

Pride Home Inspections, LLC.

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



Pride Home Inspection, LLC

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Prepared Exclusively For - Jackie Public



3 Caliway Ct

Site Information

Main Entry - West

Est. Age - 14 Years

Weather - Sunny

Temp. - 97 F

Inspection Information

Date - 06/13/2013

Arrival Time - 01:00 PM

Departure Time - 03:10 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 No Vapor Barrier

Insulation - Present in Floor Joist

Ventilation - Louvered Vents

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

Outside dryer vent is missing.

Recommend having a licensed contractor install a new dryer vent and reconnect the vent hose to it to prevent moisture from the clothes dryer from blowing into the crawlspace.

Rating - REPAIR/REPLACE



Heating/Cooling

Cooling System #1

Type - Heat Pump

Operation - Tested

Manufacturer - Carrier

Capacity - 2 1/2 TON

Age - 11-13 Years

Heating/Cooling

Findings

The estimated useful life for air conditioning compressors is 8 to 15 years. This unit may be approaching this age and may need replacing at any time.

Recommend having a licensed qualified HVAC contractor evaluate and service the unit.

7/24/13 reinspection revealed that the HVAC unit was service per the repair list and was in good working order at the time of reinspection.

Rating - MINOR DEFECT

Cooling System #2

Type - Heat Pump

Operation - Tested

Manufacturer - Honeywell

Capacity - 2 TON

Age - 11-13 Years

Findings

The estimated useful life for air conditioning compressors is 8 to 15 years. This unit may be approaching this age and may need replacing at any time.

Recommend having a licensed qualified HVAC contractor evaluate and service the unit.

7/24/13 reinspection revealed that the HVAC unit was service per the repair list and was in good working order at the time of reinspection.

Rating - MINOR DEFECT

Heating System #1

Type - Heat Pump

Manufacturer - Carrier

Capacity - 105,000 BTU

Age - 11-14 Years

Fuel - Gas

Fuel Service - Public Gas

Fuel Pipe - Copper

Heat Exchanger - No Access

Exhaust Flue - N/A

Chimney - N/A

Humidifier - N/A

Distribution - Ductwork

Filter - Disposable

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

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.

Gas fired furnaces have a normal life of 15-20 years.

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 base 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.

Findings

One or more of the air ducts in the crawlspace is disconnected.

Recommend reconnecting the duct work to make the HVAC unit work efficiently

Rating - REPAIR/REPLACE

Heating/Cooling

Heating System #2

Type - Heat Pump

Age - 11-14 Years

Fuel Pipe - N/A

Chimney - N/A

Filter - Disposable

Manufacturer - Honeywell

Fuel - Electric

Heat Exchanger - N/A

Humidifier - N/A

Turned On by Thermostat - Not Tested
Due To Temperature

Capacity - 75,000 BTU

Fuel Service - N/A

Exhaust Flue - N/A

Distrubution - 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 - Gas

Capacity - 82 Gallons

Age - 11-14 Years

Ample For - 5 People

Findings

The water heater was turned off at the time of the inspection. For example, circuit breaker turned off, gas supply turned off or pilot light turned off. The inspector was unable to fully evaluate the water heater and it is excluded from this inspection.

Rating - SERVICE/REPAIR

Water Heater #2

Fuel -

Capacity -

Age -

Ample For -

Water Service

Type - Public

Pipe - Plastic

Well Flow - Not Applicable

Shutoff - Front yard

Plumbing

Findings

There are visible signs that there is an active leak from the water meter to the shut off. Water was found running across the driveway and/or very wet soil and has not rained recently.

Recommend having a licensed qualified plumber evaluate and repair as necessary.

7/24/13 reinstpection revealed that the water supply line from the meter to the house had been replaced and there was no longer an active leak

Rating - MAJOR DEFECT



Waste Discharge - PVC,

Service - Public

Septic Dye Test Results - Not Applicable

Plumbing

Findings

An active leaks was found in one of the drains and/or waste pipes or fittings. The pipe was disconnected.

Recommend having a qualified licensed plumber evaluate and repair as necessary.

7/24/13 reinspection revealed that the waste pipes were reconnect and did not have an active leak.

Rating - EVALUATE/REPAIR



Hose Bibbs

Condition - Operating

Weather Proofing - Not Freeze Protected

Bathroom(s)

Bathroom #1

Location - Master

Type - Full

Bath - Tub and Shower

Shower Wall Covering - Ceramic Tile

Flooring Covering - Vinyl

Ventilation - Fan

Bathroom(s)**Findings**

The sink stopper mechanisms in the bathroom sink is broken / or missing. Stopper mechanisms should be repaired/ replaced so sink stoppers open and close easily and work properly.

7/24/13 reinspection revealed that the stopper had been replaced or repaired and was in proper working order at the time of reinspection.

Rating - REPAIR/REPLACE

Findings

Water pressure in the Master Shower was very low. This may be cause by shower head being clogged or a water saver in the show head.

Recommend Removing shower head, clean out the shower head and/or remove the water saver mechanism. If that fails, attempt to install a new shower head. If this does not fix the problem, contact a licensed qualified plumber to evaluate and repair as necessary.

7/24/13 reinspection revealed that the master shower head was change or cleaned and had the proper pressure at the time of reinspection.

Rating - REPAIR/REPLACE

Findings

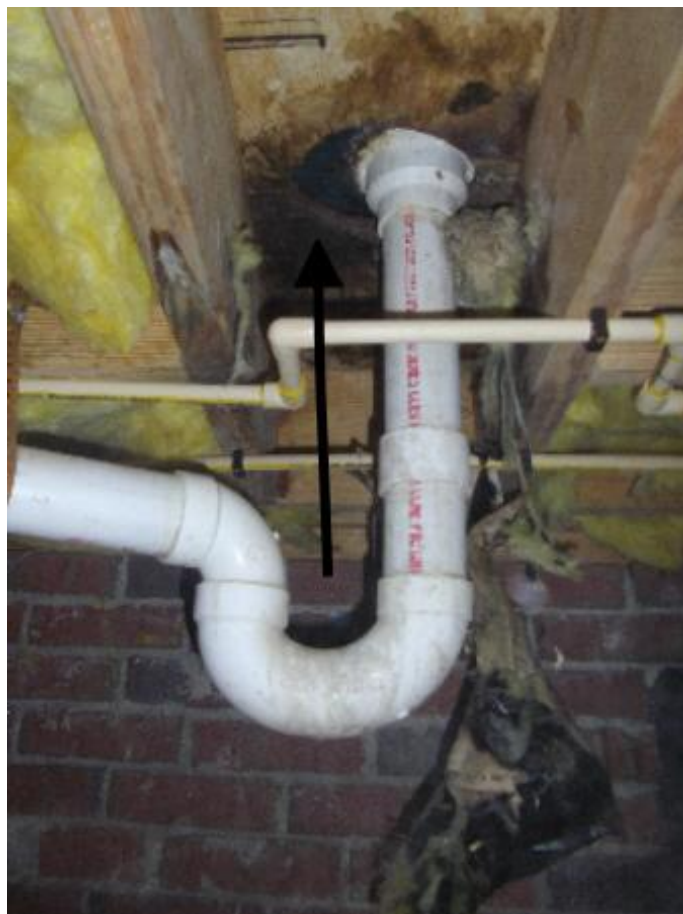
Stains and discoloration of the wood was found in one or more areas in the crawl space. This may indicate that there was a previous leak under the master bathroom (possible under the tub or shower)

Recommend monitoring these areas in the future, and if leaks are found, have a qualified licensed plumber evaluate and repair as necessary. Alternatively, the client(s) may wish to have a qualified licensed plumber evaluate now and repair if necessary.

7/24/13 reinspection revealed the same stains. Contractor may have tested and found no active leaks. Recommend speaking to the realtor or contractor to see what was done.

Rating - EVALUATE / MONITOR

Bathroom(s)



Bathroom #2

Location - Hallway

Bath - N/A

Flooring Covering - Vinyl

Type - Half

Shower Wall Covering - N/A

Ventilation - Fan

Bathroom(s)

Findings

The "flapper valve" in one or more toilets is broken. The toilet will not flush because of this issue.

Recommend replacing toilet components as necessary.

7/24/13 reinspection revealed that the flapper valve had been replaced and was working properly at the time of reinspection.

Rating - EVALUATE/REPAIR



Bathroom #3

Location - Upstairs Hallway

Type - Full

Bath - Tub and Shower

Shower Wall Covering - Plastic Surround

Flooring Covering - Vinyl

Ventilation - Window and Fan

Findings

One or more ground fault circuit interrupter (GFCI) electric receptacles are tripped and will not reset. This is a safety hazard due to the risk of fire and/or shock.

Recommend having a qualified licensed electrician evaluate and make repairs as necessary.

Rating - SAFETY ISSUE / REPAIR

Findings

The toilet tank is loose and need to be tightened.

Recommend having a qualified licensed plumber tighten the toilet's tank as necessary.

Rating - REPAIR/REPLACE

Findings

The sink stopper mechanisms in the bathroom sink is broken / or missing. Stopper mechanisms should be repaired/ replaced so sink stoppers open and close easily and work properly.

Rating - REPAIR/REPLACE

Electrical

Service

Entrance - Underground

Cable - 120/240 Volt Aluminum

Size - 200 AMP

Electrical

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

Findings

Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

7/24/13 reinspection revealed that missing cover plates for the outlets had been replaced.

Rating - SAFETY ISSUE / COMMENT

Findings

One or more electric receptacles and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. Location (Front and Back outside receptacles, Living room & dining room)

Recommend having a qualified electrician evaluate and repair as necessary.

Rating - SAFETY ISSUE / COMMENT

Findings

Smoke detectors were tested and found in good working order at the time of the inspection. The Batteries for the battery back up in the smoke detectors needs to be replaced. The smoke detector will start chirping indicating that the battery for the battery backup is low on charge and needs replacing.

Rating - SAFETY ISSUE / COMMENT

Kitchen/Laundry

Floor Covering - Vinyl

Cabinets and Countertops - Satisfactory

Sink, Faucet and Disposal

Sink - Not Satisfactory

Faucet - Satisfactory

Disposal - Not Satisfactory

Kitchen/Laundry

Findings

Garbage Disposal was inoperable at the time of inspection. Reset the button on the bottom of the disposal, but the was still inoperable.

Recommend having a licensed qualified contractor evaluate and repair/ replace as necessary.

7/24/13 reinspection revealed that the garabage disposal had been fixed or replaced and was working properly.

Rating - REPAIR/REPLACE

Findings

The kitchen sink drains may have an active leak. For example, at pipe fittings and/or junctions between pipe and sink. Water was found in the cabinet next to the drain.

Recommend having a qualified licensed plumber evaluate and repair as necessary.

7/24/13 reinspection revealed that the kitchen sink had been fixed and there was no active leak at the time of reinspection.

Rating - EVALUATE/REPAIR

Oven/Range

Condition - Operated

Fuel - Electric

Exhaust Fan - Ductless

Approximate Age - 11-15 years

Refrigerator

Condition - Operated

Accessories - Frost Free and Ice Maker

Approximate Age - 11-15 years

Dishwasher

Condition - Operated

Air Gap - Present

Approximate Age - 11-15 years

Dryer Service

Fuel - Electric

Vent - Vented Outside

Kitchen/Laundry

Findings

Dryer hose is not connect to the inside dryer outlet in the crawlspace.

Recommend reconnecting the dryer hose line to the outlet to prevent moisture from going directly in to the crawlspace.

7/24/13 reinspection revealed that the dryer hose was refitted with a new dryer hose and outlet

Rating - REPAIR/REPLACE



Interior/Fireplace(s)

Fireplace #1

Type - Metal Prefab

Damper - Operated

Chimney Construction - Metal

Chimney Liner - Metal

Chimney Observation - Inspected from Ground with Binoculars

Findings

A significant amount of creosote (1/8 inch or more) is visible in the fireplace flue.

Recommend having a licensed qualified chimney service contractor inspect, clean, and repair if necessary now and annually in the future.

Rating - SERVICE/REPAIR

Floors - Carpet, Hardwood,

Type - Plywood

Interior/Fireplace(s)

Findings

Wood flooring is in good shape, but needs to be refinished in one or more than one area.

Recommend having a licensed contractor evaluate and resurface as necessary.

Rating - EVALUATE/REPAIR

Findings

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

Recommend having carpeting professionally cleaned as necessary.

Rating - SERVICE/REPAIR

**Findings**

Carpeting in one or more rooms is loose and poses a trip hazard.

Recommend having a qualified licensed carpeting installation contractor restretch or replace carpet as necessary.

Rating - SERVICE/REPAIR

Findings

One or more air supply registers has a weak air flow, or no apparent flow, and may result in an inadequate air supply for heating/cooling. The air register in the laundry room is not blowing any air. Upon further investigation, the heating and air duct was damaged/broken as seen in the picture below.

Recommend having a qualified licensed heating/cooling contractor evaluate and repair or make modifications as necessary.

Rating - REPAIR/REPLACE

Interior/Fireplace(s)



Walls and Ceilings

Walls - Drywall

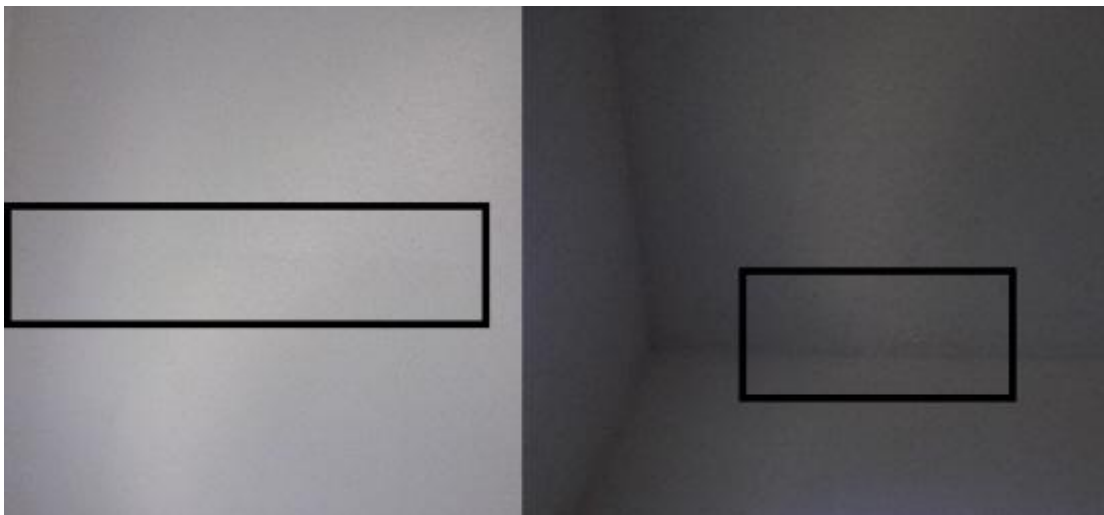
Ceilings - Drywall

Findings

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks.

Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a licensed contractor should evaluate and repair as necessary.

Rating - EVALUATE / MONITOR



Findings

Wire metal shelving in one or more closets is damaged or broken.

Recommend having a licensed qualified contractor evaluate and repair as necessary.

Rating - REPAIR/REPLACE

Interior/Fireplace(s)

Stairs

Condition - Sound

Handrail - Present

Findings

Wooden hand rail looks worn. The hand rail was sound.

Recommend sanding and refinishing the hand rail for asthetic reasons.

Rating - COMMENT

Doors - Hollow Wood

Windows

Style - Single Hung

Construction - Vinyl

Type - Insulated Glass

Interior/Fireplace(s)

Findings

Seals between double-pane glass in one or more windows appear to have failed based on condensation or stains between the panes of glass.

Recommend having a licensed contractor evaluate and repair/ replace as necessary. The client(s) should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that the inspector identified may also have failed seals and need glass replaced too.

Rating - EVALUATE/REPAIR



Findings

Window glass in one or more windows is cracked/broken. The Front left upstairs bedroom looks like was shot with a pellet.

Recommend having a licensed contractor evaluate and repair/ replace window as necessary.

Rating - MINOR DEFECT

Interior/Fireplace(s)



Roof/Attic

Attic Area #1

Access - Side Doors

Storage - Heavy

Insulation Installed In - Walls and Floor

Ventilation - Soffit and Ridge Vents

Method Viewed - Walked

Insulation Type - Fiberglass

Insulation R-Value - 7-10 Inches R 19

Attic Area #2

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

Roof/Attic

Flashing, Gutters and Downspouts

Flashing - Aluminum

Gutters and Downspouts - Aluminum

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

Roof Area #1

Location - Main

Access - Viewed with Binoculars

Type - Gable

Covering - Composition

Layers - One

Approximate Age - 11-15 years

Condition - Needs Repairs

Findings

Debris such as leaves, needles, seeds, etc. have accumulated on the roof. This is a conducive condition for wood destroying insects and organisms since water may not flow easily off the roof, and may enter gaps in the roof surface. Leaks may occur as a result.

Recommend cleaning debris from the roof now and as necessary in the future.

Rating - SERVICE/REPAIR

Findings

The roof surface material is beyond or at the end of its service life and needs replacing now.

Recommend the client(s) consult with a qualified licensed roofing contractor to determine replacement options and costs.

7/24/13 reinspection revealed that the roof had been replaced.

Rating - MAJOR DEFECT

Findings

One or more "rubber boot" flashings are lifting at the base or are improperly installed so that water or vermin intrusion may occur.

Recommend having a qualified licensed contractor make repairs as necessary, such as permanently fastening down the lifted edge(s), or reinstalling flashings.

7/24/13 reinspection revealed that the roof had been replaced including the rubber boots.

Rating - EVALUATE/REPAIR

Exterior

Doors - Metal

Wall Covering - Brick, Vinyl,

Exterior

Findings

The vinyl siding over the entire structure is covered in dirt.

Recommend having a qualified licensed contractor pressure wash the entire structure.

Rating - SERVICE/REPAIR

Exterior Trim - No Signs of Rot

Garage/Carport

Type - Attached

Door Operator - Not Operating

Safety Reverse - N/A

Findings

The garage door is damaged or deteriorated.

Recommend and having a qualified licensed contractor replair and/or replace garage door.

7/24/13 reinspection revealed that garage door had been replaced

Rating - REPAIR/REPLACE



Findings

The garage door opener could not be evaluated because the garage door was damaged and was unable to open . Therefore the Garage door is excluded from this inspection.

7/24/13 reinspection revealed that garage door had been replace and the garage door opener was tested and worked properly.

Rating - COMMENT

Porch/Steps

Porch - Concrete

Steps - Concrete with Handrail

Grounds

Grading/Drainage - Proper Slope

Grounds

Sidewalk/Driveway

Sidewalk - Concrete

Driveway - Concrete

Patio/Deck

Patio - N/A

Deck - No Rot Noted

Findings

The deck railing around the deck and on the stairs going down to the backyard was coming loose. Needs to be refastened and tightened.

Recommend a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR

Findings

The deck on the rear of the structure appeared worn and in need of resealing.

Recommend pressure washing deck(s) and railing(s) and treating with a preservative claiming to waterproof, block ultraviolet light, and stop mildew.

Rating - SERVICE/REPAIR

Landscaping - Needs Trimming**Findings**

The yard needs mowing and the trimming.

Recommend mowing the lawn, rake up the pine straw, and trimming back the shrubs

Rating - COMMENT