

**Pride Home Inspections, LLC.**

7 Harper Ct  
Elgin, SC 29045

(803) 609-5397 Phone

www.phi-sc.com

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



**Pride Home Inspection, LLC**

**Pride Home Inspection, LLC**

**Prepared Exclusively For - Jane Q Public**



*117 Sample Dr*

**Site Information**

**Main Entry - Northwest**

**Est. Age - 10 Years**

**Weather - Partly Sunny**

**Temp. - 73 F**

**Inspection Information**

**Date - 07/30/2013**

**Arrival Time - 09:00 AM**

**Departure Time - 11:10 AM**

**Confidentiality Notice:** The information contained in this document is confidential and the property of Jane Q Public. The information is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this document is strictly prohibited. If you have received this document in error, please notify us by telephone immediately (803) 609-5397.

## 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** - Gravel No Vapor Barrier

**Insulation** - Present in Floor Joist

**Ventilation** - Present

### Findings

No vapor barrier is installed. This is a conducive condition for wood destroying insects and organisms due to the likelihood of water evaporating into the structure from the soil.

**Recommend having a qualified licensed contractor install a vapor barrier.**

**Rating** - REPAIR/REPLACE

### Findings

Dryer vent exhaust hose is damaged or missing.

**Recommend having a licensed qualified contractor install a new dryer vent exhaust hose and reconnect the dryer vent to it to prevent moisture and lint from the clothes dryer from blowing into the crawlspace possibly creating a mold issue.**

**Rating** - REPAIR/REPLACE



## Heating/Cooling

### Cooling System #1

**Type** - Heat Pump

**Operation** - Tested

**Manufacturer** - Tempstar

**Capacity** - 2 TON

**Age** - 7-10 Years

## Heating/Cooling

### Heating System #2

**Type** - Heat Pump

**Age** - 8-10 Years

**Fuel Pipe** - N/A

**Chimney** - N/A

**Filter** - Disposable

**Manufacturer** - Tempstar

**Fuel** - Electric

**Heat Exchanger** - N/A

**Humidifier** - N/A

**Turned On by Thermostat** - Not Tested  
Due To Temperature

**Capacity** - 100,000 BTU

**Fuel Service** - N/A

**Exhaust Flue** - N/A

**Distribution** - Ductwork

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.

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

## Plumbing

### Water Heater #1

**Fuel** - Electric

**Capacity** - 52 Gallons

**Age** - 7-10 Years

**Ample For** - 5 People

### Water Heater #2

**Fuel** -

**Capacity** -

**Age** -

**Ample For** -

### Water Service

**Type** - Public

**Pipe** - Unknown

**Well Flow** - Not Applicable

**Shutoff** - Outside

**Waste Discharge** - PVC,

**Service** - Public

**Septic Dye Test Results** - Not Applicable

### Hose Bibbs

**Condition** - Operating

**Weather Proofing** - Not Freeze Protected

## Bathroom(s)

### Bathroom #1

**Location** - Hallway

**Bath** - N/A

**Flooring Covering** - Wood

**Type** - Half

**Shower Wall Covering** - N/A

**Ventilation** - Fan

## Bathroom(s)

**Findings**

Bathroom sink was tested and no evidence of current or prior leak(s) were found. The bathroom sink was in good working order at the time of inspection.

Rating - COMMENT

**Bathroom #2**

**Location** - Master

**Type** - Full

**Bath** - Tub and Shower

**Shower Wall Covering** - Ceramic Tile

**Flooring Covering** - Ceramic Tile

**Ventilation** - Fan

**Findings**

Bathroom sink was tested and no evidence of current or prior leak(s) were found. The bathroom sink was in good working order at the time of inspection.

Rating - COMMENT

**Bathroom #3**

**Location** - Upstairs Hallway

**Type** - Full

**Bath** - Tub and Shower

**Shower Wall Covering** - Fiberglass Surround

**Flooring Covering** - Vinyl

**Ventilation** - Fan

**Findings**

Bathroom sink was tested and no evidence of current or prior leak(s) were found. The bathroom sink was in good working order at the time of inspection.

Rating - COMMENT

## Electrical

**Service**

**Entrance** - Underground

**Cable** - 120/240 Volt Aluminum

**Size** - 200 AMP

**Panel Box**

**Location** - Utility Room

**Type** - Circuit Breakers

**Ground** - Grounded and Bonded

**Circuits/Conductors**

**Circuits** - Ample

**Conductors** - Copper

**Outlets/Fixtures**

**Condition** - Satisfactory

**GFCI** - Present

**Smoke / CO Detector** - Functioning

## Electrical

### Findings

One or more ground fault circuit interrupter (GFCI) breakers in the main service panel would not trip when tested. This is a safety hazard due to the risk of shock. (The exterior outlet in the porch and patio)

**Recommend having a qualified licensed electrician evaluate and make repairs and/or replace circuit breakers as necessary.**

**Rating - SAFETY ISSUE / REPAIR**

## Kitchen/Laundry

**Floor Covering** - Ceramic Tile

**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** - 6-10 years

### Refrigerator

**Condition** - Operated

**Accessories** - Frost Free and Ice Maker

**Approximate Age** - 6-10 years

### Dishwasher

**Condition** - Operated

**Air Gap** - Present

**Approximate Age** - 6-10 years

**Other Appliances** - Microwave Oven,

### Washer and Dryer

**Washer** - Operated

**Dryer** - Operated

### Dryer Service

**Fuel** - Electric

**Vent** - Vented Outside

## Interior/Fireplace(s)

### Fireplace #1

**Type** - Gas Prefab

**Damper** - N/A

**Chimney Construction** - N/A

**Chimney Liner** - N/A

**Chimney Observation** - N/A

## Interior/Fireplace(s)

**Findings**

The gas supply for one or more gas fireplaces and/or stoves was turned off. The fireplace(s) that have gas for a fuel source could not be fully evaluated and there fore are excluded from this inspection.

**Rating - COMMENT**

---

**Floors** - Carpet, Hardwood,

**Type** - Plywood

**Findings**

Carpeting in one or more rooms is soiled and/or stained.

**Recommend having carpeting professionally cleaned as necessary.**

**Rating - SERVICE/REPAIR**

---

**Walls and Ceilings**

**Walls** - Drywall

**Ceilings** - Drywall

**Findings**

Some wall, floor and/or ceiling surfaces were obscured by furniture and/or stored items. Some areas couldn't be fully evaluated and therefore are excluded from this inspection.

**Rating - COMMENT**

**Findings**

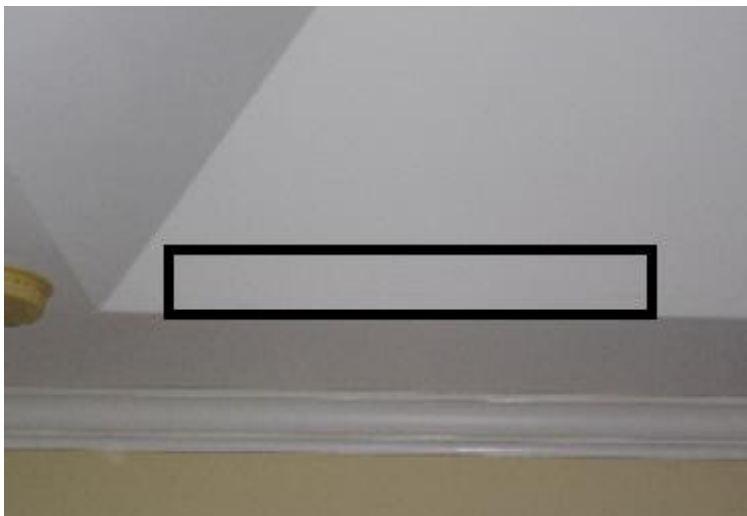
Minor cracks were found in walls in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.

**Rating - COMMENT**

**Findings**

Minor cracks were found in ceilings in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.

**Rating - COMMENT**



## Interior/Fireplace(s)

### Stairs

**Condition** - Sound

**Handrail** - Present

**Doors** - Hollow Wood

### Windows

**Style** - Double Hung

**Construction** - Wood

**Type** - Insulated Glass

### Findings

Paint is cracking or chipping off around one or more windows.

**Recommend having a licensed contractor evaluate and repaint as necessary.**

**Rating** - EVALUATE/REPAIR

### Findings

Screen(s) in one or more windows are missing.

**Recommend having the client(s) ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.**

**Rating** - COMMENT

## Roof/Attic

### Attic Area #1

**Access** - Side Doors

**Method Viewed** - Viewed from Access

**Storage** - Heavy

**Insulation Type** - Fiberglass

**Insulation Installed In** - Walls and Floor

**Insulation R-Value** - 7-10 Inches R 19

**Ventilation** - Soffit Vents

### Findings

Some attic areas were inaccessible due to stored items, lack of permanently installed walkways, the possibility of damage to loose fill insulation, and/or low height. These areas are excluded from this inspection.

**Rating** - COMMENT

### Attic Area #2

**Access** - Side Doors

**Method Viewed** - Viewed from Access

**Storage** - Heavy

**Insulation Type** - Fiberglass

**Insulation Installed In** - Walls and Floor

**Insulation R-Value** - 7-10 Inches R 19

**Ventilation** - Soffit Vents

### Findings

Some attic areas were inaccessible due to stored items, lack of permanently installed walkways, the possibility of damage to loose fill insulation, and/or low height. These areas are excluded from this inspection.

**Rating** - COMMENT

## Roof/Attic

### Attic Area #3

**Access** - Pulldown

**Storage** - Light

**Insulation Installed In** - Attic Floor

**Ventilation** - Soffit and Ridge Vents

**Method Viewed** - Walked

**Insulation Type** - Fiberglass

**Insulation R-Value** - 7-10 Inches R 19

### Flashing, Gutters and Downspouts

**Flashing** - Aluminum

**Gutters and Downspouts** - Vinyl

#### Findings

Debris has accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the structure's exterior or make water accumulate around the foundation.

**Recommend cleaning gutters now and as necessary in the future to prevent any standing water.**

**Rating** - SERVICE/REPAIR

#### Findings

One or more Drainage pipe is damage and is in need of repair. The drainage pipe removes water from around the house.

**Recommend having a licensed qualified contractor evaluate and repair/ replace the drainage pipe.**

**Rating** - EVALUATE/REPAIR

### Roof Area #1

**Location** - Main

**Type** - Gable

**Layers** - One

**Condition** - Satisfactory

**Access** - Walked

**Covering** - Composition

**Approximate Age** - 6-10 years

#### Findings

One or more trees are overhanging roof and are within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and organisms since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces.

**Recommend the trees be pruned so they are at least 10 feet above roof, or don't overhang the roof.**

**Rating** - SERVICE/REPAIR

## Exterior

**Doors** - Wood

**Wall Covering** - Vinyl,



## Exterior

### Findings

Mold and Mildew was found on one or more areas of the vinyl siding.

**Recommend pressure washing the vinyl siding to remove the mold and mildew.**

**Rating - SERVICE/REPAIR**

### Exterior Trim - No Signs of Rot

### Findings

One or more of the security light bulbs are burned out or missing.

**Replace security light bulb**

**Rating - SERVICE/REPAIR**

### Garage/Carport

**Type - Attached**

**Door Operator - Operated**

**Safety Reverse - Proper Sensitivity**

### Porch/Steps

**Porch - Concrete with Guardrail**

**Steps - Concrete with Handrail**

### Findings

Minor cracks were found in the porch. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.

**Rating - COMMENT**

## Grounds

### Grading/Drainage - Proper Slope

### Sidewalk/Driveway

**Sidewalk - Concrete**

**Driveway - Concrete**

### Findings

One or more trip hazards were found in the driveway due to cracks, settlement and/or heaving. Recommend having a qualified contractor evaluate and repair or replace driveway sections as necessary to eliminate trip hazards.

**Rating - SAFETY ISSUE / REPAIR**

### Patio/Deck

**Patio - Concrete**

**Deck - No Rot Noted**

### Findings

Patio screen door is rubbing against the ground when opening.

**Recommend having a licensed qualified contractor evaluate and adjust as necessary.**

**Rating - SERVICE/REPAIR**

### Landscaping - Well Maintained

