

Pride Home Inspections, LLC.

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www.pridehomeinspections.com

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you buy or sell your property



Pride Home Inspection

Prepared Exclusively For - *John Q Public*



123 Main St

Site Information

Main Entry - West

Est. Age - 57

Weather - Partly Sunny

Temp. - 63

Inspection Information

Date - 03/17/2008

Arrival Time - 01:45 PM

Departure Time - 04:15 PM

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Structure

Building

Type - Single

Construction - Wood Frame

Foundation - Brick and Block

Floor Framing - Wood Joist

Wall Framing - Wood Stud

Findings

One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future.

Rating - REPAIR / MONITOR



Findings

At the time of inspection, The were doors and windows on the exterior that had broken or missing caulk. recommend having a license contractor remove the old caulk and recaulk

Rating - REPAIR/REPLACE

Findings

the time of inspection, There is tree that is right next to the rear of the house. The tree roots may be a problem with the foundation in the future. The Tree is also real close to the house so that if any branches fall off it will damage the house. Recommend having a licensed contractor remove the tree and roots to avoid complication with the foundation of the house in the future

Rating - EVALUATE/REPAIR

Findings

At the time of inspection, The landscape on the side of house towards slopes towards the house right near a vent grate for the crawl space. No Mositure was notice at the time of inspection. This can cause moisture to build up under the house which may cause an insect infestation over time. Recommend monitoring this situation. If situation progresses to cause moisture under the house. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE / MONITOR



Structure

Crawl Space

Access - Minimal Access

Method - Crawled

Floor - Dirt No Vapor Barrier

Ventilation - Louvered Vents

Conditions - Some Areas Not Observed

Clearance - Some Areas Inadequate

Insulation - Not Present

Findings

Some crawl space areas were inaccessible due to low height (less than 18 inches), ductwork or pipes blocking, standing water, and/or stored items. These areas are excluded from this inspection.

Rating - COMMENT

Findings

No insulation is installed under the floor in the crawl space. Recommend that a qualified contractor install R19 or better (6" thick fiberglass batt) insulation under the floor for better energy efficiency.

Rating - MINOR DEFECT

Heating/Cooling

Cooling System #1

Type - Central Air

Operation - Not Tested Due Temp

Manufacturer - Tempstar

Capacity - 3 TON

Age - 7-10 Years

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

Findings

The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Rating - COMMENT

Heating System #1

Fuel - Forced Air Furnace

Type - Carrier

Manufacturer - 75,000 BTU

Capacity - 1-3 Years

Age - Gas

Turned on by Thermostat - Public Gas

Heat Exchanger - Black Pipe

Exhaust Flue - Partially Observed

Chimney - Metal and Masonry

Distribution - Liner Not Visible

Humidifier - N/A

Filter - Ductwork

Fuel Service - Disposable

Fuel Pipe - Fired

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.

Plumbing

Plumbing

Water Service

Type - Public
Pipe - Unknown

Well Flow - Not Applicable
Shutoff - Crawl Space

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 - Tub and Shower
Flooring Covering - Vinyl

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

Findings

One or more ground fault circuit interrupter (GFCI) electric receptacles did not trip when tested with the inspector's test instrument. These devices should trip when tested with a test instrument in addition to tripping via the test buttons on the receptacles. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.

Rating - SAFETY ISSUE / REPAIR

Findings

At the time of inspection, The wall in the bathroom had minor bleishes on the wall and ceiling. This is merely a cosmetic issue. Recommend having a license contractor evaluate and repair as necessary.

Rating - COMMENT



Bathroom(s)

Electrical

Service
Entrance - Overhead

Cable - 120/240 Volt Aluminum

Size - 200 AMP

Panel Box
Location - Next to Meter

Type - Circuit Breakers

Ground - Grounded and Bonded

Circuits/Conductors
Circuits - Ample

Conductors - Copper

Outlets/Fixtures
Condition - Not Satisfactory

GFCI - Present

Smoke / CO Detector - Functioning

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. A qualified electrician should evaluate and make repairs and/or replace circuit breakers as necessary.

Rating - SAFETY ISSUE / REPAIR

Findings

At the time of inspection, Most all the outlets that were tested had an open ground. Recommend having a licensed Electrician evaluate and repair as necessary.

Rating - EVALUATE/REPAIR

Kitchen/Laundry

Floor Covering - Vinyl

Kitchen/Laundry

Findings

At the time of inspection, The vinyl floor in the kitchen has some shoe mould missing. Recommend having a licensed contractor repair / replace missing shoe moulding.

Rating - EVALUATE/REPAIR



Cabinets and Countertops - Satisfactory

Sink, Faucet and Disposal

Sink - Satisfactory

Faucet - Satisfactory

Disposal - N/A

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

Kitchen/Laundry

Dryer Service

Fuel - Electric

Vent - Vented Outside

Interior/Fireplace(s)

Fireplace #1

Type - Masonry

Damper - Operated

Chimney Construction - Masonry

Chimney Liner - Unlined

Chimney Observation - Inspected from
Roof

Floors - Carpet

Type - Hardwood

Walls and Ceilings

Walls - Plaster on Wood Lath

Ceilings - Drywall

Findings

Many wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items. Many areas couldn't be evaluated.

Rating - COMMENT

Findings

At the time of inspection, The ceiling in the living room looks like it had been repaired. Recommend asking current resident what happened to the ceiling

Rating - COMMENT

Doors - Hollow/ Solid Wood

Windows

Style - Double Hung

Construction - Vinyl

Type - Insulated Glass

Findings

At the time of inspection, Windows on the garage showed some signs of rot. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR

Roof/Attic

Attic Area #1

Access - Pulldown

Method Viewed - Viewed from Access

Storage - Light

Insulation Type - Rockwool

Insulation Installed In - Attic Floor

Insulation R-Value - 4-6 Inches R 12

Ventilation - Attic Fan

Roof/Attic

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



Flashing, Gutters and Downspouts

Flashing - Aluminum

Gutters and Downspouts - Aluminum

Roof Area #1

Location - Main

Access - Walked

Type - Gable

Covering - Composition

Layers - One

Approximate Age - 1-5 years

Condition - Satisfactory

Findings

One or more "rubber boot" flashings are damaged or deteriorated and may result in leaks or vermin intrusion. A qualified contractor should replace flashings where necessary.

Rating - EVALUATE/REPAIR



Exterior

Doors - Solid Wood

Exterior

Findings

At the time of inspections, The door and door frame at the rear of the structure has signs of rot. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - REPAIR/REPLACE

**Findings**

At the time of inspection, The rear door also had about a 1" gap from the top of the door frame. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR

**Findings**

At the time of inspection, The rear door to the breezeway was damaged. This is a cosmetic issue. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR

Wall Covering - Brick, Vinyl, Hardboard

Findings

At the time of inspection, There was a small hole on the rear vinyl siding of the structure. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR

Exterior Trim - Minor Rot

Exterior

Findings

At the time of inspection, There were several areas that have rot on the fascia and exterior trim. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - MINOR DEFECT



Findings

At the time of inspection, There were several areas that have rot on the fascia and exterior trim. Recommend having a licensed contractor evaluate and repair as necessary.

Rating - REPAIR/REPLACE



Garage/Carport

Type - Detached

Door Operator - None

Safety Reverse - N/A

Exterior

Findings

Most areas inside the garage, including the perimeter, areas in the center, and one or more vehicle doors were obscured by stored items and/or debris and couldn't be fully evaluated.

Rating - COMMENT

Findings

At the time of inspection, There was permanent lighting that was plugged in. This is a safety Hazard. Circuit can over heat or over load heating up and possibly causing a fire. Recommend having a licensed electrician install the lighting permanently

Rating - SAFETY ISSUE / COMMENT



Porch/Steps

Porch - Concrete no Guardrail

Steps - Concrete

Findings

At the time of inspection, The screen above the porch was broken. This can lead to bats and other animals into the attic space. Recommend having a licensed contractor evaluate and reair as necessary.

Rating - EVALUATE/REPAIR

Grounds

Grading/Drainage - Proper Slope

Sidewalk/Driveway

Sidewalk - Concrete

Driveway - Concrete

Landscaping - Well Maintained