

Client's Name
A2Z Advanced Home Inspections, LLC
P.O. Box 50392
Summerville, SC 29485
(843) 367-4321
(843) 486-0042 Fax

Client's Name

Address

Date of Inspection:

Payment Made By
Client- "Name"
Price of Inspection-\$
Method of Payment-

Report Definitions

The Summary Report is a list of findings found in the home during the inspection at the time of inspection. Not all areas of findings are listed in the summary report or may not have been evident at the time of inspection. The client must read the entire report to know the condition and overall findings found. Our inspection Summary is broken down into seven categories that allow you to understand what is important to inspector to have repaired or replaced. The inspector's main purpose is to inform you on the condition of the home. He or she will not recommend what is to be repaired or replaced on the home. This is a sole discussion made by you. We also do not advise on the cost or appraisal of the home. We also, do not provide cost estimates on the repairs needed in the home or the extent of damage found.

The Summary report definitions:

If one of the following areas is not listed in the Summary Report then that area has no findings found under that category. Some reports may start at (2) or (3) category.

(1) Major Concerns: This area is/are findings in the home that may require repair or replacement that has caused major damage or may cause major damage if not repaired. Some of these findings also may need further evaluation by an expert in the area of construction.

(2) Minor Repair: This area is/are findings in the home that require only small repairs by the homeowner or a repairman that are not usually costly or take a lot of effort to repair.

(3) Gen. Maintenance: This area is/are findings in the home that require only repairs that are normally completed by a homeowner based off of regular maintenance repair and upkeep of the home.

(4) Safety Concern: This area is/are findings in the home that are for concerns that lead to safeness in the home. i.e. stairs, steps, handrails, guardrails, exposed electrical, environmental, fungi, etc.

(5) Cosmetic Repair: This area is/are findings in the home that are for items related to cosmetically improve the properties appearance. Normal wear and tear or settlement is not usually listed.

(6) Recommendation: This area is/are findings in the home that are for items that would increase, help, assist, improve the home in living conditions, wear and tear, energy efficiency, etc. Recommendations usually are not meant for a required repair item.

(7) Additional Notes: This area is/are findings that are a need to know. The inspector wants you to understand these items and not miss them in the main report.

Site Information

Condition- Good**Weather Conditions- Sunny**

Here are the conclusions of my inspection made at your request. According to your request, the inspection was a Complete Home Inspection. The scope of our inspection is to identify existing major problems that would affect a typical buying decision. I strive to add significantly to your knowledge of the building, within the scope of the inspection. I will not tell you everything about the property, but my report will put you in a much better position to make your decision.

Home appears to be assembled with quality craftsmanship and in good condition. There is every indication that the house is structurally sound and worth the investment in time and energy that you anticipate. Important findings within the report are highlighted in yellow.

Most of our storms come out of the west. Homes usually get hit the hardest on the west side of the home. We recommend that you maintain maintenance around the home on a regular basis. Small cracks and deteriorated paint and caulking can lead to problems in the future.

Plot evaluation:**Slope- Positive****Retaining walls- Wood**

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Grounds-**Sidewalk/Driveway Type- Concrete**

Concrete sidewalks usually have expansion joints in them. These joints are to prevent cracks from spreading and control the crack within the joint. Area of concern is when the surfaces become cracked; uneven or unlevelled that can cause tripping hazards. Tree roots or erosion of soil affects most areas. These areas should be repaired for personal safety. Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Landscaping Condition- Overgrown

Vegetation that goes against the home needs to be trimmed away from the siding. Siding that is made of wood and or Masonite can be damaged from moisture trapped by the vegetation. Also vegetation that comes in contact with the roof can cause damage to the shingles.

Living Condition- Vacant

Roofing/Guttering

Roof Information

Approximate Age- 9 years

Layers- Single

When the report indicates that a roof is "satisfactory", that means it is satisfactory for its age and general usefulness. A roof that is stated to be satisfactory may show evidence of past leaks or may develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age. Roofs of this age are at their halfway point and should be considered for replacement in 5-10 years.

Roof Observed:

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolong rainfall. Many times, this situation is not present during the inspection. The limitations of the inspector will not require him or her to: perform tasks that place his or her person in danger; inspect or report on accessory items not listed above (I.E. antennas, solar panels, etc.); estimate the remaining life of roof covering, flashing, caulking materials or other components; handle or disturb materials suspected of containing hazardous materials; describe how the roof was inspected (I.E. from ground, with binoculars, etc.); describe and report areas that could not be inspected (I.E. tops of flat roofs, valleys of compound roof designs, etc.)

Roof

Style-

Shingle Type- Composition Shingles

Ventilation- Ridge and Soffit vent

Asphalt and Fiberglass shingle roofs have a normal life of 15-20 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. **If two layers of roofing have already been installed, most building codes require that both layers must be removed before installing a new roof.**

Roof Condition

Condition of Roof- Good

Skylights- No

Flashing- Visible

Flashing that is not visible does not mean it was installed during the construction phase. Some areas may be covered by siding and or roof material to prevent viewing.

Findings- there are several "pits" in the shingles over the front porch – one of which looks as if there is a hole located above the area noted in the exterior section of report

Rating- (2) minor repair

Gutters & Downspouts

Type of Material- N/A

Condition-

Findings - None

Rating-

Structure

Type of structure

Type- Single-Family Dwelling

Construction- Wood

Outbuildings- No

Outbuildings are an additional charge for inspection. If these additional buildings were not discussed prior to negotiation of home inspection fees, they will not be included on this report.

Framing

Floor Joist-

Wall- Wood Stud

Most homes are constructed with wood floor joist. Floor joist are usually made of 2x8 and 2x10. Some floor joists on older homes are constructed with 2x12 lumber. However the code allows for 2x6 joist. Floor joist need to be installed according to code for spacing and span. Although we do not inspect for code violations and for violations for the year of construction, we will note on the report additional comments of any code issues that you need to be aware of. **The underside was well insulated but there was evidence of moisture present at time of inspection.** This is noted within the report.

Framing continued**Foundation**

Wall- Brick

Piers/ Columns- Masonry

Findings- *None*

Rating -

Structural and Water Damage

Structural Damage- N/A

Water Damage- Minor evidence of water damage (noted in report)

Findings - *None*

Rating -

Insect Damage- No insect damage noted

No inspection is made by this company to detect insect activity. We recommend you contact a qualified exterminator should you desire an examination for insects and a warranty.

Home Exterior**Exterior Doors/ Windows/ Eaves**

Door condition- Average

Window condition- Average

Eaves condition- Average

Glazing is used in wooden windows to hold the glass pane in place. With missing glazing, it allows the air to penetrate to the home interior. Glazing is an easy maintenance repair with a putty knife. We do recommend removing any loose glazing to give you a better-finished job.

Findings - (1) majority of exterior trim is deteriorated by the weather (2) several cracks in the stucco chimney (3) louvers to a few of the plantation shutters exterior paint is split or cracking (4) there is a hole in the left side of the rear section of a/c unit and a small gap on the right side (5) magnetic cover over rusted/corroded laundry room a/c vent (6) hole for gas line in stucco chimney isn't foam filled/insulated (7) flashing at garage roof is bowed upward and could allow water to penetrate under the roof's surface

Rating: (2) minor repair (3) general maintenance

Storm Windows and Doors**Screens**

Storm Windows- Not Present

Storm Doors- Not Present

Screens- present

Findings- (1) holes in the screening of the rear porch (2) master bedroom window screen is bent

Rating- (2) minor repair

Siding/Wall Coverings- Hardyplak

Findings- Hardyplak is showing signs of weather deterioration

Rating- (3) general maintenance

Porch and Steps**Handrails**

Porch/ Decks- None

Steps- None

Handrails- none

Findings- (1) there is a hole on underside of front porch on right (2) spindle loose to front left porch railing (3) step at front porch under left railing is split/cracked - several others are beginning to crack (4) wood rot on rear porch spindle

Rating: (2) minor repair

Additional Comments:Findings- *None*Alterations to home- *None*

Condition of Trim- Good

Garage/Carport**Garage information**

Type- Detached

Size- 2 car

Storage- N/A

Garage Door

Condition of door(s) - Good

Auto door opener - Good

Findings- (1) major cracks in garage floor (2) No expansion joints interior garage floor (3) evidence of water entering garage at all sides

Rating- (2) minor to potential major repairs (installation of gutters or French drain may assist. Recommend contacting a contractor

Garage interior**Floor construction** – Concrete**Floor Condition**- average**Ceiling & Walls**- Good**Electrical****Electrical System****Size**- 200 Amp**# Wire**- 3**Entrance**- Garage**Incoming Service Main Panel & Sub Panel Locations:****Incoming service**- left side of home**Main Panel**- garage**Sub Panel**- N/A**Findings**- *None***Conductors are made of for the Service and Branch Circuits****Service Conductors**- Copper**Branch Circuits**- Copper**Findings**- *None***Rating**-**Electrical: Over current Protection/Ground Wire****Type**- Breaker**Grounding Condition**- Grounding Rod**Electrical: Fixtures and Outlets Condition****Outlets**-Good**Findings**- (1) outlet cover is loose inside cabinet adjacent to microwave (2) no outlet cover to outlet in garage**Rating**- (2) minor repair**GFCI Outlets****Findings**- *None***Rating**-

Ground Fault Interrupters (GFCI) are recommended on all outdoor outlets and interior outlets within 6 feet of a water source; such as bathrooms and kitchen. Based on the year built GFCI were not mandatory however when a repair is needed, I would recommend them to be installed and then should be tested monthly to insure they are functioning.

Smoke Detectors**Present**- Present**Tested**- No

Smoke detectors installed in the house should be checked every 6 months to insure that they are functioning. We recommend following Manufactures instructions on tested procedures. Chirping sounds means low battery most of the time.

Findings- *None***Rating**-**Crawlspace/Basement****Crawlspace Information****Entrance Location**-Back Left**Accessibility**- Good**Inspected**- Yes**Method**- Crawled**Structural Condition**- Good**Type of Construction****Clearance**- Adequate**Foundation Wall**- Brick**Sump pump**-**Insulation**- Present**R-Value**-**Recommended Value**- N/A**Flooring**- Sand**Vents**- Present**Dampness**- see notes below

Findings- (1) hinge to door panel on side of rear porch for access to crawlspace is loose (2) several areas have insulation hanging down or not installed at all (3) leak from right side master bathroom sink at the subfloor area (4) dryer exhaust line isn't sealed correctly and slightly coiled which may restrict air flow (5) there is a disconnected air duct that isn't properly sealed (6) disconnected condensation pvc drain line (7) **mold** is present at a few locations on the subfloor around drain lines (8) penetrations for several of the water lines or electrical wiring are not insulated with bubble foam (9) large main trunk line isn't properly strapped and secure and is drooping (**too long-may restrict air flow**)

Rating- (2) minor to potential major repairs

Plumbing

Water and Waste Supply

Source- City

Meter Location- Front yard

Waste System- City

Water line and Drainage System

Cutoff valve located- In meter box

Visible Damage- No leaks found

Material Type

Water Lines- PEX

Waste Lines- PVC

Water Supply & Waste System

Pressure- Adequate (see finding in master bathroom)

Drainage- Sufficient

Water Test- Not tested by my Company

Findings- None

Rating-

Drain lines on the Washer Machine location are not inspected or tested for clogs during the inspection. Advise that you monitor your first few loads of laundry after connection has been made. Sometimes these lines are partially clogged and allow the water to flow just over the top of the pipe, which allows the water to run down the inside of the wall. This can cause damage to the structure of the home over a long period of time if neglected. Water test are added cost and not part of home inspection. We are trained to take water samples to be tested by a Lab.

Showers and all fixtures

Condition- Good

Exterior hose bibs- Functional

Findings- None

Rating-**Water Heater**

Location- Attic

Type Unit- Electric

Pressure Relief Valve- Present

The temperature/pressure relief valve lets water escape if the temperature is too high. This valve should be connected to a tube which discharges 6 to 12 inches above floor level so hot water won't be sprayed on to anyone nearby.

Water Heater- 50 Gallons

of person covered- 3-4

Water Heater –

Model #-

Serial #-

Approximate Age- yrs old

Fuel Supply Lines- Electric or gas

The life expectancy of a water heater is typically eight to twelve years. Gas water heaters do heat faster than electrical water heaters giving a quicker recovery time. Thermostats control the water temperature. Dishwasher manufacturers often recommend that the water be 140 degrees F. Some dishwashing detergents will not dissolve completely at lower temperatures. To save energy and avoid burns, 115 to 120 degrees is a better setting. Some dishwashers can heat their own water, so the water heater setting can be lower.

Findings- None

Washer & Dryer Connection Lines

Location- Laundry Space

Signs of Leaks- No

Findings- seal to washing machine is loose

Rating- (2) minor repair

Additional Fixtures

Laundry Tub- N/A

Wet Bars- Not Present

Bathroom**Bathroom [1]****Location-**Hall**Type-**Half**Tub/Shower-****Wall and Floor Covering Type & Ventilation Bathroom [1]****Shower/Tub Walls-** Sht Rck**Flooring-** Wood**Ventilation-** Exhaust Fan

It is important to keep the ceramic tile caulked or water will seep behind/underneath the wood and cause deterioration in the wallboard and supporting structure underneath the home. Special attention should be given to the area around faucets, other tile penetrations, seams in corners, and along the floor.

Findings- none**Bathroom [2]****Location-** Master (Down)**Type-** Full**Tub/Shower-** Tub/Shower**Wall and Floor Covering Type & Ventilation Bathroom [2]****Shower/Tub Walls-** Sht Rck**Flooring-** Ceramic**Ventilation-** Exhaust Fan/Window

Findings- (1) toilet not secure to floor (2) low water pressure at hot water line of right side sink (3) ceramic tile is cracked (4) caps to faucet handles are missing (5) hot water knob to tub isn't secure (6) escutcheon rings to right side sink are not caulked; missing to left side sink

Rating- (2) Minor Repair**Bathroom [3]****Location-**Upstairs**Type-** Full**Tub/Shower-** Tub/Shower**Wall and Floor Covering Type & Ventilation Bathroom [3]****Shower/Tub Walls-** Sht Rck**Flooring-** Ceramic**Ventilation-** Exhaust Fan**Findings-** (1) flange to bathtub is loose (2) base of tub and toilet not caulked**Rating-** (2) Minor Repair**Bathroom [4]****Location-**Upstairs left front**Type-** Full**Tub/Shower-** Tub/Shower**Wall and Floor Covering Type & Ventilation Bathroom [4]****Shower/Tub Walls-** Sht Rck**Flooring-** Ceramic**Ventilation-** Exhaust Fan/Window**Findings-** flange to bathtub is loose (2) base of tub and toilet not caulked (3) exhaust fan vent clogged and dirty**Rating-** (2) Minor Repair**Heating****Heating system information-****Model #-****Serial #-****Approximate Size-** tons**Approximate Age-** yrs old**Heating system: Condition****Type-** HVAC**Fuel Source-**Electric**Operation-** Tested & functional

Electric furnaces have a normal life of 15-20 years.

If the outside temperature has not been at least 85 degrees or below at the time of inspection, a heating system cannot be thoroughly checked out due to possibly damaging the compressor or cracking the heat exchanger. **This is a standard of practice guideline.**

Heating System: Distribution**Type of Distribution-** Ductwork**Humidifier-** Not present**Type of Humidifier-** N/A**Inspection of heating system****Location of unit-** Attic**Filter Size (Upstairs) -** 20 X 20 X 1**Heat Exchanger-** Tested and functional

Air filters should be washed once every 30-60 days or replaced to provide proper air circulation throughout the house. For homes with only one return location in the home, closing of the bedroom doors does not allow the air to circulate in those rooms. Also it is very important not to block returns with furniture in front of them.

Most homes should have systems with output ratings of 30-60 BTUs per hour per square foot of house. Operation of system not normally performed if the outside temperature is not below 85 degrees F at the time of inspection. This is a standard of practice followed.

The heat exchanger in a gas or oil furnace is as much as or more than 50% hidden from view, in most cases it cannot be fully examined and its condition determined without being disassembled. Our evaluation of this unit is based on the visibility of the readily accessible areas without disassembling the furnace.

Cooling

Cooling system information- (Manufacturer)

Model# - **Serial#-** **Approximate Tons-** **Approximate Age-**

Findings- Air return chamber is dirty – Exterior Freon line insulation sheathing is split

Rating- (2) minor repair - recommend a full service to the HVAC systems by a licensed heating & a/c company

The ratings are given in tons. A ton represents 12,000 BTUs per hour. Each ton of BTU rating can cover on an average 600 square foot. Checking supply and returns air ducts, no apparent or visible signs of blockage of air. The inspection does not cover areas that require the removal of panels that are not provided by the manufacturer for inspections and/or service. Cooling systems are not tested unless the outside temperature is above 64 degrees for the past 24 hours.

Running system on the cooling cycle showed the unit to be functioning adequately at time of inspection. Life expectancy is typically ten to fifteen years in moderate climates and eight to ten years in hot climates.

Equipment information

Type of system- Heat/Air **Condition-** Not tested due to temperature. SC State Standards of Practice

An air conditioning compressor has a normal life of 10-15 years.

Attic

Attic Information

Type of Access- Scuttle Hole/Ladder **Location-** Hallway **Method of Inspection-** Walked

Attics should be inspected annually for water stains on the underside of the roof sheathing. One should also look for rot, mildew, and fungus indicating high humidity levels in the attic. Check to make sure the insulation is not wet. Attic vents should be checked to ensure that they are not obstructed. Safety note, be careful walking around, don't fall through ceiling area or step on wires. Compressed insulation loses much of its insulating value.

Findings- (1) there is an opening at the exterior wall at the subfloor (2) there is no bubble foam at various locations where water pipes, drain lines enter and exit through walls and interior door frame

Ratings- (2) minor repair

Attic Insulation Information

Location- Floor **Type-**Blown

Findings- (1) missing and displaced insulation at a several locations (see photographs) (2) attic access panel inside closet of upstairs front bedroom has minimal insulation

Ratings- (2) minor repair

Interior side of roof condition

Sheeting & Rafters- Good

Leaks found- None

Findings- None

Rating-

Ventilation information

Circulation- Adequate

Storage

Storage-Adequate

Adequate ventilation is best determined during the summer months. When you can measure the outside temperature against the attic, it should not be no more than 20 degrees hotter in the attic area. IF so, we recommend increasing circulation. Also blocking ventilation with attic storage is not recommended.

Ventilation type- Ridge vent and Soffit ventilation.

General Interior

Walls, Ceilings and Floor Condition

Walls- Good **Ceilings-** Good **Floors-** Good

Good condition is based off of the age of the home and what are considered normal wear and tear of the home to the inspector at the time of inspection.

Findings- (1) evidence of a leak at pantry ceiling and wall and hallway (2) ceiling fan in upstairs right rear bedroom is inoperable (3) seams in carpet inside entrance at upstairs bedroom and closet are loose/improper

Rating- (2) minor repair

Floors Type- Wood

Where Carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Stairs

Surface covering- Carpet **Condition-** Good **Handrails-** Structurally secure

Windows Information- Double Hung, Wood

Findings- left side window screen in master bedroom is bent

Rating- (2) minor repair

Window Construction- Wood

Doors

Condition- Average **Type-**Hollow core wood

Findings- (1) door rub to master bedroom door (2) weather stripping to front and rear doors is split/cracked (3) interior of the closet door top panel in upstairs left rear bedroom is cracked

Rating- (2) minor repair

Environmental Information

Lead Paint- No test requested **Mold-**No test requested **Radon Gas-** No test requested

No other signs of "Red Flag" areas were noted for recommended testing. As long as the carpet has not been super cleaned and or replaced we can provide a carpet mold test that can detect dormant mold spores that would indicate any activity of mold.

Fireplace/Chimney

Fireplace Information

Type- Gas **Damper Door-** Operable **Spark Arrestor-** N/A

Fire Logs- N/A

Chimney

Type- Masonry inserts/stucco exterior **Liner-** Metal **Inspection Method-** Visual
Condition- Average **Flashing-** Not visible **Type of Construction-** Metal

Findings- several cracks in the stucco chimney

Rating- (1) major concern

Kitchen/Appliances

Kitchen Appliances present at the time of inspection- All appliances worked at time of inspection.

Stove

Condition- good

Fuel Source-Electric

Findings- (1) water dispenser is inoperable (2) top of stove surface is cracked

Ratings- (2) minor repairs?

Cabinets

Type-Wood

Condition-Good

Counter Tops and Flooring

Material- Granite

Floor Type- Wood

Condition- Good

Additional comments:

Kitchen Island-Not present

Water purification- none present

General Conditions

Overall View of the Residence

Condition-

Maintenance-

Weather Conditions-

County Property is Located in-

Buyer or Selling Agents Information

Agents Name-

Agents Company-

Payment Made By

Client-

Price of Inspection-\$

Method of Payment-