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**AMERICAN  
INSPECTION SERVICE, INC.**



**CERTIFIED  
INSPECTOR**

# Inspection Report

## Happy Homeowner

Property Address:

45 Oak Dr.

Charleston SC 29401



Front view



Rear view

**American Inspection Service, Inc.**

Bill Jacques #123  
6870 Hummingbird Way  
Ravenel, SC 29470



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<b>Date:</b> 2/21/2012	<b>Time:</b> 2:30 PM	<b>Report ID:</b> WCJ1202C019
<b>Property:</b> 45 Oak Dr. Charleston SC 29401	<b>Customer:</b> Happy Homeowner	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

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**Standards of Practice:**

ASHI American Society of Home Inspectors,  
South Carolina

**In Attendance:**

Customer's son and their agent, sellers agent

**Type of building:**

Single Family (1 story)

**Style of Home:**

Contemporary

**Approximate age of building:**

Est. 23 years

**Home Faces:**

East

**Temperature:**

60 degrees

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Damp

**1. Roofing**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR
1.0	ROOF COVERINGS	X			X
1.1	FLASHINGS	X			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			X
1.3	ROOF DRAINAGE SYSTEMS	X			X

**Styles & Materials**

**Roof Covering:**

3-Tab fiberglass

**Viewed roof covering from:**

Ladder

**Chimney (exterior):**

Brick

Extra Info : chimney has settled ,  
pulling away from the frame of the  
house.

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**Comments:**

**1.0** Shingles old , curling up on the edges, old roof in worn condition.

Old roof covering in worn condition.



1.0 Picture 1



1.0 Picture 2

1.2 Chimney has settled , pulling away from the side of the house.



1.2 Picture 1

1.3 Gutters show signs of leaks at the joints.



1.3 Picture 1

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

This **VISUAL INSPECTION IS NOT A CODE INSPECTION REPORT**. The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be **REPAIRED BY A QUALIFIED LIC. CONTRACOR PRIOR TO CLOSING**.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	X			X	<b>Siding Style:</b> Beaded Lap
2.1	DOORS (Exterior)	X			X	
2.2	WINDOWS	X			X	<b>Siding Material:</b> Vinyl Composite board Brick veneer
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X			X	
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X				<b>Exterior Entry Doors:</b> Steel
2.5	EAVES, SOFFITS AND FASCIAS	X				<b>Appurtenance:</b> Covered porch Extra Info : Rear porch room
						<b>Driveway:</b> Concrete

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**Comments:**

**2.0** Flashing not installed properly, should be behind the wood trim.

Shingles , siding doesn't have any clearance. Can cause some damage to the siding.

Chimney has settled, pulling away from the house, needs evaluation and repairs by a Qualified Lic. Contractor.

Hardboard siding is damaged from moisture on the rear of the home.

Hardboard siding is damaged on the left front corner.

Flashing not installed properly, should be under the siding.

Siding damaged from moisture on garage.

Hardboard siding is damaged on right side of the garage

Hardboard siding has small damaged areas where siding touches the shingles



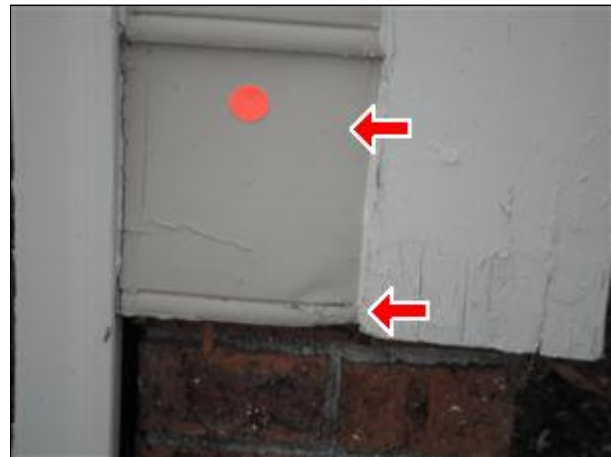
2.0 Picture 1



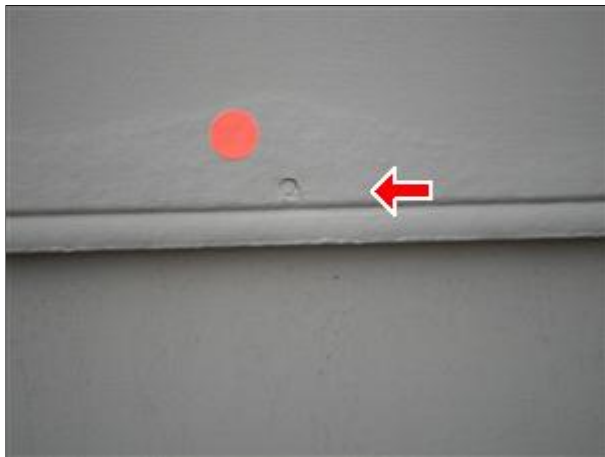
2.0 Picture 2



2.0 Picture 3



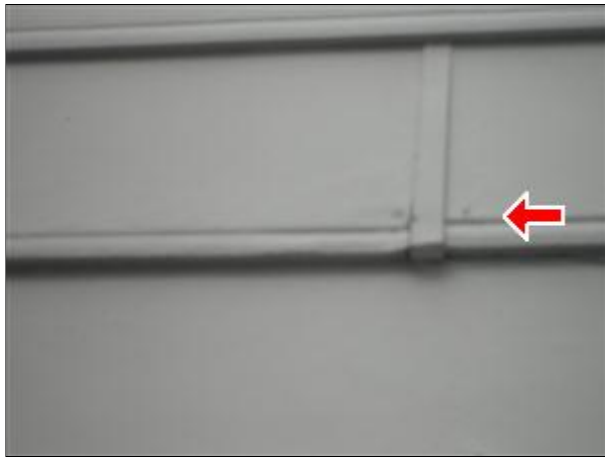
2.0 Picture 4



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8



2.0 Picture 9

2.1 Rear slider door lock, latch needs adjustment.

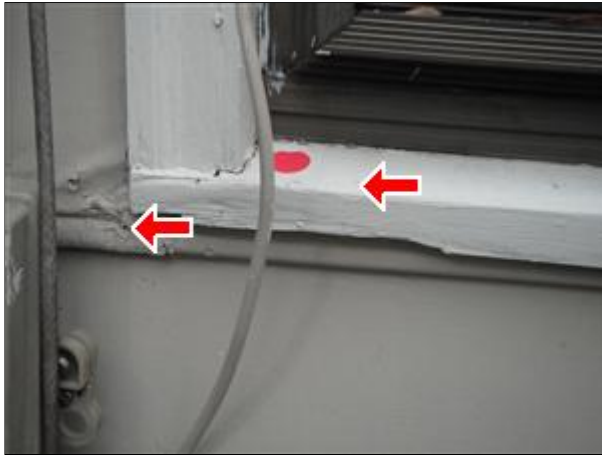


2.1 Picture 1

2.2 Window sill and siding is damaged on the lefty side of the house from moisture.



Window sill damaged from moisture on left side of the house..



2.2 Picture 1



2.2 Picture 2

2.3 Fence boards warped, scattered in rear and side yard..

Outside storage shed steps don't have a hand railing, safety concern

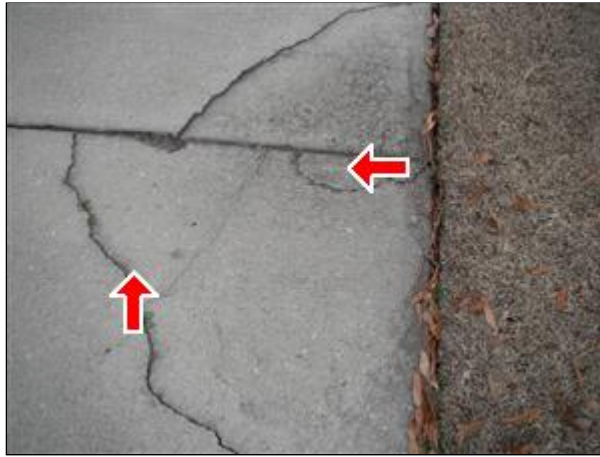


2.3 Picture 1



2.3 Picture 2

## 2.4 Driveway cracked up and uneven.



2.4 Picture 1

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**3. Garage**

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS	X				<b>Garage Door Type:</b> One automatic
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X				<b>Garage Door Material:</b> Metal
3.2	GARAGE FLOOR	X				<b>Auto-opener Manufacturer:</b> SEARS
3.3	GARAGE DOOR (S)	X			X	
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				

IN NI NP RR

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**Comments:**

**3.0 Garage**



3.0 Picture 1

**3.3 Garage door metal panel , at the top of the door , is damaged**



3.3 Picture 1

#### 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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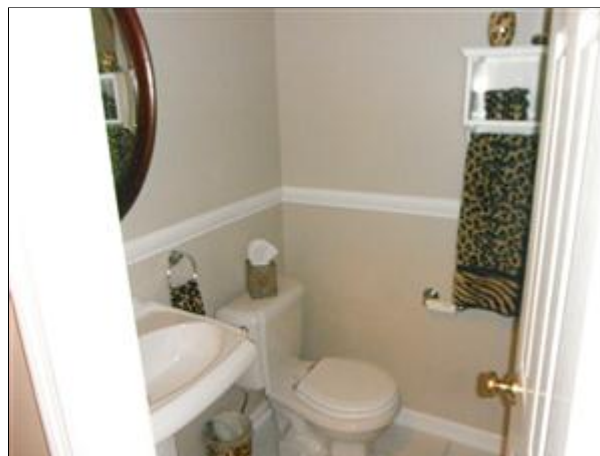
dining area



living room



laundry room



hall bath



front bedroom



front right bedroom



fireplace gas logs

		IN	NI	NP	RR
4.0	CEILINGS	X			
4.1	WALLS	X			
4.2	FLOORS	X			
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			X
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
4.5	DOORS (REPRESENTATIVE NUMBER)	X			
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X			X

IN NI NP RR

**Styles & Materials**

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet

Laminated T&G

**Interior Doors:**

Wood

IN NI NP RR

**Window Types:**

Double-hung

Storm windows

**Cabinetry:**

Wood

**Countertop:**

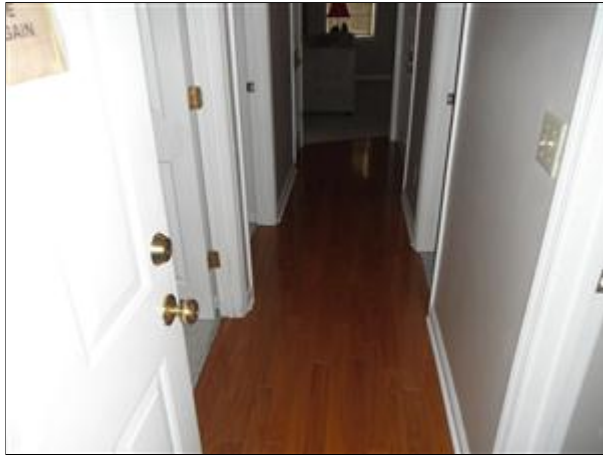
Laminate

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**Comments:**

4.0 Hallway

Bedroom



4.0 Picture 1



4.0 Picture 2

4.3 Attic pull down steps not insulated or weather-stripped.



4.3 Picture 1

4.6 Front right bedroom window is stuck shut, won't open.

Front left bedroom window has a cracked window pane.



4.6 Picture 1



4.6 Picture 2

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5. Structural Components**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			X	<b>Foundation:</b> Poured concrete  <b>Wall Structure:</b> 2 X 4 Wood  <b>Ceiling Structure:</b> 2X4  <b>Roof Structure:</b> Engineered wood trusses  <b>Roof-Type:</b> Gable
5.1	WALLS (Structural)	X				
5.2	COLUMNS OR PIERS	X				
5.3	FLOORS (Structural)	X			X	
5.4	CEILINGS (structural)	X				
5.5	ROOF STRUCTURE AND ATTIC	X			X	<b>Method used to observe attic:</b> Walked  <b>Attic info:</b> Pull Down stairs Light in attic

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**Comments:**

**5.0** Rear sun room slab exposed , footings , needs backfilling with soil.



5.0 Picture 1

**5.3** Floor system damaged

Trade cut in floor system ,where plumbing was installed.



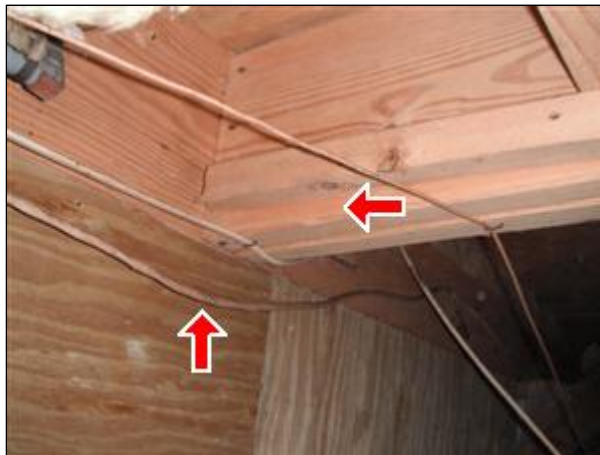
Floor system not supported properly, needs additional support.



5.3 Picture 1 1



5.3 Picture 2 2



5.3 Picture 3 3

5.5 Truss framing in attic has a damaged metal truss gang nail plate, needs evaluation by a Lic. Engineer for any repairs.

Truss connection loose in attic.



5.5 Picture 1



5.5 Picture 2

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**6. Plumbing System**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



master bathroom

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			X
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
6.5	MAIN FUEL SHUT OFF (Describe Location)	X			

**IN NI NP RR Styles & Materials**

**Water Source:**  
Public

**Plumbing Water Supply (into home):**  
Copper

**Plumbing Water Distribution (inside home):**  
PVC

**Washer Drain Size:**  
2" Diameter

**Plumbing Waste:**  
PVC

**Water Heater Power Source:**  
Electric

**Water Heater Capacity:**  
40 Gallon (1-2 people)  
Extra Info : est age 10 years old

**Manufacturer:**  
RHEEM

**Water Heater Location:**  
Washer Dryer Room

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**Comments:**

6.0 Water heater PRV drain line goes uphill , should be vented downhill.

No drip pan under water heater , without a drip pan , if the water heater leaks water will cause damage to the floor covering and wood trim



6.0 Picture 1



6.0 Picture 2

6.1 Old repaired area in master bathtub.

Mbath tub shower head leaks at the connection.



6.1 Picture 1



6.1 Picture 2

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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**7. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	X				<b>Electrical Service Conductors:</b> Below ground
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				<b>Panel capacity:</b> 200 AMP
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				<b>Panel Type:</b> Circuit breakers
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			X	<b>Electric Panel Manufacturer:</b> GENERAL ELECTRIC
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				<b>Branch wire 15 and 20 AMP:</b> Copper
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			X	<b>Wiring Methods:</b> Romex
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
7.7	SMOKE DETECTORS	X				
7.8	CARBON MONOXIDE DETECTORS	X				

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**Comments:**

7.3 Open junction box in attic rear right , needs a cover plate for safety.



7.3 Picture 1

**7.5 Master bath GFCI wall receptacle trips into the hall bath , needs to be corrected**

7.5 Picture 1

**7.8 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.**

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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**8. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT	X			X
8.1	NORMAL OPERATING CONTROLS	X			
8.2	AUTOMATIC SAFETY CONTROLS	X			
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			X
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			X
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X			
8.7	GAS/LP FIRELOGS AND FIREPLACES	X			
8.8	COOLING AND AIR HANDLER EQUIPMENT	X			
8.9	NORMAL OPERATING CONTROLS	X			
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

**IN NI NP RR Styles & Materials**

**Heat Type:**  
Heat Pump Forced Air (also provides cool air)  
Extra Info : Goodman unit is approx. 13 years old

**Energy Source:**  
Electric

**Number of Heat Systems (excluding wood):**  
One

**Heat System Brand:**  
GOODMAN

**Ductwork:**  
Insulated

**Filter Type:**  
Disposable

**Filter Size:**  
20x20

**Types of Fireplaces:**  
Vented gas logs

**Operable Fireplaces:**  
One

**Cooling Equipment Type:**  
Heat Pump Forced Air (also provides warm air)

**Cooling Equipment Energy Source:**  
Electricity

**Central Air Manufacturer:**  
GOODMAN  
Serial # : UNit is approx. 7 years old

**Number of AC Only Units:**  
One

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**



8.0 Outside unit fins have some damage.

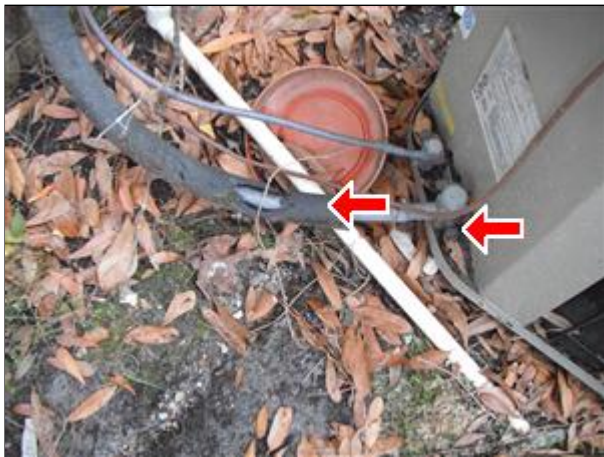


8.0 Picture 1

8.3 Outside compressor unit refrigerant line insulation is damaged.

Attic ductwork insulation is damaged , needs resealing.

Attic drip pan under the unit has some rusty areas in the pan.



8.3 Picture 1



8.3 Picture 2



8.3 Picture 3

## 8.5 Brick hearth has settlement cracks in the grout.



8.5 Picture 1

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

This ***VISUAL INSPECTION IS NOT A CODE INSPECTION REPORT***. The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be ***REPAIRED BY A QUALIFIED LIC. CONTRACTOR PRIOR TO CLOSING***.

**9. Insulation and Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	X				<b>Attic Insulation:</b> Blown Fiberglass R-30 or better
9.1	INSULATION UNDER FLOOR SYSTEM	X			X	<b>Ventilation:</b> Gable vents Thermostatically controlled fan
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X				<b>Exhaust Fans:</b> Fan with light
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				<b>Dryer Power Source:</b> 220 Electric
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X			X	<b>Dryer Vent:</b> Flexible Vinyl
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X				

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

9.1 Floor system insulation falling down.



9.1 Picture 1

**9.4 Hall bath ceiling exhaust vent is noisy and is not vented to the outside.**

9.4 Picture 1

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

This ***VISUAL INSPECTION IS NOT A CODE INSPECTION REPORT.*** The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be ***REPAIRED BY A QUALIFIED LIC. CONTRACTOR PRIOR TO CLOSING.***

**10. Built-In Kitchen Appliances**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



kitchen

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER	X				<b>Dishwasher Brand:</b> MAYTAG
10.1	RANGES/OVENS/COOKTOPS	X				<b>Exhaust/Range hood:</b> BROAN
10.2	RANGE HOOD	X				<b>Range/Oven:</b> GENERAL ELECTRIC
10.3	TRASH COMPACTOR	X				<b>Refrigerator:</b> FRIGIDAIRE
10.4	FOOD WASTE DISPOSER	X				Serial # : Refrigerator didn't make any ice during the inspection.
10.5	MICROWAVE COOKING EQUIPMENT			X		

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

This **VISUAL INSPECTION IS NOT A CODE INSPECTION REPORT**. The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be **REPAIRED BY A QUALIFIED LIC. CONTRACTOR PRIOR TO CLOSING**.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To American Inspection Service, Inc.

## General Summary



American Inspection Service, Inc.

6870 Hummingbird Way  
Ravenel, SC 29470

**Customer**  
Happy Homeowner

**Address**  
45 Oak Dr.  
Charleston SC 29401

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Roofing

#### 1.0 ROOF COVERINGS

##### **Inspected, Repair or Replace**

Shingles old , curling up on the edges, old roof in worn condition.

Old roof covering in worn condition.

**1. Roofing**



1.0 Picture 1



1.0 Picture 2

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

**Inspected, Repair or Replace**

Chimney has settled , pulling away from the side of the house.



1.2 Picture 1

**1.3 ROOF DRAINAGE SYSTEMS**

**Inspected, Repair or Replace**

Gutters show signs of leaks at the joints.



1.3 Picture 1

**2. Exterior**

**2.0 WALL CLADDING FLASHING AND TRIM**

**Inspected, Repair or Replace**

Flashing not installed properly, should be behind the wood trim.

Shingles , siding doesn't have any clearance. Can cause some damage to the siding.

Chimney has settled, pulling away from the house, needs evaluation and repairs by a Qualified Lic. Contractor.

Hardboard siding is damaged from moisture on the rear of the home.

Hardboard siding is damaged on the left front corner.

Flashing not installed properly, should be under the siding.

Siding damaged from moisture on garage.

Hardboard siding is damaged on right side of the garage

Hardboard siding has small damaged areas where siding touches the shingles



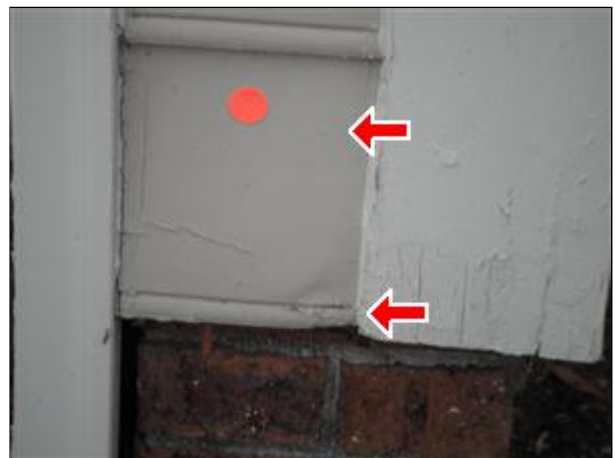
2.0 Picture 1



2.0 Picture 2



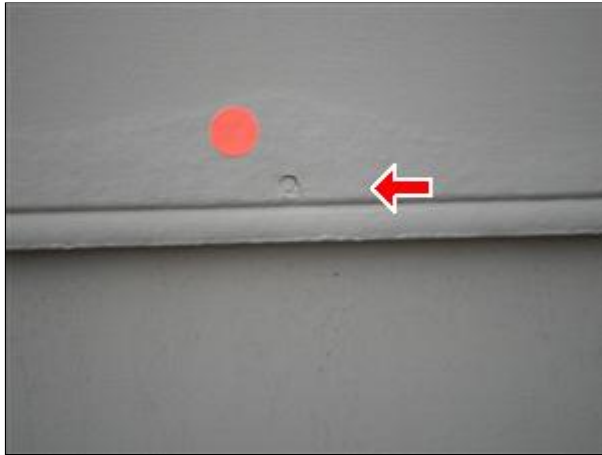
2.0 Picture 3



2.0 Picture 4



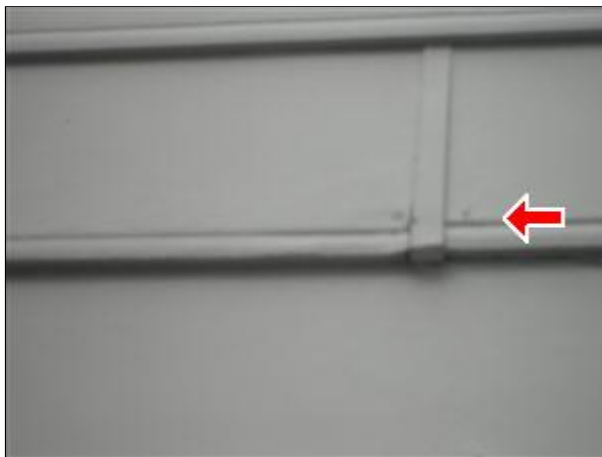
2. Exterior



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8



2.0 Picture 9

2.1 DOORS (Exterior)

Inspected, Repair or Replace

Rear slider door lock, latch needs adjustment.

**2. Exterior**



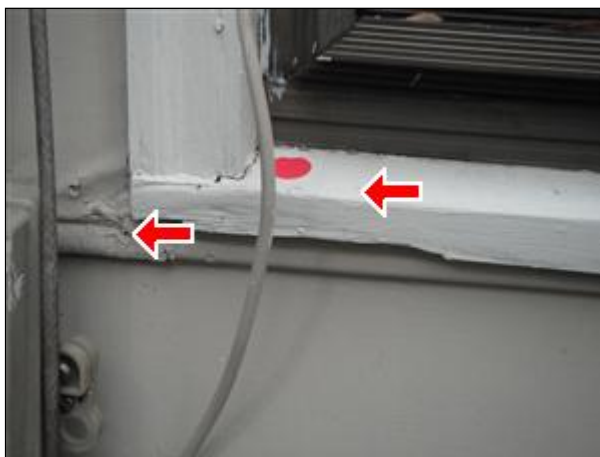
2.1 Picture 1

**2.2 WINDOWS**

**Inspected, Repair or Replace**

Window sill and siding is damaged on the lefty side of the house from moisture.

Window sill damaged from moisture on left side of the house..



2.2 Picture 1



2.2 Picture 2

**2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

**Inspected, Repair or Replace**

Fence boards warped, scattered in rear and side yard..

Outside storage shed steps don't have a hand railing, safety concern

**2. Exterior**



2.3 Picture 1



2.3 Picture 2

**3. Garage**

**3.3 GARAGE DOOR (S)**

**Inspected, Repair or Replace**

Garage door metal panel , at the top of the door , is damaged



3.3 Picture 1

**4. Interiors**

**4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Inspected, Repair or Replace**

Attic pull down steps not insulated or weather-stripped.

**4. Interiors**

4.3 Picture 1

**4.6 WINDOWS (REPRESENTATIVE NUMBER)****Inspected, Repair or Replace**

Front right bedroom window is stuck shut, won't open.

Front left bedroom window has a cracked window pane.



4.6 Picture 1



4.6 Picture 2

**5. Structural Components****5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Inspected, Repair or Replace**

Rear sun room slab exposed , footings , needs backfilling with soil.

**5. Structural Components**



5.0 Picture 1

**5.3 FLOORS (Structural)**

**Inspected, Repair or Replace**

Floor system damaged

Trade cut in floor system ,where plumbing was installed.

Floor system not supported properly, needs additional support.

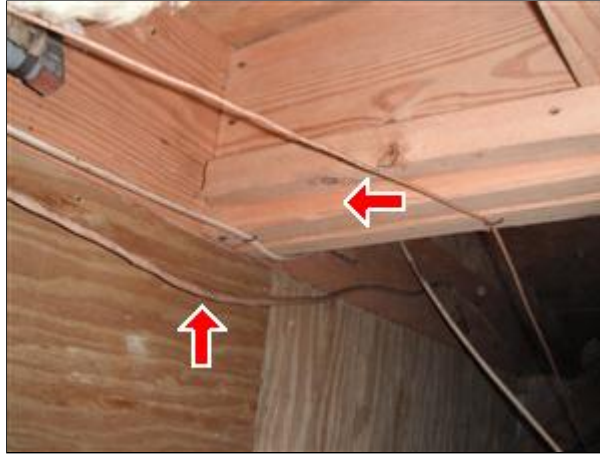


5.3 Picture 1 1



5.3 Picture 2 2

## 5. Structural Components



5.3 Picture 3 3

### 5.5 ROOF STRUCTURE AND ATTIC

#### Inspected, Repair or Replace

Truss framing in attic has a damaged metal truss gang nail plate, needs evaluation by a Lic. Engineer for any repairs.

Truss connection loose in attic.



5.5 Picture 1



5.5 Picture 2

## 6. Plumbing System

### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected, Repair or Replace

Water heater PRV drain line goes uphill, should be vented downhill.

No drip pan under water heater, without a drip pan, if the water heater leaks water will cause damage to the floor covering and wood trim

## 6. Plumbing System



6.0 Picture 1



6.0 Picture 2

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

Old repaired area in master bathtub.

Mbath tub shower head leaks at the connection.



6.1 Picture 1



6.1 Picture 2

## 7. Electrical System

### 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Inspected, Repair or Replace

Open junction box in attic rear right , needs a cover plate for safety.

**7. Electrical System**



7.3 Picture 1

**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Inspected, Repair or Replace**

Master bath GFCI wall receptacle trips into the hall bath , needs to be corrected



7.5 Picture 1

**8. Heating / Central Air Conditioning**

**8.0 HEATING EQUIPMENT**

**Inspected, Repair or Replace**

Outside unit fins have some damage.



**8. Heating / Central Air Conditioning**



8.0 Picture 1

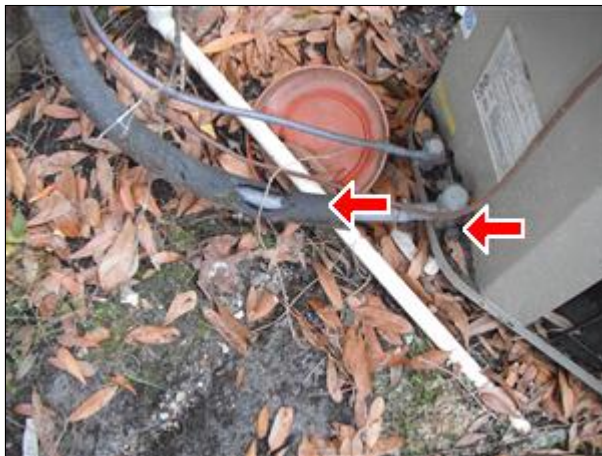
**8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Inspected, Repair or Replace**

Outside compressor unit refrigerant line insulation is damaged.

Attic ductwork insulation is damaged , needs resealing.

Attic drip pan under the unit has some rusty areas in the pan.



8.3 Picture 1



8.3 Picture 2

**8. Heating / Central Air Conditioning**



8.3 Picture 3

**8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

**Inspected, Repair or Replace**

Brick hearth has settlement cracks in the grout.



8.5 Picture 1

**9. Insulation and Ventilation**

**9.1 INSULATION UNDER FLOOR SYSTEM**

**Inspected, Repair or Replace**

Floor system insulation falling down.

## 9. Insulation and Ventilation



9.1 Picture 1

### 9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Inspected, Repair or Replace

Hall bath ceiling exhaust vent is noisy and is not vented to the outside.



9.4 Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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