  AC  NP  Cosmetic  Defect  NA

*Windows*  AC  NP  Cosmetic  Defect  SEE DEFECT #5 / See more below.

*Shutters*  AC  NP  Cosmetic  Defect  Front windows have shutters.

*Entry Door(s)*  AC  NP  Cosmetic  Defect  NA

*Fence*  AC  NP  Cosmetic  Defect  Wood post screen fence along rear property.

*Porch/Deck #1*  AC  NP  Cosmetic  Defect  Front roof-covered porch.

*Porch/Deck #2*  AC  NP  Cosmetic  Defect  Rear screened-in porch w fans. Screen door torn screen.

***Limitations***  Common Element  Weather  Vegetation  Inaccessible

SITE ELEMENTS

***Patio***  Concrete  Brick/Pavers  Flagstone  Roof Cover  Screened  Trellis

***Walkways***  Concrete  Brick/Pavers  Flagstone  Gravel  Unimproved  Asphalt

***Retaining Walls***  Multiple Units  Concrete  Wood  Timber  Brick/Masonry  Block

Rock/Stone

***Location:***

*Patio*  AC  NP  Cosmetic  Defect  Rear stone face open atio.

*Walkways*  AC  NP  Cosmetic  Defect  Front concrete walk.

*Retaining Walls*  AC  NP  Cosmetic  Defect  NA

*Site Grading*  AC  NP  Cosmetic  Defect  NA

*Sprinkler System*  AC  NP  Cosmetic  Defect  SEE DEFECT #4

*Rear building/shop*  AC  NP  Cosmetic  Defect  SEE DEFECT #1 / Rear wood-framed shed.

*Pool*  AC  NP  Cosmetic  Defect  NA

***Limitations***  Common Element  Weather

GENERAL NOTES

Siding that has hairline cracks - whether it is wood, stucco, or masonry board - are considered settling issues. Wood siding that has splintered wood (NOT ROTTED) is considered acceptable/cosmetic. Vinyl siding that has waves, small holes, chips caused by lawn mowers or weed eaters are considered cosmetic. Cracks of concrete walks - as long as they are flush - are considered cosmetic. Cracks that are uneven and at least ¼” - which constitutes a safety/tripping hazard - will be annotated as a defect. Wood fences are considered cosmetic, unless an extreme safety concern is present. Rear sheds and/or buildings are not inspected unless agreed to prior to inspection. Site drainage is inspected for any signs of possible water/moisture intrusion/absorption along the foundation.

WINDOWS -- Windows bordering brick, should be caulked between frame & brick.

ROOFING

**PREDOMINANT ROOFING**

***Description:***  Moderate/Steep Slope  Flat/Low Slope  Asphalt Shingles  Slate  Tile

Fascia/Eaves/Soffits Aluminum-Vinyl Coverings  Asbestos/Cement  Metal  Architectural Shingles

***Inspection Method***:  Ground w/Binoculars  Ladder at Eaves  Walked On

*Shingles*  AC  NP  Cosmetic  Defect  NA

*Flashing*  AC  NP  Cosmetic  Defect  NA

*Eaves*  AC  NP  Cosmetic  Defect  NA

*Fascia*  AC  NP  Cosmetic  Defect  Left of garage doors, fascia has dents, slight separation.

*Soffits*  AC  NP  Cosmetic  Defect  NA

*Gutters*  AC  NP  Cosmetic  Defect  Facing rear screened-in porch, gutter left side appears to have nail hole.

*Downspouts*  AC  NP  Cosmetic  Defect  NA

*Skylights*  AC  NP  Cosmetic  Defect  SEE DEFECT #1: evidence of water intrusion.

*Chimney*  AC  NP  Cosmetic  Defect  NA

*Vents (louver)*  AC  NP  Cosmetic  Defect  NA

ATTIC

***Description:***  Walk-up stairs  Scuttle  Trusses 2x4  Rafters 2x6  Rafters 2x8

4x8 Sheathing/Decking  1X Space Boards  Other:

***Inspection Method:***  Entered  From Entry  Limited Entry  Inaccessible  Other:

*Framing*  AC  NP  Cosmetic  Defect  NA

*Decking/Sheathing*  AC  NP  Cosmetic  Defect  NA

*Ventilation*  AC  NP  Cosmetic  Defect  NA

*Insulation*  AC  NP  Cosmetic  Defect  NA

GENERAL NOTES

Roof shingles are designed to deflect water and have a life expectancy depending on type. From inside the attic, if no visible signs of water intrusion are present, the shingles will be annotated as satisfactory. Despite how they aesthetically appear, comments may be annotated about life expectancy and concerns. Installation of gutters and downspouts is NOT required on homes. However, if present, they should be installed according to installation requirements. Gutters are designed to prevent and direct away water accumulation along a foundation. If problems are observed, this will be annotated as cosmetic.

ATTIC -- bonus room scuttle entry is locked, not accessible.GARAGE

***Description:***  Single Cars  Attached  Under House  Detached  Wood Frame

Masonry  Carport  Double-Car

**HOUSE/GARAGE SEPERATION**

***Description:***  Not Applicable  Incomplete Cover  Solid Door

Exposed Framing  Automatic Garage Door Opener  Self-Closing Door/Manual

***Driveways:***  Concrete  Asphalt  Pavers  Gravel  Unpaved

*Roofing*  AC  NP  Cosmetic  Defect  NA

*Driveways*  AC  NP  Cosmetic  Defect  NA

*Exposed Framing*  AC  NP  Cosmetic  Defect  NA

*Floor Slab*  AC  NP  Cosmetic  Defect  NA

*Foundation*  AC  NP  Cosmetic  Defect  NA

*Walls/Ceilings*  AC  NP  Cosmetic  Defect  NA

*Siding/Trim*  AC  NP  Cosmetic  Defect  NA

*Vehicle Door(s)*  AC  NP  Cosmetic  Defect  NA

*Door Operator*  AC  NP  Cosmetic  Defect  NA

*Electric*  AC  NP  Cosmetic  Defect  NA

*Door Sensors*  AC  NP  Cosmetic  Defect  NA

***Limitations:***  Vehicle(s)  Storage/Belongings  Shelves  Door(s) Locked

GENERAL NOTES

SUBSTRUCTURE

***Crawl Space***  None Observed  Full House  Under Portion of House

*— Location #1:*       *— Location #2:*

***Inspection Method:***  Not Applicable  No Visible Access  Entered  From Entry

Limited Entry  Inaccessible

***Foundation Walls***  Block  Brick  Stone

***Piers/Columns***  Block  Brick  Wood

***Floor Structure***  Wood Frame  Trusses  Joist 2x6  Joist 2x8  Joist 2x10  2x12

***Sub-Flooring***  4x8 Decking  1x Space Board

*Foundation Walls*  AC  NP  Cosmetic  Defect  NA

*Piers/Columns*  AC  NP  Cosmetic  Defect  NA

*Floor Framing*  AC  NP  Cosmetic  Defect  SEE DEFECT #3: under master bath, water staining, surface mold, fungus.

*Crawl Space Ventilation*  AC  NP  Cosmetic  Defect  NA

*Floor Insulation*  AC  NP  Cosmetic  Defect  Adequate but taken down under master bath.

*Vapor Barrier*  AC  NP  Cosmetic  Defect  NA

*Moisture*  AC  NP  Cosmetic  Defect  NA

SLAB CONSTRUCTION

**CONCRETE SLAB CONSTRUCTION**

***Description:***  Full House (Ground Level)  Part(s) of House

***Location:***  Addition  Laundry/Utility Area  N/A

**PREDOMINANT SLAB COVER**

Carpeting  Vinyl/Tile  Wood Finish  Stone

*Exterior/Exposed Edge*  AC  NP  Cosmetic  Defect  NA

*Main Interior Area*  AC  NP  Cosmetic  Defect  NA

*Laundry/Utility Area(s)*  AC  NP  Cosmetic  Defect  NA

*Addition(s)*  AC  NP  Cosmetic  Defect  NA

*Foundation Coatings*  AC  NP  Cosmetic  Defect  NA

***Limitations:***

GENERAL NOTES

Evaluation/inspection of the crawl space substructure involves all visible areas, wood framing, foundation walls, piers, insulation, and moisture concerns. If visible structural integrity defects or breaching is observed, it will be annotated. What constitutes a structural defect is damage to a framing member that breaches or impairs the integrity for which meant for. Minimal termite damage, splintering wood, or surface mold does NOT necessarily indicate damage. Concrete slab homes have limited evaluation. Floor covering restricts the view of a slab home. Minimal evaluation of the foundation is accomplished with this type of home.

     PHOTOGRAPH­S

|  |  |  |  |
| --- | --- | --- | --- |
| **#1⏵** |  | **#2⏵** |  |
|  | Windows bordering brick siding should have been caulked between the frame and brick, which prevents moisture/air intrusion. |  | Left of garage doors, fascia covering has dents, slight separation. |
| **#3⏵** |  | **#4⏵** |  |
|  | Rear shed on block - roof decking along eaves have water damage & mold growth. |  | Rear shed on block - roof decking along eaves have water damage & mold growth. |
| **#5⏵** |  | **#6⏵** |  |
|  | Rear shed on block, skylights have evidence of water intrusion. |  | Rear shed on block - back room flooring has significant deflection/damage. |

PHOTOGRAPH­S

|  |  |  |  |
| --- | --- | --- | --- |
| **#7⏵** |  | **#8⏵** |  |
|  |  |  | Cover to the electric panel box in garage is only secured with one screw. |
| **#9⏵** |  | **#10⏵** |  |
|  | Master bath whirlpool tun hot water valve fixture is slightly loose. |  | In master bath closet, ceiling appears to have dried staining around light fixture. No correlation from inside attic scuttle. |
| **#11⏵** |  | **#12⏵** |  |
|  | Inside crawl space under the master bath, leak at drain pipe joint of whirlpool tub. Sub-flooring under master bath has water staining, surface mold, and areas of wood fungus. Further evaluate, repair/correct as necessary by a licensed plumber or general contractor. |  | Inside crawl space under the master bath, leak at drain pipe joint of whirlpool tub. Sub-flooring under master bath has water staining, surface mold, and areas of wood fungus. Further evaluate, repair/correct as necessary by a licensed plumber or general contractor. |

PHOTOGRAPH­S

|  |  |  |  |
| --- | --- | --- | --- |
| **#13⏵** |  | **#14⏵** |  |
|  | Inside crawl space under the master bath, leak at drain pipe joint of whirlpool tub. Sub-flooring under master bath has water staining, surface mold, and areas of wood fungus. Further evaluate, repair/correct as necessary by a licensed plumber or general contractor. |  | One rear exterior flood light is damaged; hanging by wire. |
| **#15⏵** |  | **#16⏵** |  |
|  | The front two garage windows have gaps along the top hat have been covered with wood trim. The wood trim has water/moisture absorption and should be replaced. The gap should be covered with cladding, vinyl, or masonry. |  |  |
| **#17⏵** |  | **#18⏵** |  |
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PHOTOGRAPH­S

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| **#19⏵** |  | **#20⏵** |  |
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| **#21⏵** |  | **#22⏵** |  |
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| **#23⏵** |  | **#24⏵** |  |
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PHOTOGRAPH­S

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| **#25⏵** |  | **#26⏵** |  |
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| **#27⏵** |  | **#28⏵** |  |
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| **#29⏵** |  | **#30⏵** |  |
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