

Pride Home Inspections, LLC.

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Columbia, SC 29223

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Have confidence **BEFORE**
you buy or sell your property



Whole House Inspection

Prepared Exclusively For -



123 My St

Site Information

Main Entry - East

Est. Age - 28 Years

Weather - Sunny

Temp. - 50 F

Inspection Information

Date - 12/06/2007

Arrival Time - 11:00 AM

Departure Time - 12:45 PM

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Structure

Building

Type - Single

Construction - Wood Frame

Foundation - Brick and Block

Floor Framing - Wood Joist

Wall Framing - Wood Stud

Crawl Space

Access - Readily Accessible

Conditions - Observed

Method - Crawled

Clearance - Adequate

Floor - Dirt with Vapor Barrier

Insulation - Present in Floors

Ventilation - Present

Heating/Cooling

Cooling System #1

Type - Heat Pump

Operation - Not Tested Due Temp

Manufacturer -

Capacity - 3 TON

Age - 1-3 Years

If the outside temperature has not been at least 60 degrees in the past 24 hours, an air conditioning system cannot be thoroughly checked without possibly damaging the compressor.

Heating System #1

Fuel - Heat Pump

Type - Goodman MFG Corp.

Manufacturer - 75,000 BTU

Capacity - 1-3 Years

Age - Electric

Turned on by Thermostat -

Heat Exchanger -

Exhaust Flue - No Access

Chimney -

Distribution - N/A

Humidifier - N/A

Filter - Ductwork

Fuel Service - Disposable

Fuel Pipe - Fired

Outside units have a normal life of 6-10 years. Heat pumps need to be serviced at least once a year. Adequate air flow is more critical than with other forced air systems; the filter should be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.

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.

Air filters should be changed once every 30-60 days to provide proper air circulation throughout the house.

Plumbing

Water Heater #1

Fuel - Electric

Age - 1-3 Years

Capacity - 50 Gallons

Ample For - 4 People

Plumbing

Water Heater #2

Fuel -
Capacity -

Age -
Ample For -

Water Service

Type - *Public*
Pipe - *Unknown*

Well Flow - *Not Applicable*
Shutoff - *crawlspace*

Waste Discharge - PVC

Service - Public

Septic Dye Test Results - Not Applicable

Bathroom(s)

Bathroom #1

Location - Hallway
Bath - N/A
Flooring Covering - Vinyl

Type - Half
Shower Wall Covering - N/A
Ventilation - Window

Findings

At the time of inspection, The light fixture in the half bath was not operating properly. Recommend changing the light bulb out. If that doesn't work, have a licensed electrician evaluate and repair as necessary.

Rating - COMMENT

Findings

One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. This is an older house and it is not required. Recommend a qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

Rating - COMMENT

Bathroom #3

Location - Master
Bath - Tub and Shower
Flooring Covering - Vinyl

Type - Full
Shower Wall Covering - Plastic Surround
Ventilation - Fan

Findings

One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. This is an older house and it is not required. Recommend a qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

Rating - COMMENT

Bathroom(s)

Bathroom #2

Location - Upstairs Hallway

Type - Half

Bath - N/A

Shower Wall Covering - N/A

Flooring Covering - Vinyl

Ventilation - None

Findings

One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. This is an older house and it is not required. Recommend a qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

Rating - COMMENT

Electrical

Service

Entrance - Overhead

Cable - 120/240 Volt Aluminum

Size - 100 AMP

Findings

The service drop wires are less than 10 feet above ground or walkways. This is a safety hazard due to the risk of shock. A qualified electrician and/or the utility company should evaluate and repair as necessary.

Rating - SAFETY ISSUE / MINOR DEFECT

Panel Box

Location -

Type - Circuit Breakers

Ground - Grounded

Circuits/Conductors

Circuits - Ample

Conductors - Aluminum

Outlets/Fixtures

Condition - Satisfactory

GFCI - Not Present

Smoke / CO Detector - Functioning

Findings

At the time of inspection, Some of the electrical outlets were obscured by furniture or in use and could not be fully evaluated. These outlets are excluded from the inspection.

Rating - COMMENT

Findings

One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. This is an older house and it is not required. Recommend a qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

Rating - COMMENT

Subpanel

Location - crawlspace

Type - Circuit Breakers

Size - 60 AMP

Kitchen/Laundry

Floor Covering - parkay

Cabinets and Countertops - Satisfactory

Sink, Faucet and Disposal

Sink - Satisfactory

Faucet - Satisfactory

Disposal - Satisfactory

Oven/Range

Condition - Operated

Fuel - Electric

Exhaust Fan - Ductless

Approximate Age - 1-5 years

Refrigerator

Condition - Operated

Accessories - Frost Free and Ice Maker

Approximate Age - 1-5 years

Dishwasher

Condition - Operated

Air Gap - Present

Approximate Age - 1-5 years

Other Appliances - Microwave Oven

Interior/Fireplace(s)

Fireplace #1

Type - Masonry

Damper - Not Operated

Chimney Construction - Masonry

Chimney Liner - N/A

Chimney Observation - Inspected from
Ground with Binoculars

Floors - Carpet

Type - Plywood

Interior/Fireplace(s)

Findings

Many wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items. Many areas couldn't be fully evaluated at the time of inspection and are excluded from this inspection.

Rating - COMMENT

Findings

At the time of inspection, Parkay floor ends in the laundry room. There were no divider found between the floor in laundry room and the parkay flooring. Recommend a divider be installed between the floors.

Rating - COMMENT



Walls and Ceilings

Walls - Drywall

Ceilings - Drywall

Interior/Fireplace(s)

Findings

At the time of inspection, There were some stains found on the ceiling. Appears to be an old leak. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR



Findings

At the time of inspection, A hole in the master closet was found where daylight could be seen. Recommend a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR



Stairs

Condition - Sound

Handrail - Present

Interior/Fireplace(s)

Doors - Solid Wood

Windows

Style - Single Hung

Construction - Wood

Type - Single Pane Glass

Findings

At the time of inspection, There were some windows that were painted shut and unable to open. This is a safety hazard due to having a second means of egress in case of a fire. Recommend a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR

Findings

At the time of inspection, There appears to be signs of moderate rot on some of the exterior of the windows. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - MINOR DEFECT



Findings

At the time of inspection, Some of the glazing around the window panes were cracked and/or missing. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR

Findings

At the time of inspection, There were some window latches broken or missing. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR

Roof/Attic

Roof/Attic

Attic Area #1

Access - Scuttlehole

Method Viewed -

Storage -

Insulation Type -

Insulation Installed In -

Insulation R-Value -

Ventilation -

Findings

At the time of inspection, The attic was inaccessible due to home owner's items and objects in the way and could not be fully evaluated. Therefore is exclude from this inspection.

Rating - COMMENT

Flashing, Gutters and Downspouts

Flashing - Aluminum

Gutters and Downspouts - Aluminum

Roof Area #1

Location - Main

Access - Viewed from top of ladder

Type - Gambrel

Covering - Composition

Layers - One

Approximate Age - 1-5 years

Condition - Satisfactory

Exterior

Doors - Solid Wood

Wall Covering - Hardboard

Exterior

Findings

At the time of inspection, Siding is showing signs of rot. Recommend contacting a licensed contractor to evaluate and repair as necessary.

Rating - EVALUATE/REPAIR



Exterior Trim - Minor Rot

Exterior

Findings

At the time of inspection, There were signs of rot on the exterior trim (soffit and fascia). Recommend having a licensed contractor evaluate and repair as necessary

Rating - EVALUATE/REPAIR



Porch/Steps

Porch - Concrete no Guardrail

Steps - Concrete no Handrail

Grounds

Grading/Drainage - Proper Slope

Sidewalk/Driveway

Sidewalk - N/A

Driveway - Gravel

Patio/Deck

Patio - N/A

Deck - No Rot Noted

Landscaping - Well Maintained