PROPERTY INFORMATION

757 Starbuck Rd Aiken SC 29803

**PROPERTY ADDRESS CITY STATE ZIP**

**DESCRIPTION OF PROPERTY**

**[x]** 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**[x]  Standard Inspection[ ]  Structural[ ]  Mechanical[ ]  Utilities | **WEATHER** Partly Cloudy**TEMPERATURE** 88ºF**STATUS**[x]  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 [x]  Paint [ ]  Panel/Tile

***Walls:*** [ ]  Wood [x]  Sheet Rock [ ]  Wallpaper [x]  Paint [ ]  Paneling

***Floors:*** [ ]  Concrete Slab [x]  Carpets [x]  Wood Finish [x]  Vinyl/Tile

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

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

 [ ]  Awning [ ]  Casement [ ]  Single Glaze [ ]  w/Screens [ ]  w/Storms

 [x]  Wood-Framed

***Smoke Detectors:*** [ ]  Not Determined [x]  Battery [x]  Hard Wired [ ]  Not Present [ ]

*Ceilings* [ ]  AC [ ]  NP [x]  Cosmetic [ ]  Defect [x]  See below.

*Moldings* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Walls* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Smoke alarms* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Stair rails* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Stairs* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Windows* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Room Doors* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Ceiling Fans* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

***Limitations*** [ ]  Excess Furnishings/Storage [ ]

ELECTRIC

***Service Line*** [x]  Underground [ ]  Overhead [ ]  Aluminum [ ]  Copper

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

***Location:*** Garage

***Service Disconnect(s)*** [ ]  None [ ]  Multiple [x]  Single Main

***Location:*** [ ]  In Distribution Panel [x]  Exterior [ ]

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

*Service Entrance* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Svc Disconnect* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*AFCI Protection* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*GFCI Protection* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Outlets* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Switches* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Interior Light Fixtures* [x]  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:*** [x]  Municipal [ ]  Private Well [ ]        ***Water Pressure:*** 66 psi

***Water Pipes:*** [ ]  Copper [ ]  Brass [ ]  Steel [x]  PVC Plastic [x]  PEX Plastic [ ]  PB Plastic

***Drainage Line:*** [ ]  Cast Iron [ ]  Brass [x]  PVC Plastic [ ]  ABS Plastic [ ]

*Water Pipes* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Water Pressure* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Washer Water Valves* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Plumbing Fixtures* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

WATER HEATER

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

*Condition* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Ventilation* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Gas Sediment Pipe* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Electric Disconnect* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*PRV* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Drip Pan* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

KITCHEN

*General Condition* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Cabinets* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Counters* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Dishwasher* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Trash Compactor* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Microwave* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Refrigerator* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Sink Disposal* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Stove/Oven* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Vent System* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Kitchen Sink* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Caulking Issues* [x]  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)***: [x]  Yes [ ]  No [ ]  N/A ***Location:***

*Sink(s)* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Toilet* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Bathtub/Stall Shower* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Ventilation* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Floor/Wall/Ceiling* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Caulking Issues* [x]  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 [x]  Split System [x]  Gas/Packaged Units [ ]  Electric Heat Pump [ ]

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

***General Distribution***: [x]  Ducted Registers [x]  Central Supply [ ]  Individual Room Supply [ ]

*System Overall Function* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Outdoor Unit(s)* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Exposed Ductwork* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Thermostats* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Disconnect* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Condensation Drain* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Drip Pan Float* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

HEATING

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

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

***Distribution:*** [x]  Ducted/Registers [ ]

***Room Heating:*** [x]  Central Source [ ]  Individual Room Source ***Exceptions:***

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

*Burner(s)* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Blower(s)* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Distribution Systems* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Disconnect* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Gas Sediment Pipe* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

FIREPLACE

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

[ ]  Electric [ ]  Natural Gas [ ]  Propane [ ]  w/Exterior Air Supply [x]  Ventless [ ]

***Location:*** Living Room

*Fireplace* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Damper* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Gas Logs* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Cutoff (Gas)* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Electric* [ ]  AC [x]  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 [x]  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)** **[x]** Masonry/Concrete [ ]  Wood Frame [ ]  Enclosed [ ]  Screened [x]  Covered

[ ]  Porch Balcony [ ]  Deck [ ]  Landing

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

*Siding #1* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Siding #2* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Siding #3* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Shutters* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [x]  Front windows have shutters.

*Entry Door(s)* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

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

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

***Limitations*** [ ]  Common Element [ ]  Weather [ ]  Vegetation [ ]  Inaccessible [ ]

SITE ELEMENTS

***Patio*** [ ]  Concrete [ ]  Brick/Pavers [x]  Flagstone [ ]  Roof Cover [ ]  Screened [ ]  Trellis [ ]

***Walkways*** [x]  Concrete [ ]  Brick/Pavers [ ]  Flagstone [ ]  Gravel [ ]  Unimproved [ ]  Asphalt

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

 [ ]  Rock/Stone [ ]

***Location:***

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

*Walkways* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [x]  Front concrete walk.

*Retaining Walls* [ ]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Site Grading* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Sprinkler System* [ ]  AC [ ]  NP [ ]  Cosmetic [x]  Defect [x]  SEE DEFECT #4

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

*Pool* [ ]  AC [x]  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:*** [x]  Moderate/Steep Slope [ ]  Flat/Low Slope [ ]  Asphalt Shingles [ ]  Slate [ ]  Tile

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

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

*Shingles* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Flashing* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Eaves* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Soffits* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Downspouts* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Chimney* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Vents (louver)* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

ATTIC

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

 [x]  4x8 Sheathing/Decking [ ]  1X Space Boards [ ]  Other:

***Inspection Method:*** [x]  Entered [ ]  From Entry [x]  Limited Entry [ ]  Inaccessible [ ]  Other:

*Framing* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Decking/Sheathing* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Ventilation* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Insulation* [x]  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 [x]  Double-Car

**HOUSE/GARAGE SEPERATION**

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

 [ ]  Exposed Framing [x]  Automatic Garage Door Opener [ ]  Self-Closing Door/Manual

***Driveways:*** [x]  Concrete [ ]  Asphalt [ ]  Pavers [ ]  Gravel [ ]  Unpaved [ ]

*Roofing* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Driveways* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Exposed Framing* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Floor Slab* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Foundation* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Walls/Ceilings* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Siding/Trim* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Vehicle Door(s)* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Door Operator* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Electric* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Door Sensors* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

GENERAL NOTES

SUBSTRUCTURE

***Crawl Space*** [ ]  None Observed [x]  Full House [ ]  Under Portion of House [ ]

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

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

 [ ]  Limited Entry [ ]  Inaccessible [ ]

***Foundation Walls*** [ ]  Block [x]  Brick [ ]  Stone

***Piers/Columns*** [x]  Block [ ]  Brick [ ]  Wood

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

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

*Foundation Walls* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Piers/Columns* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Crawl Space Ventilation* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Vapor Barrier* [x]  AC [ ]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Moisture* [x]  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 [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Main Interior Area* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

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

*Addition(s)* [ ]  AC [x]  NP [ ]  Cosmetic [ ]  Defect [ ]  NA

*Foundation Coatings* [ ]  AC [x]  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⏵** |  |
|  |       |  |       |

PHOTOGRAPH­S

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

PHOTOGRAPH­S

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