



Home Inspections

Home Inspection Report

Prepared for: John Buyers
Date: 3/15/2010



Property address: 321 Elm St.
Charleston SC 29414

Real estate agent: Suzy Sellers
Home Sweet Home Realty

Inspected by: Stephen Houmar
South Carolina License #2046
Solid Ground Home Inspections, LLC
843.330.2860
Professional Member:
-American Society of Home Inspectors (ASHI)

Let's get to know your home.

Home Inspection Report Summary

Overview

This summary is intended to highlight the structural and mechanical condition of the inspected home on the day of the inspection and to list any needed or recommended repairs. Please note the home inspection is a snapshot of the home at a moment in time to reflect its general overall condition and is subject to change at any point after the home inspection. This report should be read in its entirety to give the reader a full comprehension of the home's overall condition. All items have been inspected per the Standards of Practice for the American Society of Home Inspectors (ASHI) unless otherwise noted.

Any cost estimates or cost ranges listed are intended as ballpark costs only; actual repair costs could vary significantly -- client is advised to obtain written repair estimates from licensed and qualified contractors prior to closing of real estate transaction.

This summary is grouped into five parts:

- 1. Overall Condition** -- This is the home inspector's general takeaway about the condition of the property based on findings from the home inspection. Its purpose is to summarize the condition of the property from the big picture and relative to typical homes of similar age.
- 2. Major Repairs** -- Correction likely involves a significant expense, potentially \$1,000 or more to repair or replace. These corrections normally involve a substantial repair in terms of scope and importance or, a piece of equipment or component that is at the end of its service life and needs to be replaced in the near future. Generally, if a major item needs immediate attention, it will be noted in the report.
- 3. Moderate Repairs** -- Correction likely involves a moderate expense, potentially less than \$1,000 to repair or replace. These corrections normally involve a more substantial repair in terms of scope or importance or, a piece of equipment or component that is at the end of its service life and needs to be replaced in the near future. Generally, if a moderate item needs immediate attention, it will be noted in the report.
- 4. Minor Repairs** -- Correction likely involves only a minor expense, potentially less than \$300 to repair or replace. In most cases, these items are needed to ensure the home works as it should for normal living activities. As a result, some minor corrections may be needed before closing or within a few months after move-in. Generally, if a minor item needs immediate attention, it will be noted in the report.
- 5. Maintenance & Safety** -- Correction likely involves only a minimal expense and is recommended to properly maintain the home and to ensure safe living conditions. In most cases, these corrections are not urgent and can be completed after closing up to a year after move-in.

Inspection Conditions

Did the home buyer attend inspection?:
Yes

Dwelling type:
Single Family

Style of home:
Bungalow

Is it new construction?:
No

When was the home built?:
1940

Age of home:
70 years old

Square footage:
870

Weather:
Clear

Outside temperature:
Over 65 degs

Has it rained in the last 3 days?:
Yes

Was electricity on?:
Yes

Was water service on?:
Yes

Was gas on?:
Yes

Was the heat on upon arrival at the house?:
No

Was air conditioning on upon arrival at the house?:
No

Bedrooms:
2

Bathrooms:
1

Note: square footage and age are approximate and were not independently verified by Solid Ground.

Home Inspection Report Summary

Overall Condition

The overall condition is the home inspector's general takeaway about the condition of the property based on findings from the home inspection. Its purpose is to summarize the condition of the property from the big picture and relative to typical homes of similar age.

10. Inspector's Recap:

10.0 This house is in GOOD condition -- especially for it's age.

Based on my observations, I find this home to be of sound construction and there are no major structural or mechanical concerns. It appears that this home was well built in 1940 and has been nicely maintained and updated over time.

Overall, this house is in good condition -- especially for it's age. Please be sure to read the full report for comments and recommendations.

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Home Inspection Report Summary

Moderate Repair

The following items will likely involve a moderate expense to repair or replace, potentially \$1,000 or less each item. These corrections normally involve a more substantial repair in terms of scope or importance or, a piece of equipment or component that is at the end of its service life and needs to be replaced in the near future. Generally, if a moderate item needs immediate attention, it will be noted in the report. Some of the items designated as 'moderate' may be suited for a do-it-yourself or handyman. Further evaluation is advised by a professional contractor prior to closing of a real estate transaction to determine exact repair needs and costs. All electrical, mechanical, HVAC, fireplace and chimney repairs or plumbing repair needs should be handled by a fully licensed and qualified professional contractor. In some cases, further evaluation by a professional contractor may reveal additional repair needs that could add to the total cost of the repair.

7. Plumbing

7.2 HOT WATER HEATER (including controls, chimneys, flues, vents)

Inspected, Moderate Repairs

(1) Observed that the electric hot water heater is 22 years old. Please note the water heater works when tested. For your reference, the average hot water heater lasts about 12 years and sometimes longer. Due to its extensive age, recommend monitoring the hot water heater for possible problems or leaks and plan to replace this unit, when needed.

Home Inspection Report Summary

Minor Repair

The following items will likely only involve a minor expense to repair or replace, potentially \$300 or less each item. In most cases, these items are needed to ensure the home works as it should for daily living activities. As a result, some minor corrections may be needed before closing or within a few months after move-in. Generally, if a minor item needs immediate attention, it will be noted in the report. Many of the items designated a 'minor' may be suited for a do-it-yourself or handyman. Further evaluation is advised by a professional contractor prior to closing of a real estate transaction to determine exact repair needs and costs. All electrical, mechanical, HVAC, fireplace and chimney repairs or plumbing repair needs should be handled by a fully licensed and qualified professional contractor. In some cases, further evaluation by a professional contractor may reveal additional repair needs that could add to the total cost of the repair.

7. Plumbing

7.2 HOT WATER HEATER (including controls, chimneys, flues, vents)

Inspected, Moderate Repairs

(2) Please note that the TPR (temperature pressure relief) valve does not have a discharge/drain pipe. If this unit is not to be replaced in the very near future, recommend having a plumber install a drain pipe which runs down to within 6" of the floor and then extends to the outside of the shed, for safety.

8. Electrical

8.4 MAIN ELECTRICAL PANEL & SUB-PANEL COMPONENTS -- (Branch Circuit Conductors, Circuit Breakers/Fuses, Compatibility of Amperage & Voltage)

Inspected, Good Condition, Minor Repairs

Observed that the outdoor a/c compressor calls for a maximum circuit breaker of 25 amp as indicated on its label. However, the circuit breaker for the compressor in the electrical panel is 50 amp -- this means that the a/c unit could be damaged before the breaker would trip. For your reference, the breaker for the a/c compressor must be the right size to protect the air conditioner and its wiring from damage or fire. Recommend having an electrician change the breaker in the electrical panel so that it is 25 amp, for safety.

8.6 ELECTRICAL OUTLETS -- OPERATION, GROUNDING & POLARITY

Inspected, Good Condition, Minor Repairs

(1) Observed that the electrical outlet in the living room near the door and the outlet near the opposite wall are not grounded. Recommend having an electrician make the needed repairs so these outlets are grounded, for safety.

9. Heating & Cooling

9.0 HEATING & COOLING EQUIPMENT -- TYPE, AGE & OVERALL CONDITION

Inspected, Good Condition

(2) Observed that there is a flexible gas line entering the metal cabinet for the furnace. Instead, there should be a hard pipe which comes out of the cabinet and attaches to the flexible line to ensure the gas line is properly secured. Recommend having an HVAC

9. Heating & Cooling

repairman make the needed repairs.

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Home Inspection Report Summary

Maintenance & Safety

The following items likely involve only a minimal expense to correct, potentially less than \$100 each item. Recommendations outlined below will help the homeowner properly maintain the home long-term while ensuring a safe living environment. In most cases, these corrections are not urgent and can be completed after closing up to a year after move-in.

1. Roofing

1.2 GUTTERS

Not Present, Maintenance and Safety

Observed that this home does not have gutters. For your reference, gutters carry rain water from the roof and drain it away from the home and the foundation which prevents water damage to the soffits or foundation, discoloring of the siding materials and soil erosion. Recommend having a gutter system installed when you have the opportunity.

2. Exterior

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER & RAILINGS

Inspected, Good Condition, Maintenance and Safety

(1) Observed that there are moisture stains and wood rot on the wood inside the water heater shed -- this could be from moisture coming off the deck and dripping onto the shed. Or, it could be from the lack of ventilation under the deck causing condensation on the side of the shed. Recommend having a contractor or handyman repair or replace the wood, as needed, so it is again strong and sturdy.

(3) Observed that the front porch and the back deck do not have railings. If you have small children or pets, recommend installing a guard rail, for safety.

3. Structural Components

3.0 FOUNDATION -- Crawlspace, Cement Slab or Basement (Report signs of abnormal or harmful water penetration into the home or signs of abnormal or harmful condensation on home components.)

Inspected, Good Condition, Maintenance and Safety

(2) As viewed from inside the crawlspace, observed that there is some standing water in the area under the bathroom. Please note this area is the lowest in the crawlspace and it appears to have come up from the ground and not from the home (i.e. from a leak). To help keep the crawlspace as dry as possible, especially since there is a lot of new wood, recommend having a contractor install a sump pump to reroute excess water to the outside of the home where it can drain away from the foundation.

4. Insulation & Ventilation

4.6 FOUNDATION VENTILATION

4. Insulation & Ventilation

Inspected, Good Condition, Maintenance and Safety

(2) Observed that one or more of the screens for the foundations vents are either damaged or are missing -- this can allow pests to enter under the home. Recommend having a handyman install screens for the foundation vents, where needed, to help keep pests out.

4.7 VENTING SYSTEMS (Kitchens, Baths & Laundry)

Inspected, Good Condition, Maintenance and Safety

Observed that the vent for the dryer is missing its cover on the exterior of the home. Recommend having a handyman install a cover to prevent pests from entering the home through this opening.

5. Interiors

5.1 WALLS

Inspected, Good Condition, Maintenance and Safety

Due to the age the home, please note it is likely that the walls and ceilings have lead paint under recent layers of paint. This is only mentioned in the event that you may be doing renovation work or will be removing/scraping the paint and/or if you have small children who may put their mouths on window sills or baseboards in which case the presence of lead paint becomes a safety hazard. As desired, the paint can be tested either by a professional or a do-it-yourself kit. Recommend having a qualified painting contractor properly remove or encapsulate the old paint and repaint, for safety. Prior to determining your course of action, suggest doing some research about lead paint -- an internet search with the key words 'removing lead paint from walls' will bring up a variety of articles on the topic.

5.4 COUNTERS & CABINETS (Kitchen & Bathrooms)

Inspected, Good Condition

(1) Observed that the door for one of the kitchen cabinets is loose. Recommend having a handyman tighten the hinge for this door.

5.5 INTERIOR DOORS

Inspected, Good Condition, Maintenance and Safety

Observed that the door knobs/handles for the closet doors do not lock. As desired, a handyman can replace the door knobs with ones that lock.

7. Plumbing

7.3 MAIN WATER SHUT-OFF

Inspected, Maintenance and Safety

Observed that the main water shut-off is located in the front yard at the meter. If you need to do any plumbing work in the house, or if one of your pipes breaks, you'll need to know where to shut-off the water so repairs can be made. Also, recommend having a plumber install a shut-off near the home since the shut-off by the meter is old and hard to find in the hole under the tree.

7.5 MAIN GAS SHUT-OFF

Inspected, Good Condition, Maintenance and Safety

(2) With the presence of any gas-powered appliances in the home, recommend installation

7. Plumbing

of at least two carbon monoxide detectors with loud alarms -- one or more near (but not on top or in front of) the gas appliances and hot water heater and one in the sleeping areas 5 feet from the floor for safety. Recommend testing and changing the batteries in your carbon monoxide detectors when you test and change the batteries in the smoke detectors.

8. Electrical

8.5 ELECTRICAL FIXTURES & CONNECTIONS -- (Ceiling Fans, Lighting Fixtures, Light Switches, etc.)

Inspected, Good Condition, Maintenance and Safety

Observed that there are one or more canned/recessed lights in the attic which have insulation in close or direct contact with them which is a fire hazard. Please note that these lights can get very hot. Recommend having a handyman move the insulation away from the lights so there is sufficient clearance all the way around and on top of these fixtures, where needed, for safety.

8.7 GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

Inspected, Good Condition, Maintenance and Safety

(1) Observed that this home has GFCI (Ground Fault Circuit Interrupters) outlets in the kitchen and bath and are in good working condition when tested. Recommend having an electrician install GFCI outlets elsewhere inside and outside of the home within 6ft of water, for safety.

8.8 SMOKE DETECTORS

Inspected, Good Condition, Maintenance and Safety

Observed that this home has smoke detectors which activated when tested. Please note there should be one smoke detector in each sleeping area/bedroom, another smoke detector in the hallway outside the sleeping area and at least one smoke detector on each level of the home. Also, test the detectors every 30 days by pushing the test button. *If you don't know how old your smoke detector is, or if it is 10 years old or more, suggest replacing it as soon as possible to ensure that it works when it needs to, for safety.*

9. Heating & Cooling

9.0 HEATING & COOLING EQUIPMENT -- TYPE, AGE & OVERALL CONDITION

Inspected, Good Condition

(1) Observed that this home has a gas furnace and an outdoor a/c compressor which work together to heat and cool the home. Both pieces of equipment are 12 years old. For your reference, outdoor a/c compressors generally last up to 15 years and furnaces up to 20 years and both often longer with good maintenance. Due to age, recommend monitoring the outdoor compressor for possible problems and plan to replace it in the next few years or so, when needed.

(3) At the outside compressor unit for the HVAC, the suction line is not completely insulated with a foam sleeve -- on this unit, part of the foam sleeve is missing which can cause hinder the home's cooling ability and produce condensation. Recommend having an HVAC repairman insulate the suction line where needed.

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1. Roofing

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Walked roof

Age of Roof:

Estimated less than 5 years old

Chimney (exterior):

Brick

Metal Flue Pipe

Sky Light(s):

None

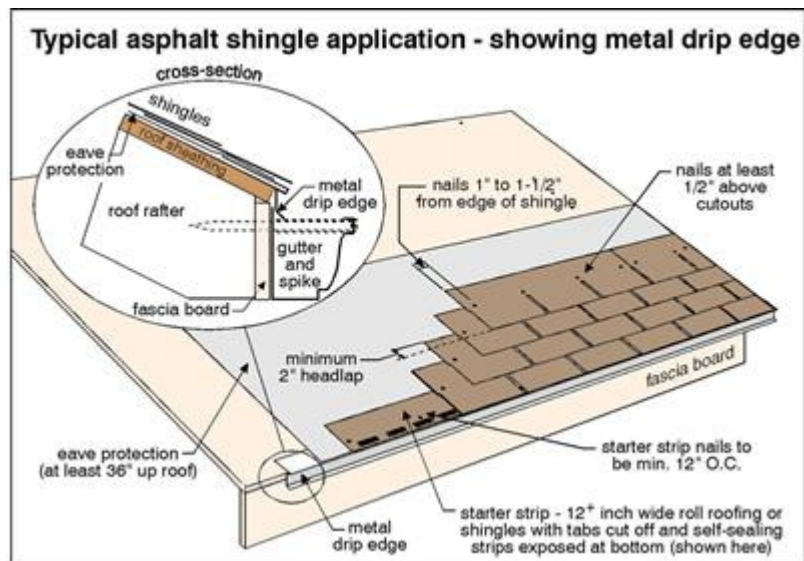
Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected, Good Condition

Observed that this home has architectural shingles which are estimated to be 5 years old. For your reference, the average roof with this type of shingles can last up to 35 years and possibly longer depending on the local climate and roof ventilation.

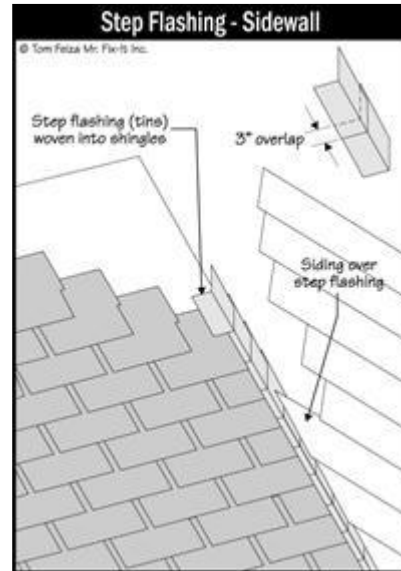




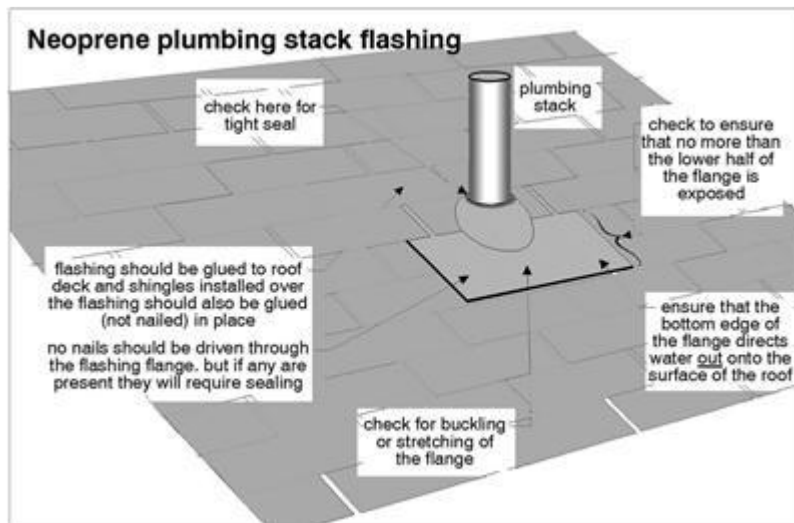
1.1 FLASHINGS

Comments: Inspected, Good Condition

Observed that the flashings are in good condition. For your reference, flashing is a sheet of metal or Neoprene which is installed around pipes and chimneys traveling through the roof to ensure these areas are water tight. Also, flashing is applied along the sidewalls where different parts of the roof come together as well.



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1.2 GUTTERS

Comments: Not Present, Maintenance and Safety

Observed that this home does not have gutters. For your reference, gutters carry rain water from the roof and drain it away from the home and the foundation which prevents water damage to the soffits or foundation, discoloring of the siding materials and soil erosion. Recommend having a gutter system installed when you have the opportunity.

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to roofing. 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.

2. Exterior



Styles & Materials

Siding Style:
Brick

Siding Material:
Brick veneer

Exterior Entry Doors:
Wood

Appurtenance:
Covered porch

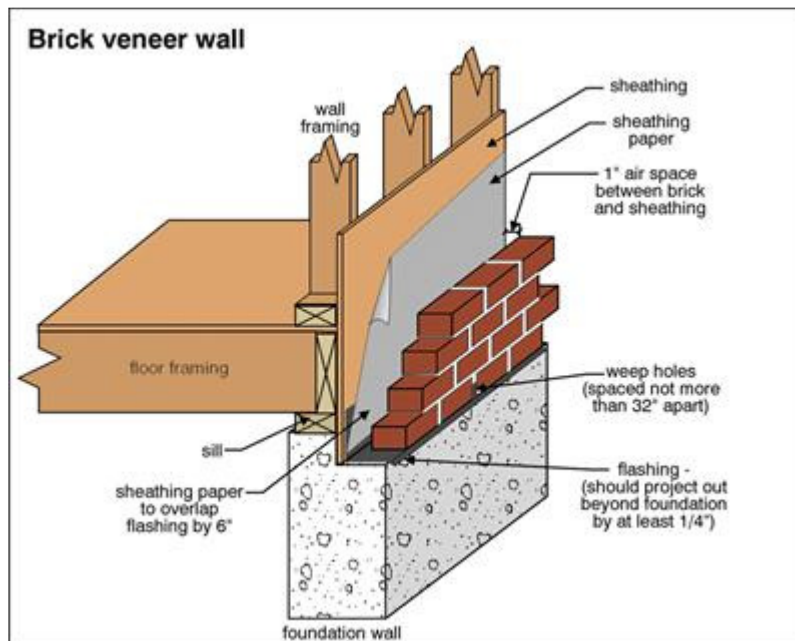
Driveway:
Old Fashion Concrete and Grass

Inspection Items

2.0 SIDING (Wall Cladding), FLASHING & TRIM

Comments: Inspected, Good Condition

(1) Observed that this home has brick veneer siding. For your reference, most brick houses built in the last 30 years were constructed with brick veneer. The biggest difference between brick veneer and solid masonry is that with solid masonry, the brick is holding up the house. With brick veneer, the house is holding up the brick. The term 'brick veneer' doesn't mean those little thin slices that you glue on your kitchen wall -- it is actually brick. However, the wall is only one wythe thick. Behind the brick veneer is a wood frame wall which is actually holding up the house. Therefore, the brick veneer is really functioning as siding.



(2) Observed that this home also has some vinyl siding. For your reference, vinyl siding was first introduced to the exterior cladding (siding) market in the early 1960s and steadily grew in popularity over the next four decades because of its durability, versatility and ease of maintenance. Today, vinyl siding is the number one choice of siding across the country. U.S. Census Bureau statistics show twice as many homeowners side their homes with vinyl than with any other material. The product is manufactured primarily with polyvinyl chloride, a material that gives it impact resistance, rigidity and strength. Additionally, you never need to repaint, because the color will not blister, flake or peel and vinyl is not susceptible to moisture buildup, rotting or termite infestation.

While vinyl siding is durable, attractive, and easy to maintain, it does occasionally need attention. When needed, you can wash vinyl siding with a soft cloth or ordinary long-handled, soft bristle brush and a cleaning product such as Krud Kutter[®]. For textured surfaces, use only a soft bristle brush to keep the grooves in the texture stain-free. For best results, start at the bottom of the house and work up and rinse the cleaning solution completely before it dries. If your house has brick facing, cover the brick so that it is not affected by the runoff. Vinyl siding can be power washed, but be sure to carefully read the washer instructions before use. When cleaning, hold the power washer straight at eye level to keep the water on top of the siding where it can clean most effectively. Do not aim the power washer upward as water may collect behind the siding. Small spots of mold and mildew can be handled with cleaners such as Fantastik[®] or Windex[®]. For larger sections, a solution of vinegar (30%) and water (70%) has proven successful. Also, be sure to keep heat sources such as barbeque grills away from the siding (too close and the heat can melt it!).



2.1 EXTERIOR DOORS

Comments: Inspected, Good Condition

2.2 WINDOWS

Comments: Inspected, Good Condition

Observed that this home has new thermal-insulated double-pane windows for extra energy savings.



2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER & RAILINGS

Comments: Inspected, Good Condition, Maintenance and Safety

(1) Observed that there are moisture stains and wood rot on the wood inside the water heater shed -- this could be from moisture coming off the deck and dripping onto the shed. Or, it

could be from the lack of ventilation under the deck causing condensation on the side of the shed. Recommend having a contractor or handyman repair or replace the wood, as needed, so it is again strong and sturdy.



(2) For your reference, paint protects wood trim and siding from the weather. When paint deteriorates, the wood is exposed to the elements and will absorb moisture. The wood can become susceptible to the decay fungi which leads to wood rot when its moisture content reaches 20% or more. When rot sets in, the wood loses its strength and structural integrity and the rot can spread if not corrected.

(3) Observed that the front porch and the back deck do not have railings. If you have small children or pets, recommend installing a guard rail, for safety.



2.4 LANDSCAPING, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS & RETAINING WALLS (With respect to their effect on the condition of the home)

Comments: Inspected, Good Condition

2.5 EAVES, SOFFITS & FASCIAS

Comments: Inspected, Good Condition

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to the exterior. The exterior 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. 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.

3. Structural Components

Styles & Materials

Foundation: Brick Skirting Brick Piers	Columns or Piers: Brick piers	Floor Structure: Wood joists
Method used to observe crawlspace: Crawled	Wall Structure: Wood, not visible due to wall covering	Ceiling Structure: 2X6
Roof Structure: 2 X 6 Rafters Lateral bracing Common board Wood slats	Roof-Type: Gable	Method used to observe attic: Walked Limited accessibility View obstructed by storage
Attic info: Pull Down stairs Light in attic		

Inspection Items

3.0 FOUNDATION -- Crawlspace, Cement Slab or Basement (Report signs of abnormal or harmful water penetration into the home or signs of abnormal or harmful condensation on home components.)

Comments: Inspected, Good Condition, Maintenance and Safety

(1) Observed that this home's foundation is a system of brick and block piers and has a brick skirting (wall) which encloses the crawlspace. For your reference, the goal is to keep the crawlspace as dry as possible to protect/preserve the structural integrity of the wood and masonry which comprise the foundation. For your reference, wood which has a moisture content of 20% or more (from direct contact with moisture or from a very humid environment) conditions are ripe for the growth of mold/mildew, the decay fungi which leads to wood rot and termites. When rot sets, the wood loses its structural integrity and the rot can spread if not corrected. In most cases, installation of gutters to divert rain water away from the foundation, a vapor barrier on the ground to reduce moisture vapor along with good ventilation in the crawlspace are usually enough to keep moisture content below 20%.





(2) As viewed from inside the crawlspace, observed that there is some standing water in the area under the bathroom. Please note this area is the lowest in the crawlspace and it appears to have come up from the ground and not from the home (i.e. from a leak). To help keep the crawlspace as dry as possible, especially since there is a lot of new wood, recommend having a contractor install a sump pump to reroute excess water to the outside of the home where it can drain away from the foundation.



(3) As viewed from inside the crawlspace, observed that there are salt stains on the brick wall/skirting which indicates water has been seeping through this masonry over time -- this is very common. The stains are a whitish, powdery substance (salt stains) called efflorescence and it's left on the bricks or cement blocks after the water has evaporated. This is only of consequence since it contributes to moisture and humidity levels in the crawlspace which can deteriorate wood and masonry structural components over the long-term. Recommend installing gutters (section 1.2) to more effectively carry water away from the home and a sump pump as just discussed.



3.1 COLUMNS, PIERS or PILES

Comments: Inspected, Good Condition

Observed that the piers are in good condition. For your reference, columns/piers are an important structural component of the foundation. Their purpose is to transfer loads from beams down through the footings to the soil.



3.2 FLOORS (Structural)

Comments: Inspected, Good Condition

As viewed from inside the crawlspace, the wood (sub-floor and floor joists) around the plumbing pipes is in good condition. Please note the sub-floor around the bathroom has been replaced. Also, most of the floor joists have been repaired or replaced.



3.3 WALLS (Structural)

Comments: Inspected, Good Condition

3.4 CEILINGS (Structural)

Comments: Inspected, Good Condition

3.5 ROOF STRUCTURE & ATTIC

Comments: Inspected, Good Condition

Observed that the roof has a traditional stick built structure with a common board.



Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to structural components. The structure 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. 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.

4. Insulation & Ventilation

Styles & Materials

Attic Insulation:

R-30 or better
Batt

Ventilation:

Gable vents

Floor System Insulation:

Batts
R-19

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Inspection Items

4.0 ATTIC INSULATION

Comments: Inspected, Good Condition

Observed that this home has an amount insulation on the attic floor which equates to R-30 or better. For your reference, the effectiveness of insulation is measured by its R-number which is its ability to resist the flow of heat. The higher the R-number, the greater the resistance to winter heat loss or summer heat gain. Today's standard for insulation in newer homes is R-30 or better.



4.1 VAPOR BARRIER (in the attic)

Comments: Not Present

Due to the high humidity in the Charleston area, vapor barriers are not installed in attics since they hold in moisture which would deteriorate the roofing materials.

4.2 ATTIC VENTILATION

Comments: Inspected, Good Condition

Observed that the attic is ventilated with gable vents. For your reference, ventilation of the home's attic is important to help prevent damage caused by moisture, increase the life of roofing materials, enhance energy efficiency and enhance the comfort level of the living areas in the home. During the summer, excess heat builds up in the attic during the day and results in high energy costs for cooling and may make the rooms below less comfortable. Excessive heat can also shorten the life of some roofing materials. Also, moisture produced within the home may move into the attic if ceiling vapor barriers are not used. If this moisture is not exhausted from the attic, it can condense and cause insulation and construction materials to deteriorate. Therefore, temperature and moisture control are the major reasons for providing attic ventilation.



4.3 VENTILATION FANS & THERMOSTATIC CONTROLS (attic)

Comments: Not Present

4.4 INSULATION UNDER THE FLOOR (inside the crawlspace)

Comments: Inspected, Good Condition

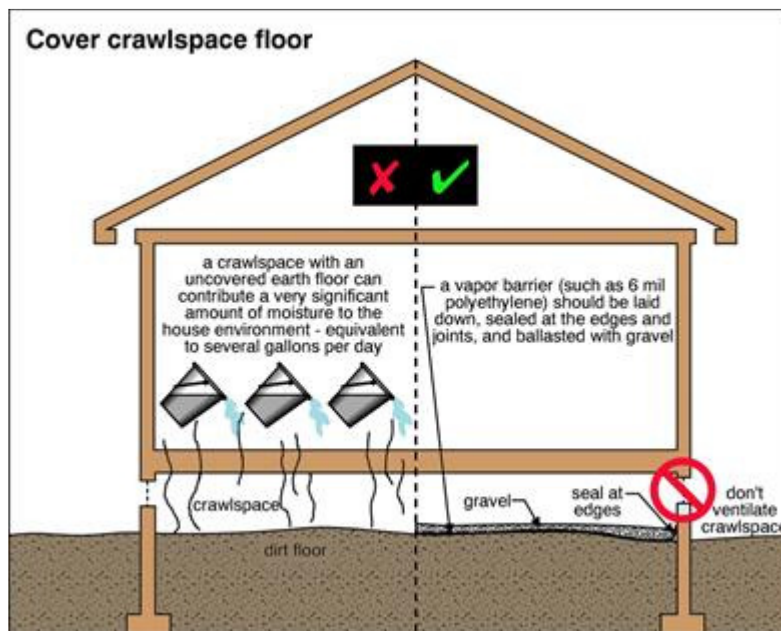
Observed that the floor system is insulated -- a positive. Up to 25% of energy can be lost through a non-insulated floor.



4.5 VAPOR BARRIER (on the crawlspace ground)

Comments: Inspected, Good Condition

Observed that this home has a vapor barrier (plastic) on the ground in the crawlspace and it is in good condition. For your reference, a vapor barrier helps to keep moisture and dampness in the crawlspace at a minimum to preserve the condition of the wood and masonry components that comprise the foundation. Additionally, it helps prevent the house from smelling musty. When there is excess moisture in the crawlspace, conditions are ripe for the growth of mold and mildew, the decay fungi which leads to wood rot and wood-eating insects.



4.6 FOUNDATION VENTILATION

Comments: Inspected, Good Condition, Maintenance and Safety

(1) Observed that the crawlspace is well ventilated with foundation vents -- this helps keep the crawlspace as dry as possible to protect the structural integrity of the wood and masonry components which comprise the foundation.



(2) Observed that one or more of the screens for the foundations vents are either damaged

or are missing -- this can allow pests to enter under the home. Recommend having a handyman install screens for the foundation vents, where needed, to help keep pests out.



4.7 VENTING SYSTEMS (Kitchens, Baths & Laundry)

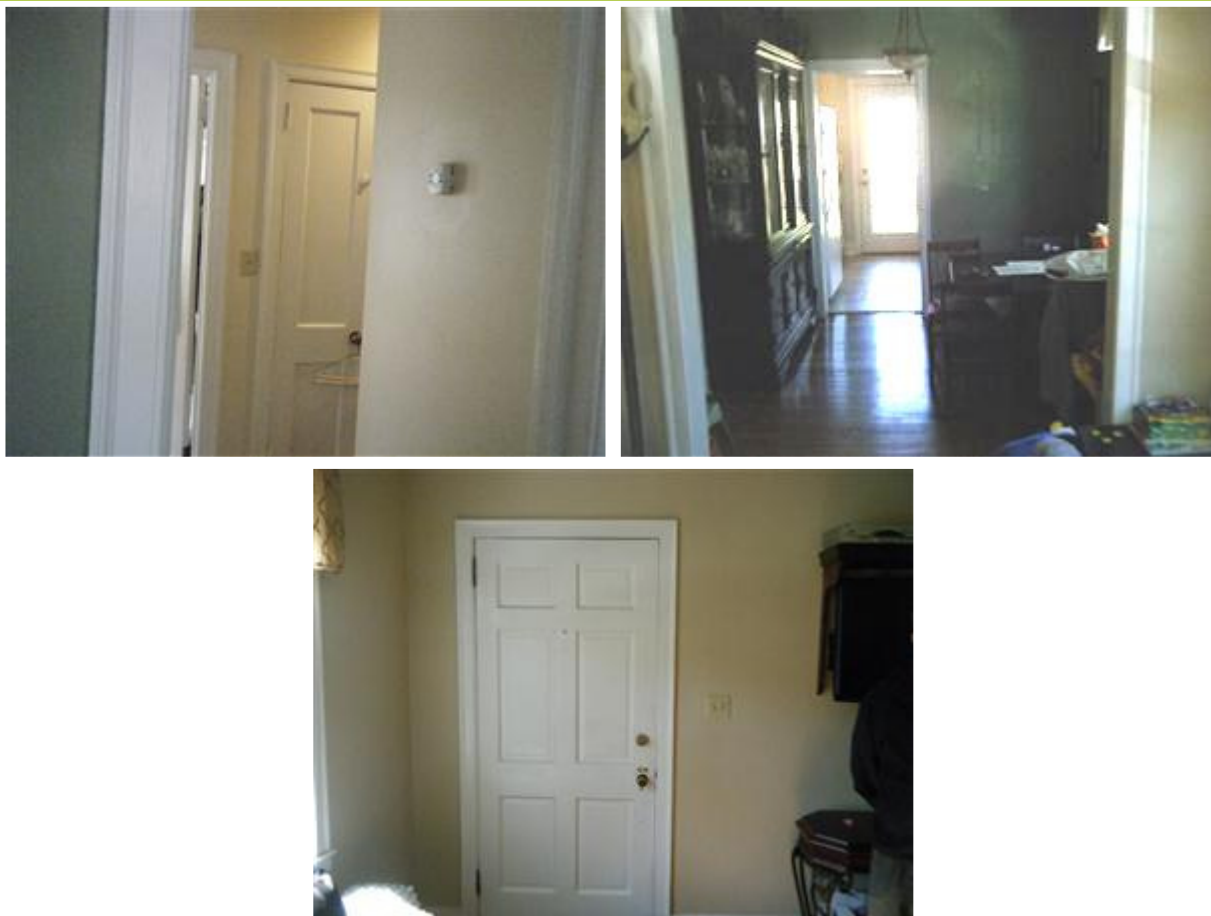
Comments: Inspected, Good Condition, Maintenance and Safety

Observed that the vent for the dryer is missing its cover on the exterior of the home. Recommend having a handyman install a cover to prevent pests from entering the home through this opening.



Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to insulation and ventilation. 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.

5. Interiors



Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Interior Doors:

Solid
Wood

Floor Covering(s):

Hardwood T&G
(Tongue and Groove)
Tile

Window Types:

New
Thermal Insulated Double-hung , Tilt Feature

Cabinetry:

Factory made box cabinets
Wood

Countertop:

Granite

Inspection Items

5.0 CEILINGS

Comments: Inspected, Good Condition

5.1 WALLS

Comments: Inspected, Good Condition, Maintenance and Safety

Due to the age the home, please note it is likely that the walls and ceilings have lead paint under recent layers of paint. This is only mentioned in the event that you may be doing renovation work or will be removing/scraping the paint and/or if you have small children who may put their mouths on window sills or baseboards in which case the presence of lead paint

becomes a safety hazard. As desired, the paint can be tested either by a professional or a do-it-yourself kit. Recommend having a qualified painting contractor properly remove or encapsulate the old paint and repaint, for safety. Prior to determining your course of action, suggest doing some research about lead paint -- an internet search with the key words 'removing lead paint from walls' will bring up a variety of articles on the topic.

5.2 FLOORS

Comments: Inspected, Good Condition

5.3 INTERIOR STEPS, STAIRWAYS, BALCONIES & RAILINGS

Comments: Not Present

5.4 COUNTERTOPS & CABINETS (Kitchen & Bathrooms)

Comments: Inspected, Good Condition

(1) Observed that the door for one of the kitchen cabinets is loose. Recommend having a handyman tighten the hinge for this door.



(2) Observed that the kitchen has granite countertops. Granite countertops are beautiful and can add value to your home. Most people think of granite as tough as nails, which it generally is. But even though granite is a hard, natural stone, you still need to use care to maintain its beauty and value. With the proper care, your granite or marble countertop will stay new-looking for years. Stone is one of the easiest surfaces to maintain. And granite, being 7 on the Mohs hardness scale of 1 to 10, is virtually unscratchable. (A stainless steel knife blade is a 6 on the scale.) Please note each specimen of granite has a distinctive color and tone. If a section of your countertop needs to be replaced because it has been damaged, it probably will not match the rest of your countertop. Pay special attention to keeping your granite countertops well-sealed so stains don't discolor its surface.

- Use coasters, especially for alcoholic and citrus beverages, as the acid in these drinks can dull the stone's surface. Keep hot items off the surface.
- Wipe spills up as soon as they happen. Light colored granites stain more easily than darker ones. Foods such as coffee, red wine or tomatoes can stain quickly.
- Clean your counters often to ensure that the grime will not build up. Be sure to avoid placing anything gritty on the surface, and if any grit does get on the countertop, remove it immediately.
- Clean stone surfaces with a few drops of neutral cleaner, stone soap (available in hardware/home improvement stores or from a stone dealer), or mild dishwashing liquid and warm water. Use a soft, clean cloth to clean the granite. Rinse after washing with the soap solution and dry with a soft, clean cloth.
- Do not use ammonia-based products, turpentine or scouring cleaners. Avoid using rust removers or acid-based cleaners and keep oven and drain cleaners off the granite countertops.

- New disinfectant cleaners on the market now come in formulas designed for granite countertops - purchase this type of product if you prefer disinfectant cleaners to other cleaning options.

Reseal the countertop every year or two years according to the manufacturer's directions. This will create a non-porous layer on the surface which protects the naturally porous granite and will help prevent stains and damage. Check with the installer for recommendations. Use a non-toxic sealer on food preparation areas.

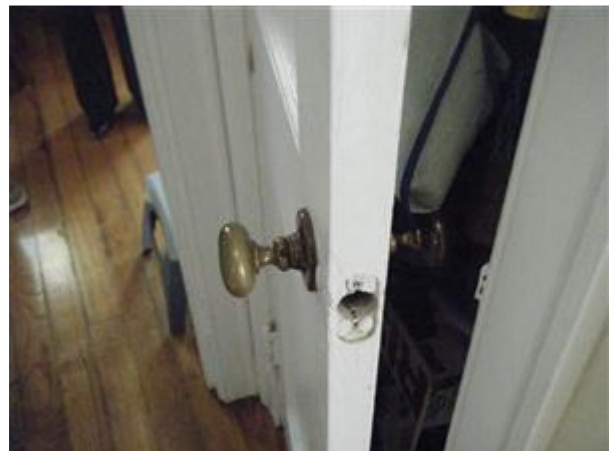


(3) For your reference, the granite countertops did not have any 'hot spots' (high gamma radiation readings) when tested for the possible presence/emission of radon gas.

5.5 INTERIOR DOORS

Comments: Inspected, Good Condition, Maintenance and Safety

Observed that the door knobs/handles for the closet doors do not lock. As desired, a handyman can replace the door knobs with ones that lock.



5.6 WINDOWS

Comments: Inspected, Good Condition

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to interiors. 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.

6. Built-In Kitchen Appliances



Styles & Materials

Dishwasher Brand:
FRIGIDAIRE

Garbage Disposal Brand:
BADGER

Exhaust/Range Hood Type and Brand:
RE-CIRCULATE
Built in Microwave/Exhaust vent

Range/Oven Brand:
GENERAL ELECTRIC

Built-In Microwave Brand:
GENERAL ELECTRIC

Refrigerator Brand:
Unknown

Inspection Items

6.0 DISHWASHER

Comments: Inspected, Good Condition

Observed that the dishwasher appears to be working well -- it was run on rinse cycle to test for leaks. For your reference, the average dishwasher will last about 10 years.

6.1 GARBAGE DISPOSAL

Comments: Inspected, Good Condition

For your reference, the average garbage disposal lasts between 10 and 12 years.

6.2 RANGES/OVENS/COOKTOPS

Comments: Inspected, Good Condition

Observed that the oven and cooktop appear to be working well -- they were tested with a infrared red thermometer to ensure they are heating as they should. Please note I did not test

for maximum temperature. For your reference, the average electric range will last about 17 years (gas ranges last about 19 years) and the cooktop will last between 13 and 20 years.



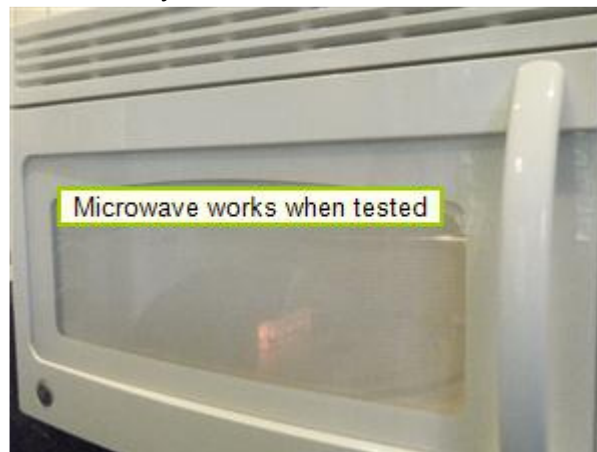
6.3 RANGE HOOD

Comments: Inspected, Good Condition

6.4 MICROWAVE (Built-In)

Comments: Inspected, Good Condition

Observed that the microwave appears to be working well -- it was tested with a microwave tester to ensure it is operating properly and that there are no door leaks. For your reference, the average microwave lasts 10 years.



6.5 REFRIGERATOR

Comments: Inspected, Good Condition

For your reference, the average refrigerator will last between 14 and 19 years. Also, the temperature inside the refrigerator should be kept between 35 and 38 degrees F (and no more than 40 degrees) for food safety. The freezer should be set at 0 degrees F.



6.6 DRYER OUTLET

Comments: Not Inspected

Please note I was not able to inspect the dryer outlet due to it's location probably behind a stackable washer/dryer combo -- I could not see or get to the outlet.

Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to built-in appliances. 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.

7. Plumbing



Styles & Materials

Water Source:
Public

Water Filters:
None
(We do not inspect filtration systems)

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC

Plumbing Vent:
PVC

Water Heater Power Source: Electric

Water Heater Capacity:
40 Gallon (1-2 people)

Water Heater Brand:
RHEEM

Age of the Water Heater:
22 years old

GAS:
CITY GAS LINE

Inspection Items

7.0 PLUMBING -- DRAIN, WASTE & VENT SYSTEMS

Comments: Inspected, Good Condition

7.1 PLUMBING -- WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

Comments: Inspected, Good Condition

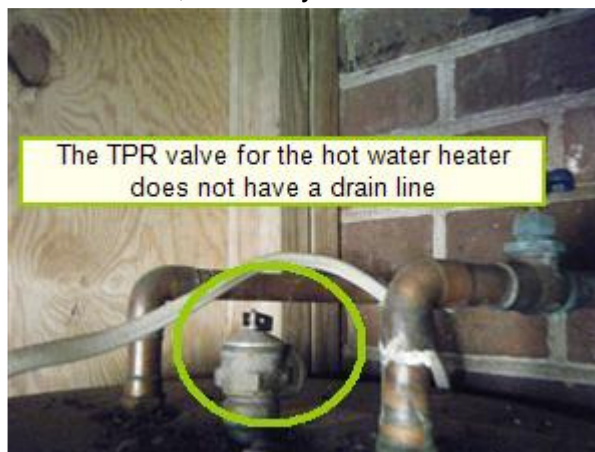
7.2 HOT WATER HEATER (including controls, chimneys, flues, vents)

Comments: Inspected, Moderate Repairs

(1) Observed that the electric hot water heater is 22 years old. Please note the water heater works when tested. For your reference, the average hot water heater lasts about 12 years and sometimes longer. Due to its extensive age, recommend monitoring the hot water heater for possible problems or leaks and plan to replace this unit, when needed.



(2) Please note that the TPR (temperature pressure relief) valve does not have a discharge/drain pipe. If this unit is not to be replaced in the very near future, recommend having a plumber install a drain pipe which runs down to within 6" of the floor and then extends to the outside of the shed, for safety.

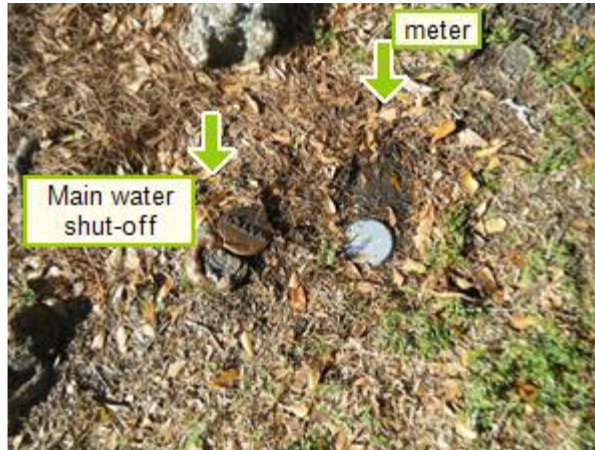


(3) For your reference, the TPR valve is a safety device which is designed to release hot water and steam (and thus relieve pressure) if either the temperature or pressure in the tank gets too high. Without a TPR valve, excessive heat could cause a water heater to explode. The purpose of the discharge/drain pipe is to carry water from the valve to the outside of the home. Without a discharge/drain pipe, hot water could scald the homeowner.

7.3 MAIN WATER SHUT-OFF

Comments: Inspected, Maintenance and Safety

Observed that the main water shut-off is located in the front yard at the meter. If you need to do any plumbing work in the house, or if one of your pipes breaks, you'll need to know where to shut-off the water so repairs can be made. Also, recommend having a plumber install a shut-off near the home since the shut-off by the meter is old and hard to find in the hole under the tree.



7.4 GAS STORAGE & DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

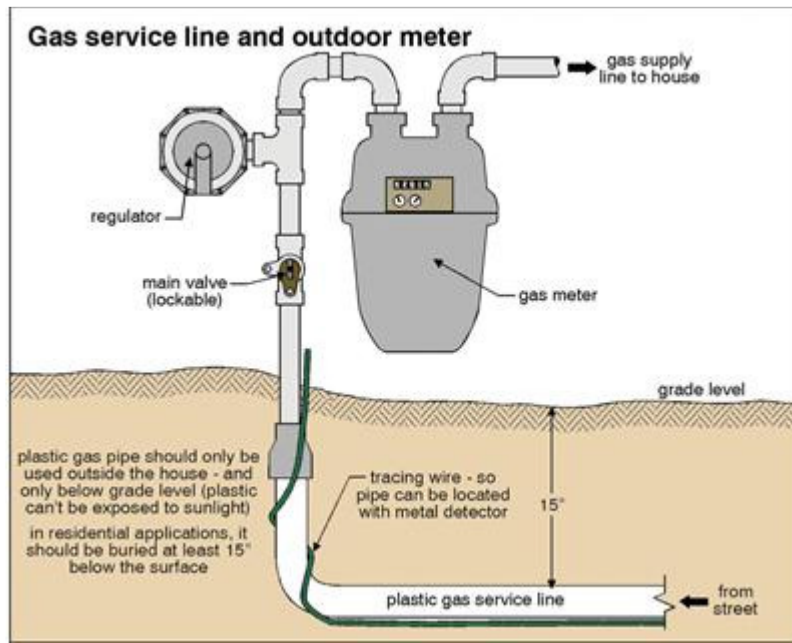
Comments: Inspected, Good Condition

7.5 MAIN GAS SHUT-OFF

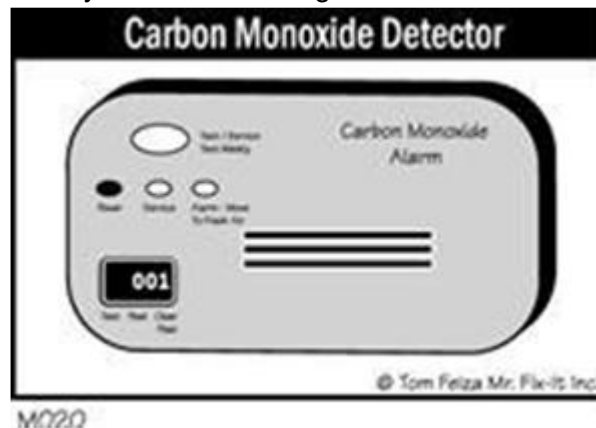
Comments: Inspected, Good Condition, Maintenance and Safety

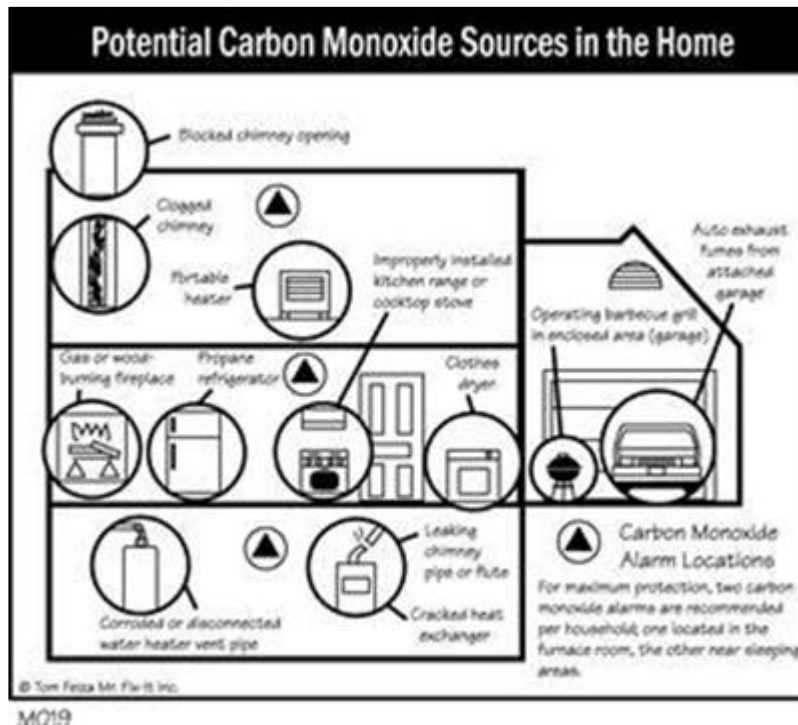
(1) The main fuel/gas shut-off is located at the gas meter outside. In the event that repairs need to be made to the gas line, you'll need to know where the gas shut-off is located.





(2) With the presence of any gas-powered appliances in the home, recommend installation of at least two carbon monoxide detectors with loud alarms -- one or more near (but not on top or in front of) the gas appliances and hot water heater and one in the sleeping areas 5 feet from the floor for safety. Recommend testing and changing the batteries in your carbon monoxide detectors when you test and change the batteries in the smoke detectors.





Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to plumbing. 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.

8. Electrical

Styles & Materials

Electrical Service Conductors:

Overhead service
Copper
220 volts

Electrical Panel Capacity:

200 AMP

Wiring Methods:

Romex (NMC)
Non Metallic Covered Cable pre 1960's non grounded wires

Electrical Service Capacity:

200 amps

Electric Panel Brand:

SQUARE D

GFCI:

Kitchen, Bathrooms,
Outside

Electrical Panel Type:

Circuit breakers

Branch Wire 15 and 20
AMP:

Copper

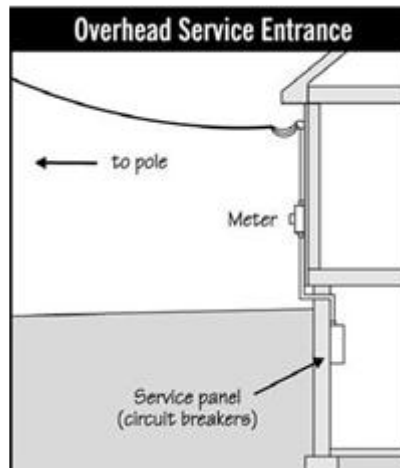
Inspection Items

8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected, Good Condition

Observed that the overhead service entrance conductor (where the power enters the home from the street), electrical meter and grounding rod are in good working condition.





8.1 LOCATION OF MAIN ELECTRICAL PANEL(S) & SUB-PANEL(S)

Comments: Inspected, Good Condition

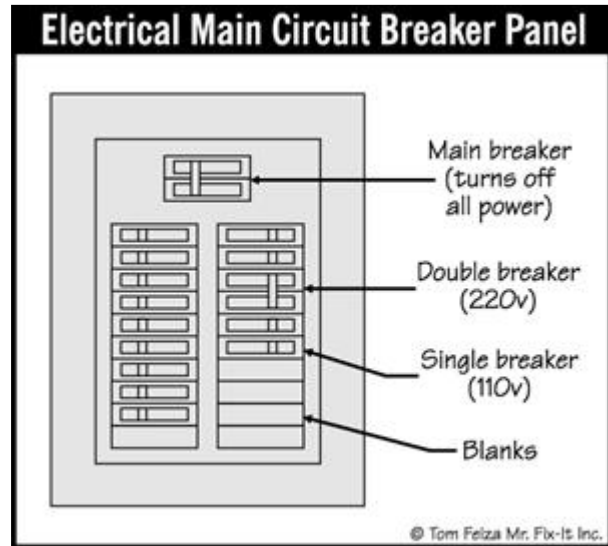
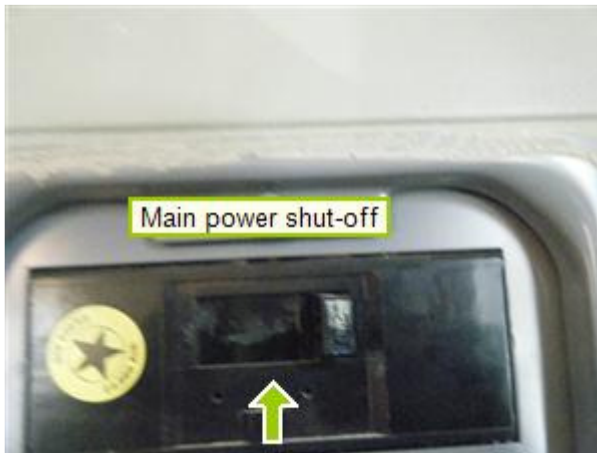
The main electrical panel is located in the dining room.



8.2 MAIN POWER SHUT-OFF

Comments: Inspected, Good Condition

Observed the main electrical disconnect (also called a main breaker) is on located on the main electrical panel. It is helpful to know where the main breaker is in case you need to turn off the power for the whole home.



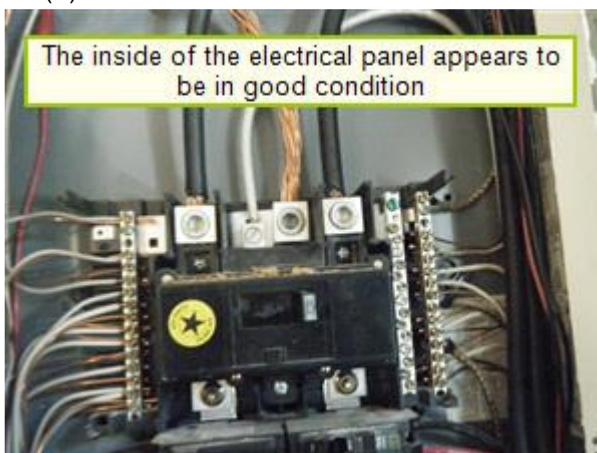
E002



8.3 OVERALL CONDITION OF MAIN ELECTRICAL PANEL(S) & SUB-PANEL(S)

Comments: Inspected, Good Condition

(1) Observed that the inside of the electrical panel is in good condition.



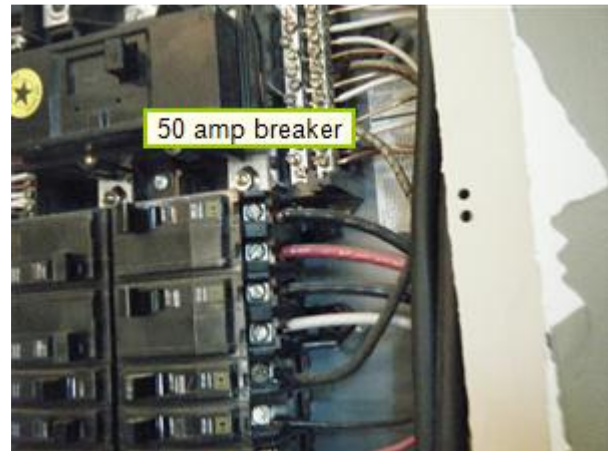
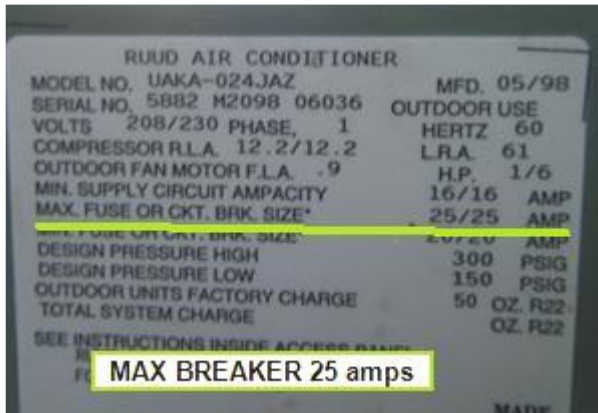
(2) Observed that a lot of the electrical system has been updated -- the electrical panel is recent, most electrical outlets are grounded and there are a few GFCI outlets in the home. Also, there is 200 amps of electricity coming into the home which is plenty to power a modern

household.

8.4 MAIN ELECTRICAL PANEL & SUB-PANEL COMPONENTS -- (Branch Circuit Conductors, Circuit Breakers/Fuses, Compatibility of Amperage & Voltage)

Comments: Inspected, Good Condition, Minor Repairs

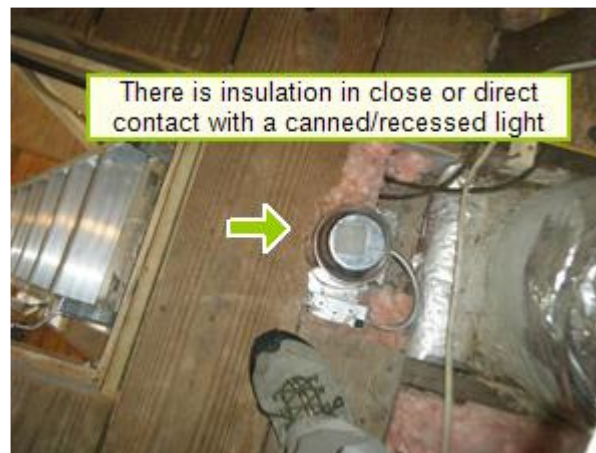
Observed that the outdoor a/c compressor calls for a maximum circuit breaker of 25 amp as indicated on it's label. However, the circuit breaker for the compressor in the electrical panel is 50 amp -- this means that the a/c unit could be damaged before the breaker would trip. For your reference, the breaker for the a/c compressor must be the right size to protect the air conditioner and its wiring from damage or fire. Recommend having an electrician change the breaker in the electrical panel so that it is 25 amp, for safety.



8.5 ELECTRICAL FIXTURES & CONNECTIONS -- (Ceiling Fans, Lighting Fixtures, Light Switches, etc.)

Comments: Inspected, Good Condition, Maintenance and Safety

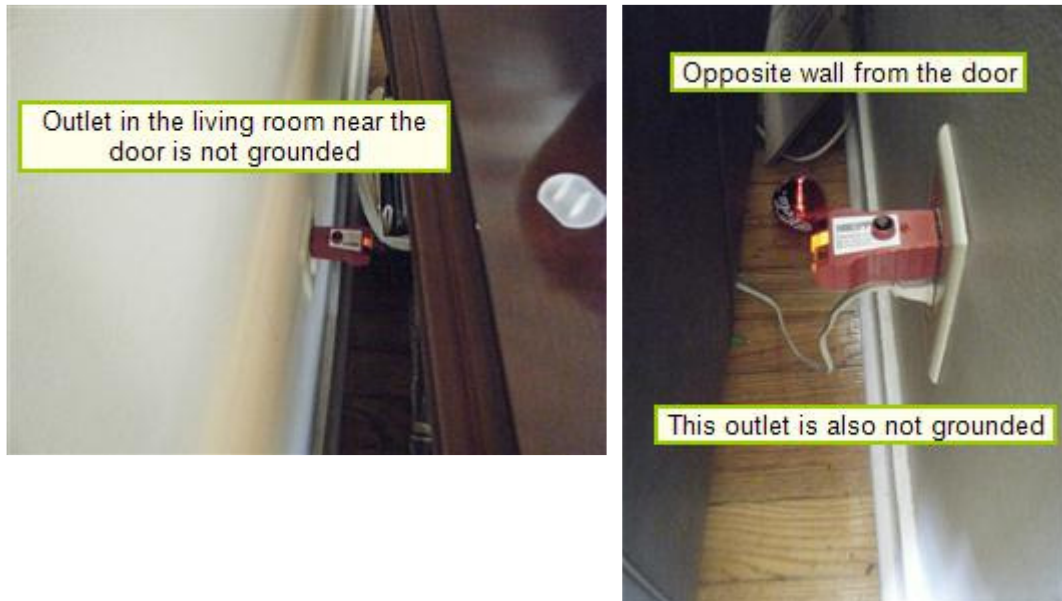
Observed that there are one or more canned/recessed lights in the attic which have insulation in close or direct contact with them which is a fire hazard. Please note that these lights can get very hot. Recommend having a handyman move the insulation away from the lights so there is sufficient clearance all the way around and on top of these fixtures, where needed, for safety.



8.6 ELECTRICAL OUTLETS -- OPERATION, GROUNDING & POLARITY

Comments: Inspected, Good Condition, Minor Repairs

(1) Observed that the electrical outlet in the living room near the door and the outlet near the opposite wall are not grounded. Recommend having an electrician make the needed repairs so these outlets are grounded, for safety.



(2) For your reference, grounding is a system to redirect electricity out of its intended path (such as a voltage surge or lightning) to the ground and prevent a dangerous shock to the homeowner. In a grounded outlet, the ground wire will redirect electricity to the ground (instead of through the homeowner) when needed.

8.7 GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

Comments: Inspected, Good Condition, Maintenance and Safety

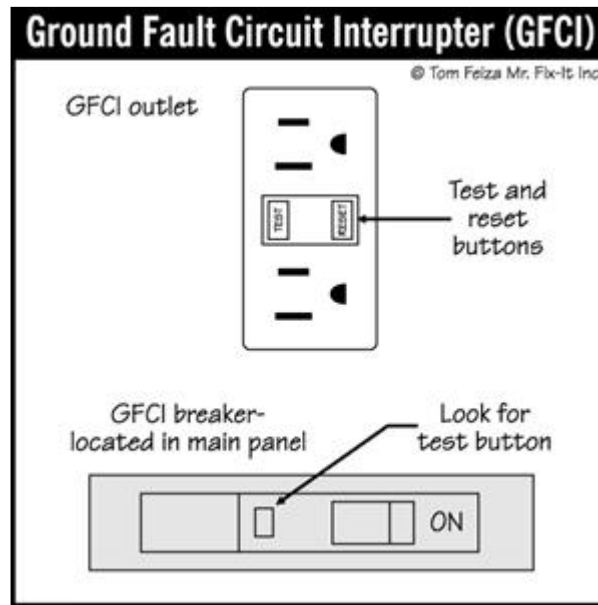
(1) Observed that this home has GFCI (Ground Fault Circuit Interrupters) outlets in the kitchen and bath and are in good working condition when tested. Recommend having an electrician install GFCI outlets elsewhere inside and outside of the home within 6ft of water, for safety.

(2) For your reference, GFCI's are electrical outlets which have a modern 'circuit breaker' safety feature built-in.

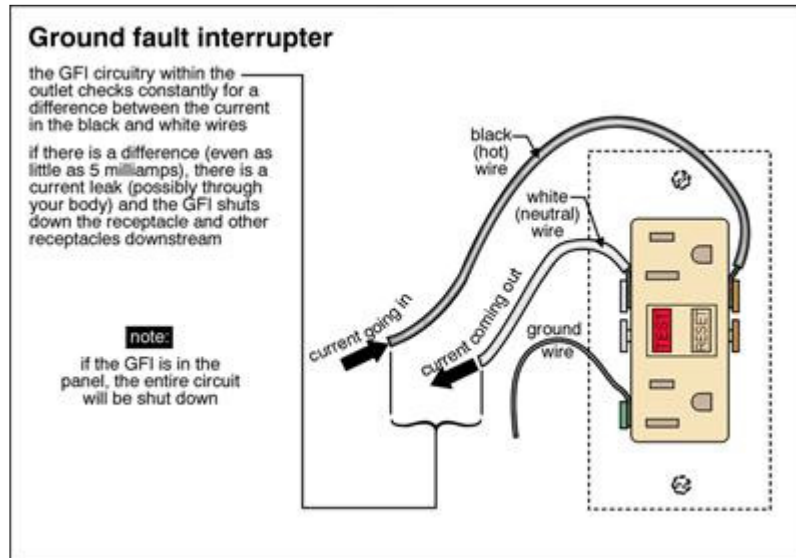
How the GFCI Works

In the home's wiring system, the GFCI constantly monitors electricity flowing in a circuit, to sense any loss of current. If the current flowing through the circuit differs by a small amount from that returning, the GFCI quickly switches off power to that circuit. The GFCI interrupts power faster than a blink of an eye to prevent a lethal dose of electricity. You may receive a painful shock, but you should not be electrocuted or receive a serious shock injury.

Here's how it may work in your house. Suppose a bare wire inside an appliance touches the metal case. The case is then charged with electricity. If you touch the appliance with one hand while the other hand is touching a grounded metal object, like a water faucet, you will receive a shock. If the appliance is plugged into an outlet protected by a GFCI, the power will be shut off before a fatal shock would occur.



E016



8.8 SMOKE DETECTORS

Comments: Inspected, Good Condition, Maintenance and Safety

Observed that this home has smoke detectors which activated when tested. Please note there should be one smoke detector in each sleeping area/bedroom, another smoke detector in the hallway outside the sleeping area and at least one smoke detector on each level of the home. Also, test the detectors every 30 days by pushing the test button. *If you don't know how old your smoke detector is, or if it is 10 years old or more, suggest replacing it as soon as possible to ensure that it works when it needs to, for safety.*



Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to electrical. 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.

9. Heating & Cooling

Styles & Materials

Type of Heating System: Forced Air	Energy Source (heating): Gas	Number of Heat Systems: One
Heating Equipment Brand: TRANE	Age of the Heating Equipment: 12 years old	Heat System Exhaust: Doubled walled metal exhaust pipe with a forced fan
Ductwork: Insulated	Filter Type: Disposable	Filter Size: 14x25
Number of Working Fireplaces: None	Type of Fireplace(s): None	Chimney or Flue: metal flue for the furnace
Type of Cooling System: Air conditioner unit	Energy Source (cooling): Electricity	Cooling Equipment Brand: TRANE
Age of the Cooling Equipment: 12 years old	Number of AC Only Units: One	

Inspection Items

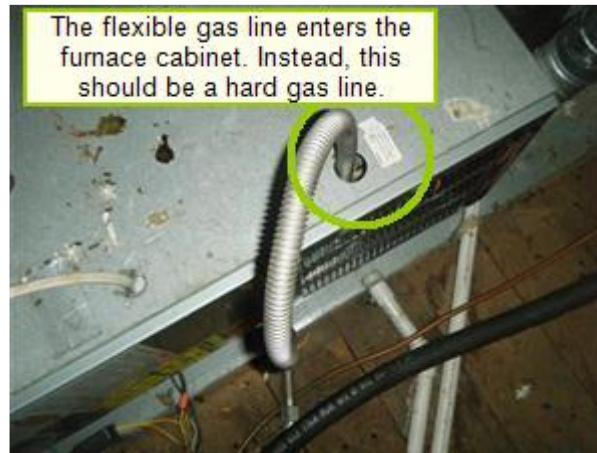
9.0 HEATING & COOLING EQUIPMENT -- TYPE, AGE & OVERALL CONDITION

Comments: Inspected, Good Condition

(1) Observed that this home has a gas furnace and an outdoor a/c compressor which work together to heat and cool the home. Both pieces of equipment are 12 years old. For your reference, outdoor a/c compressors generally last up to 15 years and furnaces up to 20 years and both often longer with good maintenance. Due to age, recommend monitoring the outdoor compressor for possible problems and plan to replace it in the next few years or so, when needed.



(2) Observed that there is a flexible gas line entering the metal cabinet for the furnace. Instead, there should be a hard pipe which comes out of the cabinet and attaches to the flexible line to ensure the gas line is properly secured. Recommend having an HVAC repairman make the needed repairs.



(3) At the outside compressor unit for the HVAC, the suction line is not completely insulated with a foam sleeve -- on this unit, part of the foam sleeve is missing which can cause hinder the home's cooling ability and produce condensation. Recommend having an HVAC repairman insulate the suction line where needed.



9.1 HOW THE HVAC SYSTEM WORKS WHEN TESTED

Comments: Inspected, Good Condition

(1) When tested, it appears that the air conditioning is working well. For your reference, there should be at least a 14 degree difference between the air at the return air register and where the cooled air enters the home from the supply air register to indicate normal functioning. In this case, there was a 17 degrees difference.

Please note the heat was not tested since the outside temperature was above 65 degrees. It is likely that the heat is working as it should.



(2) In the summer months, a ceiling fan can cool you off up to seven degrees by creating a "wind chill" effect. As a result, you can inch the thermostat up a bit for energy savings. And for those hot, humid days of summer, there's nothing more wonderful than a cool breeze. In the winter months, run your fan in reverse (on the lowest speed) to recirculate the hot air trapped near the ceiling. This will enable you to turn the thermostat down just a tad for more energy savings. And the best part is that your ceiling fan uses only as much as energy as a 100 watt light bulb. And just as you would a light, remember to turn off the ceiling fan when you leave the room so you don't negate the energy dollars you've saved!

9.2 HVAC CONDENSATION DRAIN LINES & PAN

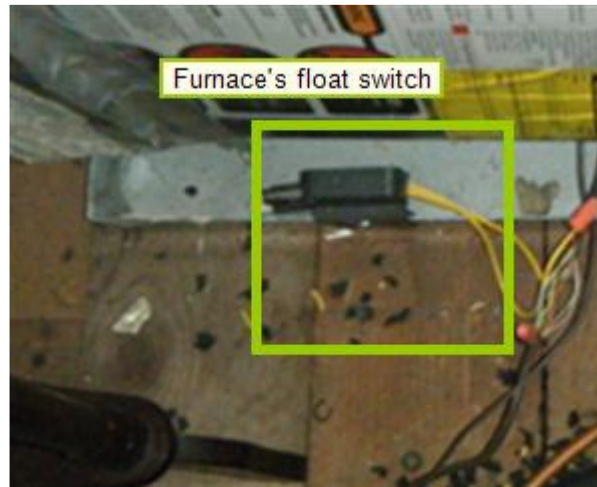
Comments: Inspected, Good Condition

During the hot summer months in Charleston, the air conditioner can produce up to a gallon of water an hour in condensation. This unwanted water is drained through the primary condensation drain line which extends to the exterior of the home (usually near the outdoor a/c compressor). If this line becomes clogged, or the air filter is dirty and needs to be changed (this causes excess condensation), the condensation from the air handler will drip into the pan under unit and will drain through the secondary drain line. Therefore, if there is water coming from the secondary drain line, change the air filter. If this doesn't stop the drip from the secondary drain line, then take a look at your air handler to see what's going on and/or have an HVAC repairman investigate. Changing your air filter every 30 days will help reduce the amount of condensation produced.

9.3 AUTOMATIC SAFETY CONTROLS (Float Switch for Air Handler/Furnace)

Comments: Inspected, Good Condition

Please note the air handler has a 'float switch' which will turn off the outdoor compressor when the condensation pan (for the air handler) fills up to prevent the water from spilling over onto the floor below.



9.4 PRESENCE OF INSTALLED CONDITIONED AIR SOURCE IN EACH ROOM

Comments: Inspected, Good Condition

9.5 AIR DUCTS

Comments: Inspected, Good Condition

9.6 AIR FILTERS

Comments: Inspected, Good Condition

Observed that the size of the air filter is 14 x 25. Recommend using an inexpensive air filter and changing it frequently - ideally once a month. An easy way to remember to change the air filter is to change it when you pay the power bill each month. For your reference, the purpose of the air filter is to keep your furnace/air handler clean. A dirty, clogged filter blocks air flow and reduces the system's efficiency. If dirty air filters aren't changed regularly, the system can produce excess condensation which you may then see as a moisture stain on your ceiling. Please note the higher end filters make it more difficult for your furnace/air handler to draw and push air throughout your home, putting strain on your furnace/air handler and your energy bills.



9.7 WOOD-BURNING FIREPLACES (and wood stoves)

Comments: Not Present

This home does not have a fireplace

9.8 GAS/LP FIREPLACES & FIRELOGS

Comments: Not Present

9.9 CHIMNEYS, FLUES & VENTS (for Gas Fireplaces, Gas Water Heaters & Gas Furnaces)

Comments: Inspected, Good Condition



Please refer to attached document entitled 'ASHI Standards of Practice' for review of the scope and nature of this home inspection as it applies to heating / central air conditioning. 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.

10. Inspector's Recap:

Inspection Items

- 10.0 This house is in GOOD condition -- especially for it's age.
Comments:**

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Solid Ground Home Inspections, LLC