Solid Ground
Home Inspections

Home Inspection Report

Prepared for: Martin King
Date: 4/6/2010

Property address: 300 Magnolia St.
Charleston SC 29402

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Home Sweet Home Realty

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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 it's 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:
Charleston Traditional, Victorian

Is it new construction?:
No

When was the home built?:
1930

Age of home:
80 years old

Square footage:
1400

Weather:
Clear

Outside temperature:
around 80 degs

Has it rained in the last 3 days?:
No

Was electricity on?:
Yes

Was water service on?:
Yes

Water flow test:
Approx 45 psi pressure from the rear spigot

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:
4

Bathrooms:
1.5

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 Overall, this downtown Charleston house is in good condition 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 1930 and has been maintained and updated over time.

As expected with an older home, there are a few moderate and minor items which need attention. For example, a section of the main floor beam in the crawlspace is crushed and has termite damage. Also, several of the electrical outlets in the home aren't grounded and there is an active leak under the right side kitchen sink because the drain line isn't connected -- and its leaking into the crawlspace.

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

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, apiece 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.

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

(2) As viewed from inside the crawlspace, observed that part of the main floor beam (which runs from the front of the home to the rear) is damaged in one section located near the front door. Specifically, the beam is crushed in this section from termite damage and the weight of the home. Recommend having a foundation contractor repair or replace this part of the beam, as needed, so it is again strong and sturdy.

7. Plumbing

7.1 PLUMBING -- WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

Inspected, Moderate Repairs

(1) Observed that the water to the second floor is slow and the pipes make noise in the walls. Recommend having a plumber make the necessary repairs to the second floor plumbing.

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

Inspected, Moderate Repairs

Observed that the electric hot water heater is 14 years old, but works when tested. For your reference, the average hot water heater lasts about 12 years and sometimes longer. Due to age, recommend monitoring the hot water heater for possible problems or leaks and plan to replace this unit in the next few years or so, when needed. This is marked as a 'maintenance and safety' because the heater works fine at this time. However, it will cost between $500 and $900 to replace the heater when the time comes.

8. Electrical

8.6 ELECTRICAL OUTLETS -- OPERATION, GROUNDING & POLARITY

Inspected

(1) Observed that there are several electrical outlets in the home which aren't grounded --

8. Electrical

living room, downstairs front bedroom and upstairs rear right bedroom among others. Recommend having an electrician make the repairs, where needed, so these outlets are properly grounded, for safety.

9. Heating & Cooling

9.5 AIR DUCTS

Inspected

(1) Observed that some of air ducts in the crawlspace have open seams. Also, one of the air ducts is crushed. Recommend having an HVAC repairman evaluate the ducts and re-seal them anywhere a seam has opened -- this will save energy dollars and prevent condensation from forming in these areas.

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.

2. Exterior

2.1 EXTERIOR DOORS

Inspected, Good Condition

(1) Observed that the strike plate for the lock on he back door is missing. Recommend having a handyman replace the lock, for safety.

(2) Observed that the window for the front door is broken. Recommend having a contractor replace the glass so that it is again in good condition.

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

Inspected, Good Condition

(1) Observed that the porch railing has several loose spindles. Recommend having a handyman repair the spindles so they are again in good condition, 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

(3) As viewed from inside the crawlspace, observed that there is standing water on the ground under the kitchen sink from the active leak. Please note this water is giving off a foul smell. Recommend having a contractor clean this area by removing the debris and adding sand.

4. Insulation & Ventilation

4.5 VAPOR BARRIER (on the crawlspace ground)

Not Present, Minor Repairs

Observed that the ground in the crawlspace is not covered with a vapor barrier (plastic). For your reference, a vapor barrier helps to reduce moisture and dampness in the crawlspace which can cause the house to smell musty. Additionally, excess moisture encourages the growth of mold and mildew, the decay fungi which leads to wood rot and

4. Insulation & Ventilation

wood-eating insects which can damage the wood and masonry components which comprise the foundation. Therefore, the goal is to keep the crawlspace as dry as possible. Recommend installing a 6 mil plastic sheet on the entire ground in the crawlspace, making sure to overlap seams and have it extend up each wall by 6 inches.

5. Interiors

5.1 WALLS

Inspected, Good Condition

(1) Observed that the wall under the windows in the downstairs front bedroom have moisture stains and damage. The wall is dry when tested with a moisture meter. Please note the moisture could have come in from an open window. Recommend having a contractor or handyman repair the wall, as needed, so it is again in good condition.

5.4 COUNTERS & CABINETS (Kitchen & Bathrooms)

Inspected, Minor Repairs

Observed that the cabinets in the kitchen are damaged or are missing drawer fronts. Recommend replacement.

5.5 INTERIOR DOORS

Inspected, Minor Repairs

Observed that the interior doors rub on the floor, close on their own and are in poor condition. Recommend having a contractor properly hang the doors so they open and close as they should.

7. Plumbing

7.0 PLUMBING -- DRAIN, WASTE & VENT SYSTEMS

Inspected, Minor Repairs

Observed that he right side kitchen sink is not connected to the drain line and there is an active leak. Please note this leaks down into the crawlspace where there is standing water (as discussed in section 3.0). Recommend having a plumber make the repairs needed to stop the leak.

7.1 PLUMBING -- WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

Inspected, Moderate Repairs

(2) Observed that the toilet in the upstairs bathroom is loose where it connects to the floor -- this is very common. For your reference, a loose toilet bowl may result in a leak at the wax ring and/or at the supply piping connection which can damage the floor and sub-floor below. Recommend having a handyman tighten the floor bolts so the toilet is properly secure.

8. Electrical

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

Inspected

(3) Observed that the electrical outlets through out the home are installed with the wrong

8. Electrical

type of screw -- a safety hazard. For your reference, screws which are not the right size can penetrate too deep into the outlet causing damage to the wiring and may result in an electrical shock for the homeowner (i.e. when removing the face plate to paint the wall). Recommend having an electrician replace the face plate and/or the outlets, as needed, so they are properly installed, for safety.

(4) Observed that the light in the hall bathroom is damaged. Recommend having an electrician replace this fixture.

8.7 GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

Inspected, Minor Repairs

(1) Observed that this home has GFCI (Ground Fault Circuit Interrupters) outlets in the kitchen and the bathroom. Recommend having an electrician install GFCI outlets elsewhere in the home -- inside and outside within 6 feet of water for safety, such as on the porch, for safety.

9. Heating & Cooling

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

Inspected

(3) As viewed from inside the attic, observed that the air duct where it connects with the air handler is not well sealed. Recommend having an HVAC repairman clean the air handler, properly connect the duct work and seal it with mastic to ensure a good seal.

9.5 AIR DUCTS

Inspected

(2) As viewed from inside the attic, observed that one or more of the air ducts are sagging. For your reference, air ducts that aren't well supported can leak, condensation can form and drip onto the ground and/or air flow may be reduced which means that areas in the house may not be as comfortable as they could be. Recommend having a contractor or HVAC repairman add support for the ducts so they hang as straight as possible to facilitate good air flow.

9.7 WOOD-BURNING FIREPLACES (and wood stoves)

Inspected

Observed that the fireplaces in the home have pillows in the chimneys to block the cold air. These old fireplaces are no longer functional -- DO NOT USE THEM FOR HEAT.

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

2.1 EXTERIOR DOORS

Inspected, Good Condition

(3) Observed that the back door does not have weather stripping. Recommend having a handyman install weather stripping for this door for energy savings.

2.2 WINDOWS

Inspected, Maintenance and Safety

Observed that this home still has it's original windows Upon inspection, they appear to be in fair condition -- one or more of the windows have broken glass, some open, some don't. Also, these windows are not energy efficient. If you will be renovating this home, you may want to consider replacing the windows with new, modern thermal-insulated double pane windows which are insulated for energy savings. This is marked as 'maintenance and safety' because this is something which can be down the road to make the home more energy efficient, but will be a major expense to replace the windows.

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

Inspected, Good Condition

(2) Observed that the back porch and the side porches do not have railings. Recommend having a contractor or handyman install railings with spindles that are no more than 4" apart, for safety.

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

Inspected, Maintenance and Safety

Observed that the trees are in contact with the home. For your reference, tree branches in contact with the home can cause damage during a storm with high winds. Plus, debris on the roof can accelerate deterioration of the shingles. Recommend having a tree company

2. Exterior

or landscaper trim the tree branches away from the home, where needed.

3. Structural Components

3.5 ROOF STRUCTURE & ATTIC

Inspected, Good Condition, Maintenance and Safety

(2) Observed that there is a bird nest in the rear of the attic. Recommend having a handyman seal the openings to the attic to help keep pests out.

4. Insulation & Ventilation

4.0 ATTIC INSULATION

Inspected, Maintenance and Safety

Observed that this home has an amount of insulation on the attic floor which equates to R-19 -- very common for a home of this age. To maximize energy efficiency of the home, recommend having a contractor install additional insulation to reach 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.

4.2 ATTIC VENTILATION

Inspected, Maintenance and Safety

(1) Observed that the attic is ventilated with gable vents -- while this was common when this home was built, this system really does not provide enough ventilation. Recommend having a roofing contractor increase the attic ventilation when you have an opportunity -- this will significantly impact the life expectancy of your insulation, the new shingles and the components inside your attic.

(2) Please note that one or more of the slats for the gable vent are broken -- this can allow pests to enter the attic. Recommend having a contractor or handyman repair the slats and install a screen behind the gable vent to help keep pests out.

4.4 INSULATION UNDER THE FLOOR (inside the crawlspace)

Not Present, Maintenance and Safety

Observed that the floor system is not insulated. Up to 25% of energy can be lost through a non-insulated floor. Recommend monitoring your utility bills and then adding insulation under the floor at some point in the future to help reduce utilities, as needed.

4.6 FOUNDATION VENTILATION

Inspected, Good Condition, Maintenance and Safety

(2) Observed that some of the lattice screen which encloses the crawlspace has been opened -- this will allow pests to enter. Recommend having a handyman replace the sections of lattice screen which are damaged and install a screen behind them to help keep pests out.

5. Interiors

5.1 WALLS

5. Interiors

Inspected, Good Condition

(2) 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.

5.6 WINDOWS

Inspected, Maintenance and Safety

Observed that the window in the bathroom is not safety/tempered glass. For your reference, tempered glass is a strong, break-resistant type of safety glass that, if broken, shatters into small granular pieces or pebbles instead of shards. In a home, windows and glass in certain locations are tempered to help prevent or lessen injuries in the event the glass is broken -- shower and tub window/glass enclosures, doors with glass, window panels in the door or near the door, sliding glass doors, storm doors, very large windows that someone could accidentally walk into and so on. Recommend having a window contractor replace the windows in the bathrooms, where needed, so they are tempered glass, for safety.

7. Plumbing

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 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

(1) Observed that there is a wire connection in the crawlspace which is not enclosed in an electrical box. Recommend having an electrician enclose this connection in an electrical/junction box with a cover for safety.

(2) Observed that the light bulbs in the fixture for the kitchen and in one of the hanging chandeliers are likely burned out. Recommend changing the light bulbs.

8.6 ELECTRICAL OUTLETS -- OPERATION, GROUNDING & POLARITY

Inspected

(3) Observed that one or more electrical outlets and light switches do not have covers/face

8. Electrical

plates. Recommend having a handyman or the homeowner install covers/face plates, where needed, for safety.

8.8 SMOKE DETECTORS

Not Present, Maintenance and Safety

Observed that there are no smoke detectors in this home. Recommend installing 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, for safety. Please note smoke detectors should be positioned ideally on the ceiling or at least 4 inches from ceiling/wall junction. Also, test the detector every 30 days by pushing the test button. Smoke detectors should be replaced every 10 years.

9. Heating & Cooling

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

Inspected

(4) 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.

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

Inspected, Maintenance and Safety

Observed that the exterior chimney is missing a few bricks. Recommend having a contractor make the needed repairs or remove the chimney altogether so it doesn't fall onto the neighbor's car.

1. Roofing

Styles & Materials

Roof Covering:
Metal

Viewed roof covering from:
Binoculars/ Zoom Lens

Age of Roof:
Unknown
Reported by the home seller to be orginal

Chimney (exterior):
Brick

Sky Light(s):
None

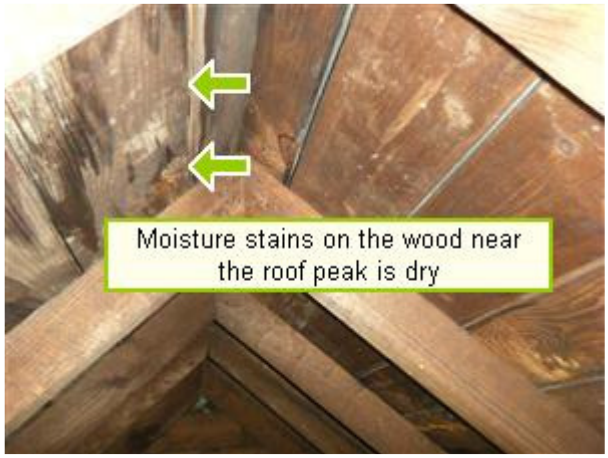
Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected, Good Condition

(1) Observed that this home has a metal roof which is older, however the exact age could not be determined. For your reference, the average metal roof can last up to 50 to 70 years and possibly longer depending on maintenance.

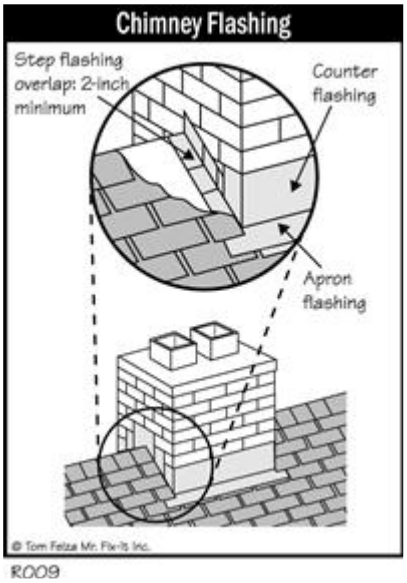
(2) As viewed from inside the attic, observed that there are old moisture stains on the wood sheathing near the roof's peak. When tested, this area is dry. This is just an fyi.



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.



1.2 GUTTERS

Comments: Not Present, Maintenance and Safety

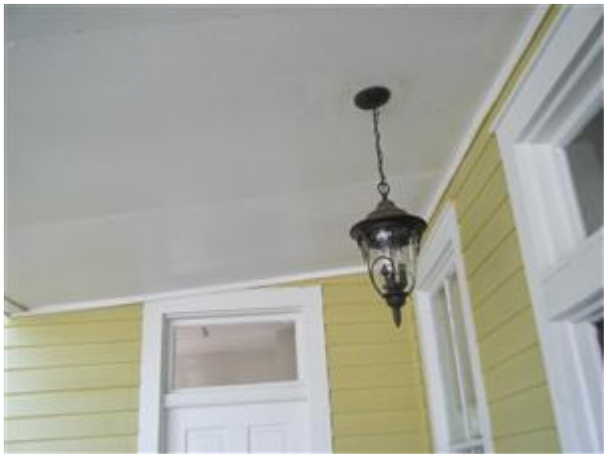
Observed that this home does not have gutters. For your reference, gutters carry rain water from the roof and drain it away from the home and the foundation which prevents water damage to the soffits or foundation, discoloring of the siding materials and soil erosion. Recommend having a gutter system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

Siding Material:
Wood

Exterior Entry Doors:
Wood

Appurtenance:
Covered porch

Driveway:
Asphalt
Gravel

Inspection Items

2.0 SIDING (Wall Cladding), FLASHING & TRIM

Comments: Inspected, Good Condition

Observed that the wood siding and trim appears to be in good condition and I did not detect any wood rot. That said, I did not perform an exhaustive check for wood rot because this is a two-story home and much of it was out of reach. Recommend keeping the exterior siding and trim well painted to properly protect the wood from moisture and wood rot. 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, the wood loses its structural integrity and the rot can spread if not corrected.

2.1 EXTERIOR DOORS

Comments: Inspected, Good Condition

(1) Observed that the strike plate for the lock on he back door is missing. Recommend having a handyman replace the lock, for safety.

(2) Observed that the window for the front door is broken. Recommend having a contractor replace the glass so that it is again in good condition.

(3) Observed that the back door does not have weather stripping. Recommend having a handyman install weather stripping for this door for energy savings.

2.2 WINDOWS

Comments: Inspected, Maintenance and Safety

Observed that this home still has it's original windows Upon inspection, they appear to be in fair condition -- one or more of the windows have broken glass, some open, some don't. Also, these windows are not energy efficient. If you will be renovating this home, you may want to consider replacing the windows with new, modern thermal-insulated double pane windows which are insulated for energy savings. This is marked as 'maintenance and safety' because

this is something which can be down the road to make the home more energy efficient, but will be a major expense to replace the windows.

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

Comments: Inspected, Good Condition

(1) Observed that the porch railing has several loose spindles. Recommend having a handyman repair the spindles so they are again in good condition, for safety.

(2) Observed that the back porch and the side porches do not have railings. Recommend having a contractor or handyman install railings with spindles that are no more than 4" apart, 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, Maintenance and Safety

Observed that the trees are in contact with the home. For your reference, tree branches in contact with the home can cause damage during a storm with high winds. Plus, debris on the roof can accelerate deterioration of the shingles. Recommend having a tree company or landscaper trim the tree branches away from the home, where needed.

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
Masonry block
Brick Piers

Columns or Piers:
Masonry block
Brick piers

Floor Structure:
Wood joists

Method used to observe crawlspace:
Crawled

Wall Structure:
Wood, not visible due to wall covering

Ceiling Structure:
Not visible
2X6
2X8

Roof Structure:
Stick-built
2 X 6 Rafters
Wood slats

Roof-Type:
Gable

Method used to observe attic:
Walked

Attic info:
Pull Down stairs

Roof to Wall Connection:
Toe nailed

Inspection Items

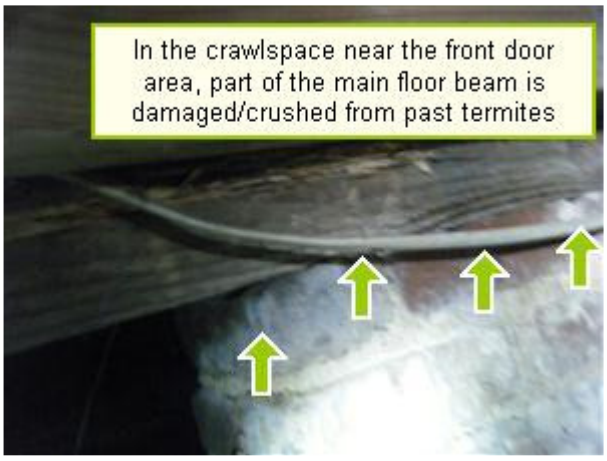
3.0 FOUNDATION -- Crawlspace, Cement Slab or Basement (Report signs of abnormal or harmful water penetration into the home or signs of abnormal or harmful condensation on home components.)

Comments: Inspected, Good Condition

(1) Observed that this home's foundation is a system of brick 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 part of the main floor beam (which runs from the front of the home to the rear) is damaged in one section located near the front

door. Specifically, the beam is crushed in this section from termite damage and the weight of the home. Recommend having a foundation contractor repair or replace this part of the beam, as needed, so it is again strong and sturdy.



(3) As viewed from inside the crawlspace, observed that there is standing water on the ground under the kitchen sink from the active leak. Please note this water is giving off a foul smell. Recommend having a contractor clean this area by removing the debris and adding sand.

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 I could not see the sub-floor under the first floor bathroom toilet due to debris and obstructions.*

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, Maintenance and Safety

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

(2) Observed that there is a bird nest in the rear of the attic. Recommend having a handyman seal the openings to the attic to help keep pests out.

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

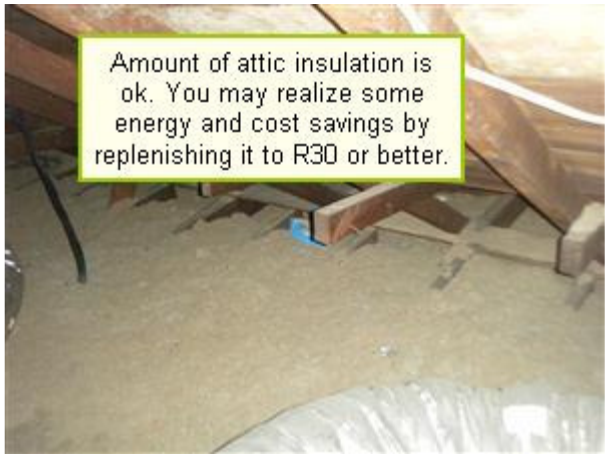
Attic Insulation:	**Ventilation:**	**Floor System Insulation:**
Cellulose R 19	Gable vents	NONE
Exhaust Fans:	**Dryer Power Source:**	**Dryer Vent:**
None	220 Electric	Metal

Inspection Items

4.0 ATTIC INSULATION

Comments: Inspected, Maintenance and Safety

Observed that this home has an amount of insulation on the attic floor which equates to R-19 -- very common for a home of this age. To maximize energy efficiency of the home, recommend having a contractor install additional insulation to reach 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, Maintenance and Safety

(1) Observed that the attic is ventilated with gable vents -- while this was common when this home was built, this system really does not provide enough ventilation. Recommend having a roofing contractor increase the attic ventilation when you have an opportunity -- this will significantly impact the life expectancy of your insulation, the new shingles and the components inside your attic.

(2) Please note that one or more of the slats for the gable vent are broken -- this can allow pests to enter the attic. Recommend having a contractor or handyman repair the slats and install a screen behind the gable vent to help keep pests out.

4.3 VENTILATION FANS & THERMOSTATIC CONTROLS (attic)

Comments: Not Present

4.4 INSULATION UNDER THE FLOOR (inside the crawlspace)

Comments: Not Present, Maintenance and Safety

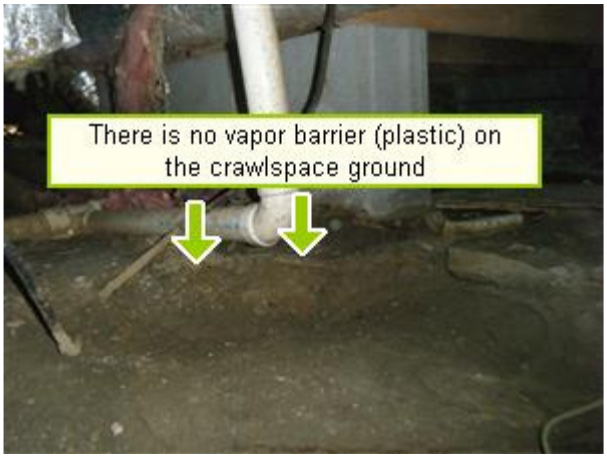
Observed that the floor system is not insulated. Up to 25% of energy can be lost through a non-insulated floor. Recommend monitoring your utility bills and then adding insulation under the floor at some point in the future to help reduce utilities, as needed.

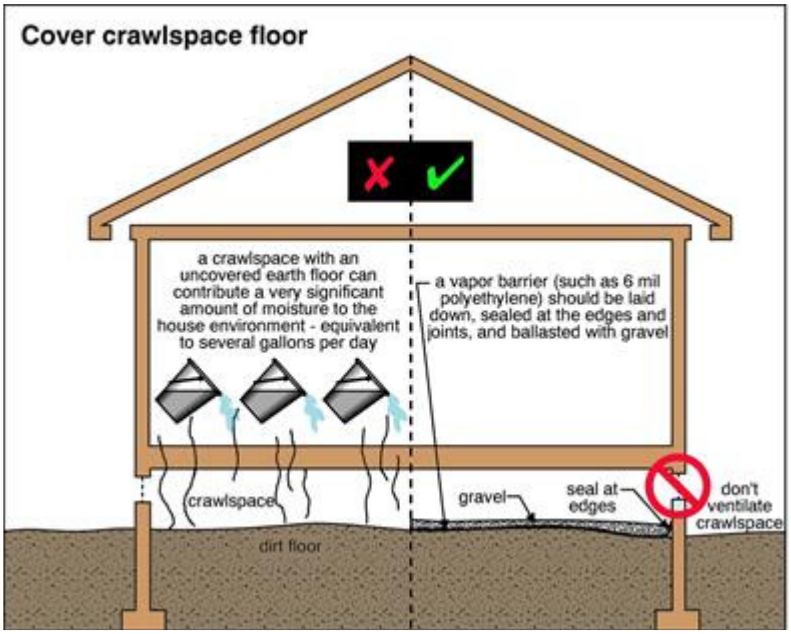
4.5 VAPOR BARRIER (on the crawlspace ground)

Comments: Not Present, Minor Repairs

Observed that the ground in the crawlspace is not covered with a vapor barrier (plastic). For your reference, a vapor barrier helps to reduce moisture and dampness in the crawlspace which can cause the house to smell musty. Additionally, excess moisture encourages the growth of mold and mildew, the decay fungi which leads to wood rot and wood-eating insects

which can damage the wood and masonry components which comprise the foundation. Therefore, the goal is to keep the crawlspace as dry as possible. Recommend installing a 6 mil plastic sheet on the entire ground in the crawlspace, making sure to overlap seams and have it extend up each wall by 6 inches.





4.6 FOUNDATION VENTILATION

Comments: Inspected, Good Condition, Maintenance and Safety

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

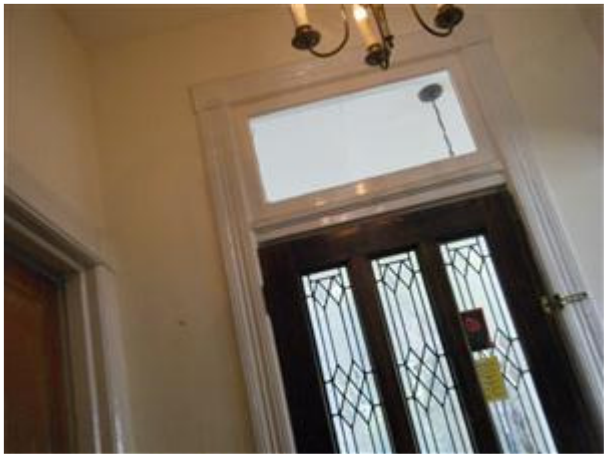
(2) Observed that some of the lattice screen which encloses the crawlspace has been opened -- this will allow pests to enter. Recommend having a handyman replace the sections of lattice screen which are damaged and install a screen behind them to help keep pests out.

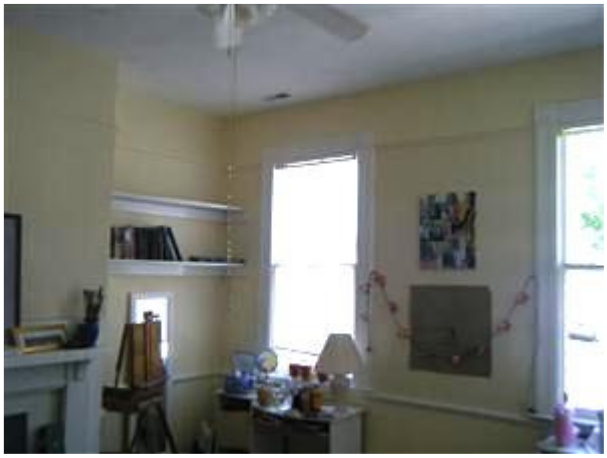
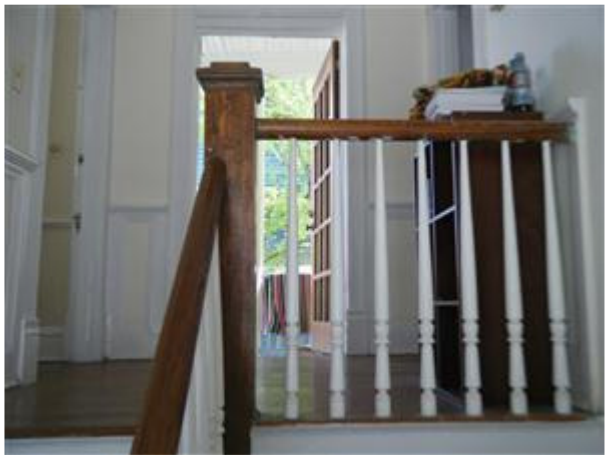
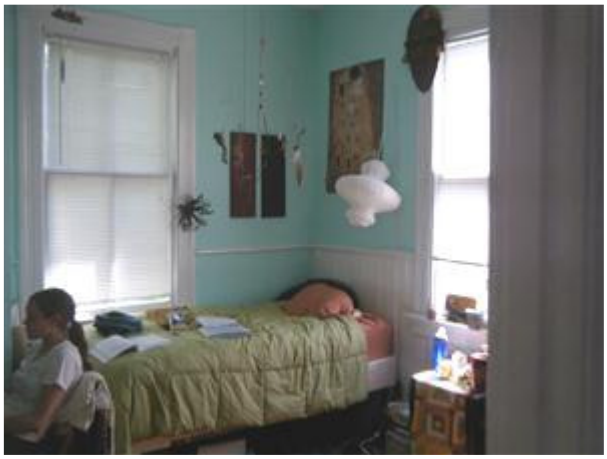
4.7 VENTING SYSTEMS (Kitchens, Baths & Laundry)

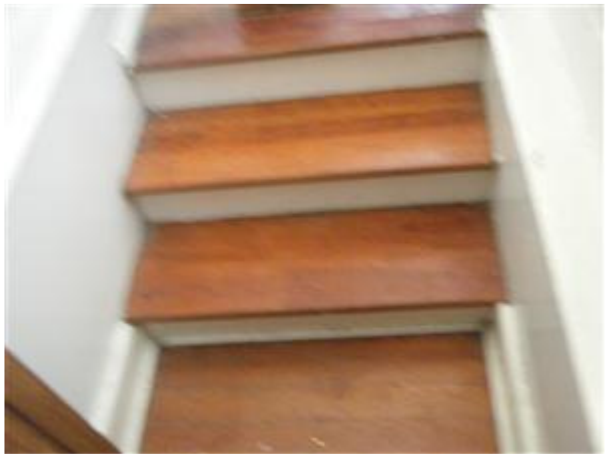
Comments: Inspected, Good Condition

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 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
Plaster

Wall Material:
Sheetrock
Plaster

Interior Doors:
Solid
Raised panel
Wood

Floor Covering(s):
Hardwood T&G
(Tongue and Groove)
Tile

Window Types:
AGED
Double-hung

Cabinetry:
Wood

Countertop:
Laminate

Inspection Items

5.0 CEILINGS
Comments: Inspected, Good Condition

5.1 WALLS
Comments: Inspected, Good Condition
(1) Observed that the wall under the windows in the downstairs front bedroom have moisture

stains and damage. The wall is dry when tested with a moisture meter. Please note the moisture could have come in from an open window. Recommend having a contractor or handyman repair the wall, as needed, so it is again in good condition.

(2) 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

Observed that the floors in the home are not level -- this is very common for a home of this age in downtown Charleston.

5.3 INTERIOR STEPS, STAIRWAYS, BALCONIES & RAILINGS

Comments: Inspected, Good Condition

5.4 COUNTERS & CABINETS (Kitchen & Bathrooms)

Comments: Inspected, Minor Repairs

Observed that the cabinets in the kitchen are damaged or are missing drawer fronts. Recommend replacement.

5.5 INTERIOR DOORS

Comments: Inspected, Minor Repairs

Observed that the interior doors rub on the floor, close on their own and are in poor condition. Recommend having a contractor properly hang the doors so they open and close as they should.

5.6 WINDOWS

Comments: Inspected, Maintenance and Safety

Observed that the window in the bathroom is not safety/tempered glass. For your reference, tempered glass is a strong, break-resistant type of safety glass that, if broken, shatters into small granular pieces or pebbles instead of shards. In a home, windows and glass in certain locations are tempered to help prevent or lessen injuries in the event the glass is broken -- shower and tub window/glass enclosures, doors with glass, window panels in the door or near the door, sliding glass doors, storm doors, very large windows that someone could accidentally walk into and so on. Recommend having a window contractor replace the windows in the bathrooms, where needed, so they are tempered glass, 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 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: GENERAL ELECTRIC	**Garbage Disposal Brand:** NONE	**Exhaust/Range Hood Type and Brand:** RE-CIRCULATE BROAN
Range/Oven Brand: GENERAL ELECTRIC	**Built-In Microwave Brand:** NONE	**Refrigerator Brand:** GENERAL ELECTRIC 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: Not Present

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: Not Present

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 could not find the dryer 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

Plumbing Water Supply (into home):
Not visible

Plumbing Water Distribution (inside home):
Copper

Plumbing Waste:
PVC
ABS

Plumbing Vent:
PVC
Cast Iron

Water Heater Power Source:

Water Heater

Water Heater Brand:

Electric

Capacity: RELIANCE
40 Gallon (1-2 people)

Age of the Water Heater:
14 years old

GAS:
CITY GAS LINE

Inspection Items

7.0 PLUMBING -- DRAIN, WASTE & VENT SYSTEMS

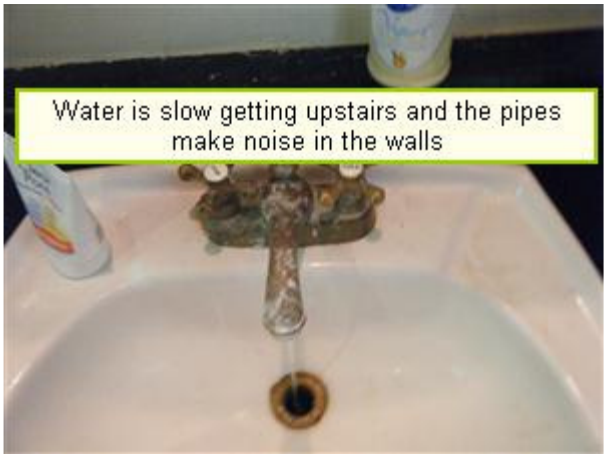
Comments: Inspected, Minor Repairs

Observed that he right side kitchen sink is not connected to the drain line and there is an active leak. Please note this leaks down into the crawlspace where there is standing water (as discussed in section 3.0). Recommend having a plumber make the repairs needed to stop the leak.

7.1 PLUMBING -- WATER SUPPLY, DISTRIBUTION SYSTEMS & FIXTURES

Comments: Inspected, Moderate Repairs

(1) Observed that the water to the second floor is slow and the pipes make noise in the walls. Recommend having a plumber make the necessary repairs to the second floor plumbing.



(2) Observed that the toilet in the upstairs bathroom is loose where it connects to the floor -- this is very common. For your reference, a loose toilet bowl may result in a leak at the wax ring and/or at the supply piping connection which can damage the floor and sub-floor below. Recommend having a handyman tighten the floor bolts so the toilet is properly secure.

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

Comments: Inspected, Moderate Repairs

Observed that the electric hot water heater is 14 years old, but works when tested. For your reference, the average hot water heater lasts about 12 years and sometimes longer. Due to age, recommend monitoring the hot water heater for possible problems or leaks and plan to replace this unit in the next few years or so, when needed. This is marked as a 'maintenance and safety' because the heater works fine at this time. However, it will cost between $500 and $900 to replace the heater when the time comes.

7.3 MAIN WATER SHUT-OFF

Comments: Inspected, Good Condition

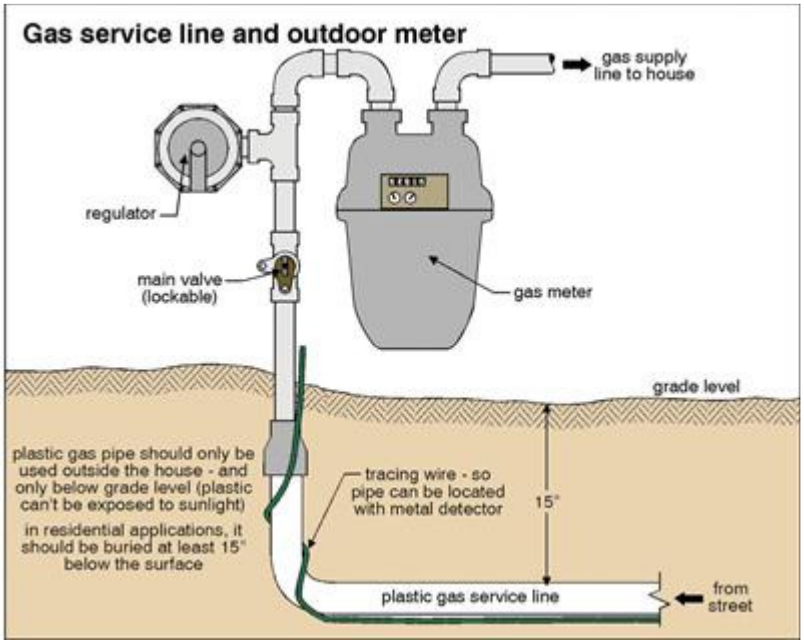
Observed that the main water shut-off is located in the front yard at the meter. If you need to

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.

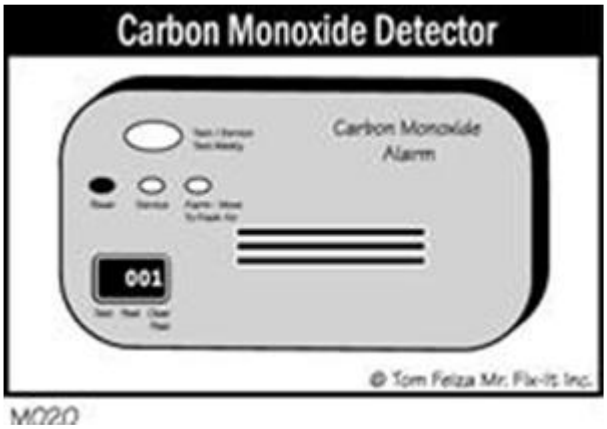
7.4 GAS STORAGE & DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)
Comments: Inspected, Good Condition

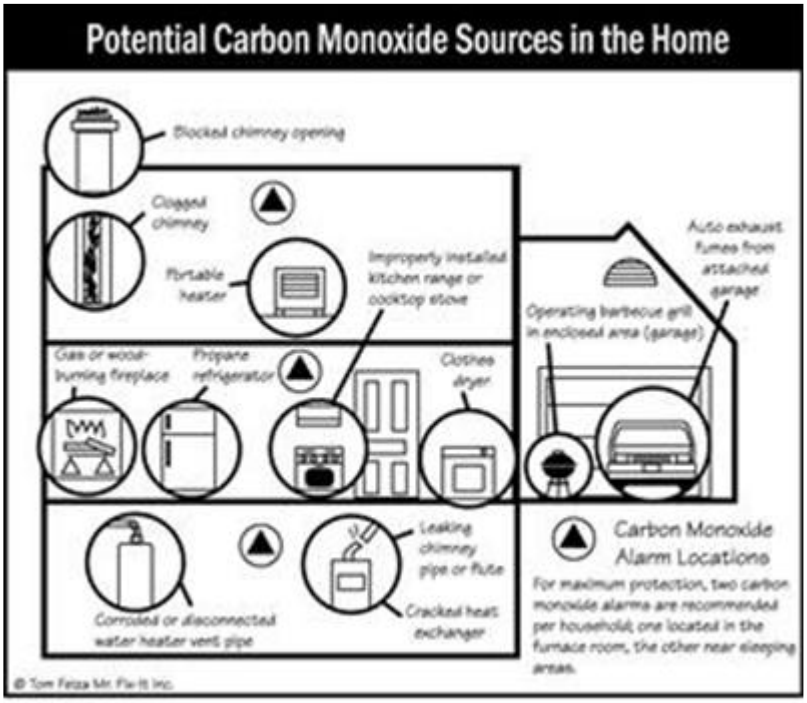
7.5 MAIN GAS SHUT-OFF
Comments: Inspected, Good Condition, Maintenance and Safety

(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 Service Capacity:
200 amps

Electrical Panel Type:
Circuit breakers

Electrical Panel Capacity:
200 AMP

Electric Panel Brand:
WESTINGHOUSE

Branch Wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex (NMC)

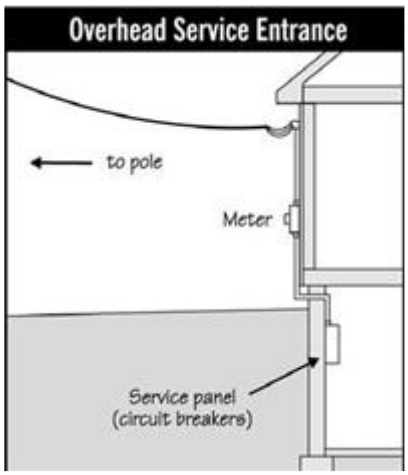
GFCI:
Kitchen
Bathroom

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)

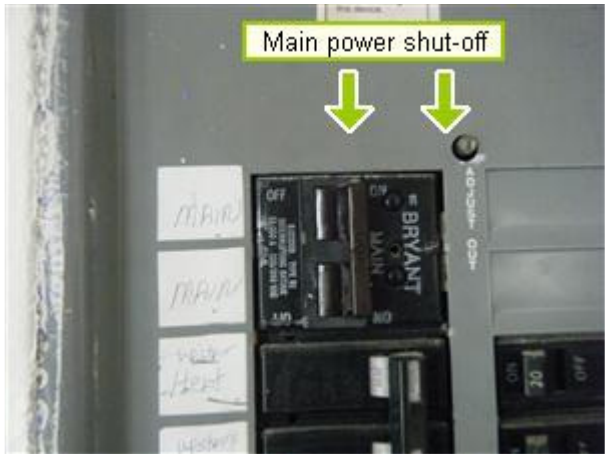
Comments: Inspected, Good Condition

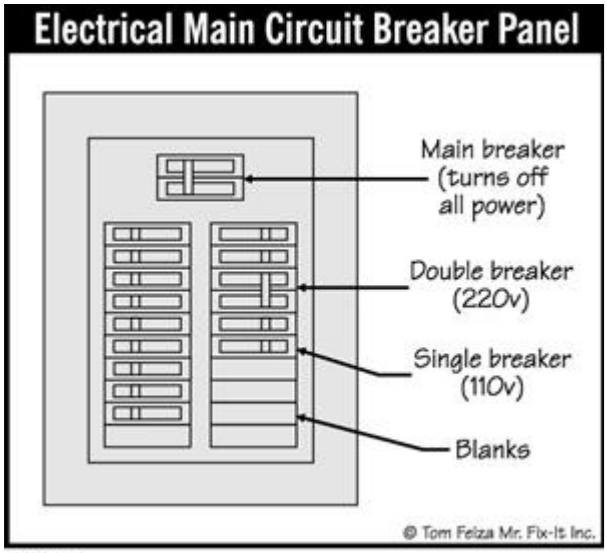
The main electrical panel is located in the kitchen.

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.





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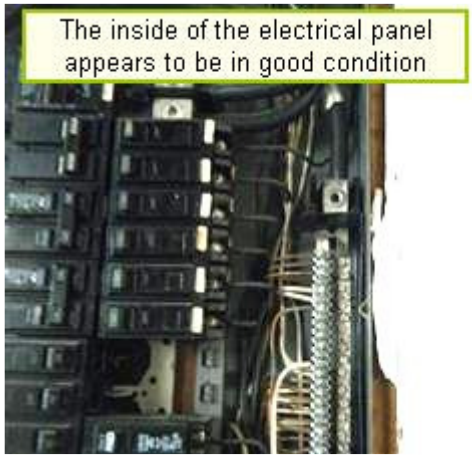
8.3 OVERALL CONDITION OF MAIN ELECTRICAL PANEL(S) & SUB-PANEL(S)

Comments: Inspected, Good Condition

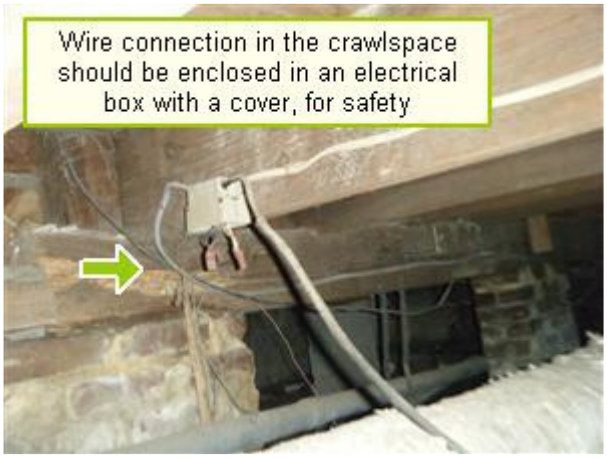
Observed that the inside of the electrical panel is in good condition.



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

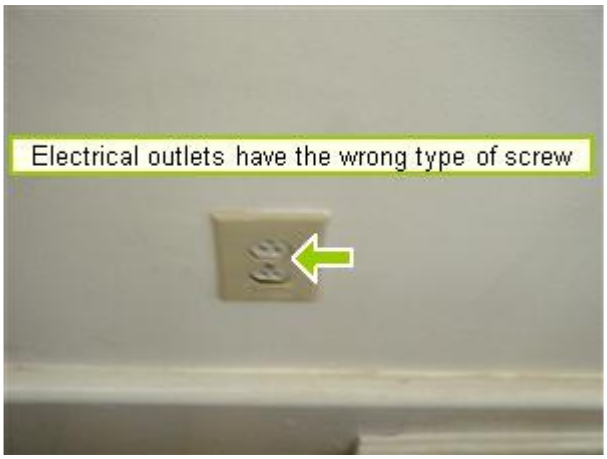
8.5 ELECTRICAL FIXTURES & CONNECTIONS -- (Ceiling Fans, Lighting Fixtures, Light Switches, etc.)
Comments: Inspected

(1) Observed that there is a wire connection in the crawlspace which is not enclosed in an electrical box. Recommend having an electrician enclose this connection in an electrical/junction box with a cover for safety.



(2) Observed that the light bulbs in the fixture for the kitchen and in one of the hanging chandeliers are likely burned out. Recommend changing the light bulbs.

(3) Observed that the electrical outlets through out the home are installed with the wrong type of screw -- a safety hazard. For your reference, screws which are not the right size can penetrate too deep into the outlet causing damage to the wiring and may result in an electrical shock for the homeowner (i.e. when removing the face plate to paint the wall). Recommend having an electrician replace the face plate and/or the outlets, as needed, so they are properly installed, for safety.



(4) Observed that the light in the hall bathroom is damaged. Recommend having an electrician replace this fixture.

8.6 ELECTRICAL OUTLETS -- OPERATION, GROUNDING & POLARITY

Comments: Inspected

(1) Observed that there are several electrical outlets in the home which aren't grounded -- living room, downstairs front bedroom and upstairs rear right bedroom among others. Recommend having an electrician make the repairs, where needed, so these outlets are properly 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 lightening) 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.

(3) Observed that one or more electrical outlets and light switches do not have covers/face plates. Recommend having a handyman or the homeowner install covers/face plates, where needed, for safety.

8.7 GROUND FAULT CIRCUIT INTERRUPTERS (GFCI'S)

Comments: Inspected, Minor Repairs

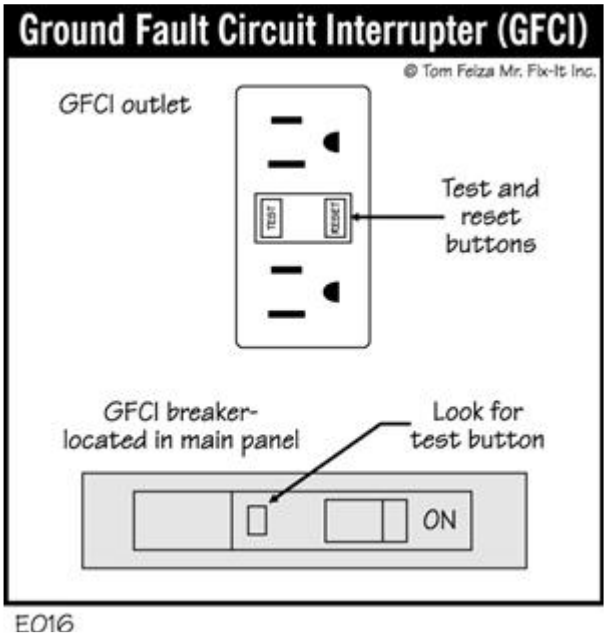
(1) Observed that this home has GFCI (Ground Fault Circuit Interrupters) outlets in the kitchen and the bathroom. Recommend having an electrician install GFCI outlets elsewhere in the home -- inside and outside within 6 feet of water for safety, such as on the porch, for safety.

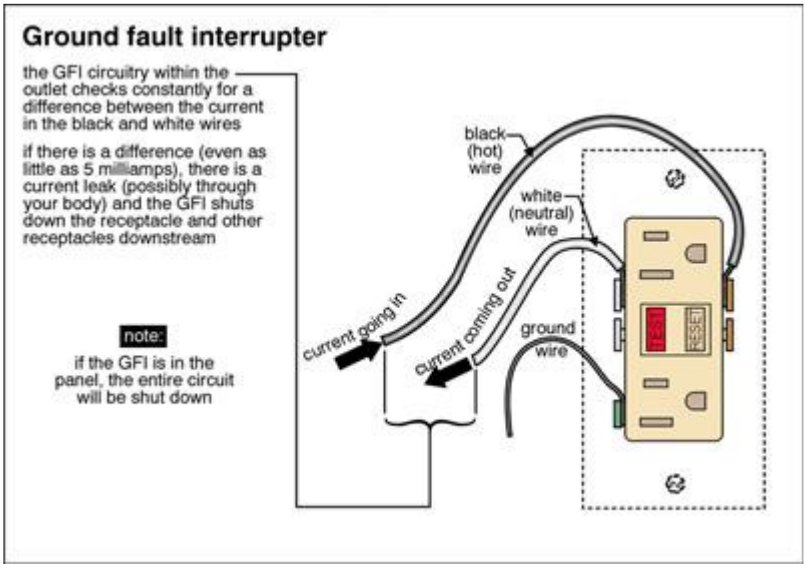
(2) For your reference, GFCI's are electrical outlets which have a modern 'circuit breaker' safety feature built-in.

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.

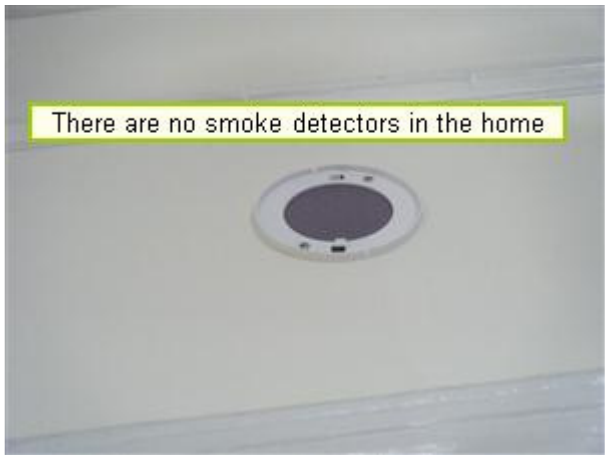




8.8 SMOKE DETECTORS

Comments: Not Present, Maintenance and Safety

Observed that there are no smoke detectors in this home. Recommend installing 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, for safety. Please note smoke detectors should be positioned ideally on the ceiling or at least 4 inches from ceiling/wall junction. Also, test the detector every 30 days by pushing the test button. Smoke detectors should be replaced every 10 years.



MO11

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 notaccessible (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
Gas Pack (Gas Furnance/ AC unit combo)

Energy Source (heating):
Gas

Number of Heat Systems:
Two

Heating Equipment Brand:
ARMSTRONG
RUUD

Age of the Heating Equipment:
6 years old
9 years old

Heat System Exhaust:
Not needed on a Heat Pump
Out door unit has a smiple vent

Ductwork:
Insulated
and
Partially insulated

Filter Type:
Disposable

Filter Size:
20x20
20x25

Number of Working Fireplaces:
None

Type of Fireplace(s):
Conventional

Chimney or Flue:
Brick

Type of Cooling System:
Heat Pump (also provides warm air)
Gas Pack (Gas Furnance/ AC unit combo)

Energy Source (cooling):
Electricity

Cooling Equipment Brand:
Armstrong
RUDD

Age of the Cooling Equipment:
6 years old
9 years old

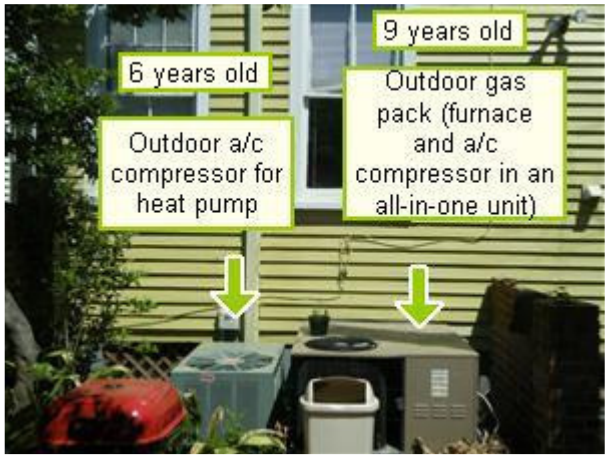
Number of AC Only Units:
Two

Inspection Items

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

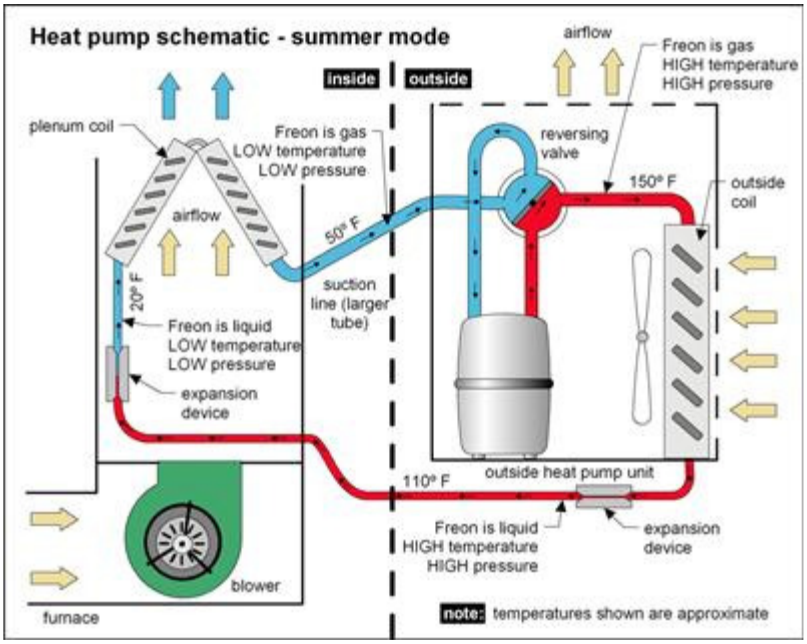
Comments: Inspected

(1) Observed that there is an outdoor gas pack (a furnace and a/c compressor in an all-in-one unit) to heat and cool the downstairs. Also, there is a heat pump system consisting of an outdoor compressor and an indoor air handler which work together to heat and cool the upstairs. The heat pump is 6 years old and the gas pack is 9 years old. For your reference, outdoor a/c compressors and gas furnaces generally last up to 15 years and air handlers up to 20 years and all often longer with good maintenance.



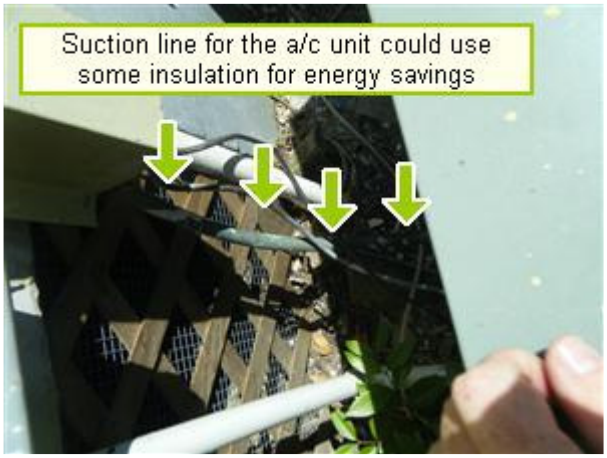
(2)
For your reference, heat pumps are used for heating and cooling of your home by

transferring heat between two reservoirs. In the warmer months, the heat pump acts like an air conditioner, moving heat from inside your home to the outside. During winter months, heat from outdoors is transferred to the interior of your home. Amazingly, even a 32º Fahrenheit day still produces enough heat to warm a home via a heat pump.



(3) As viewed from inside the attic, observed that the air duct where it connects with the air handler is not well sealed. Recommend having an HVAC repairman clean the air handler, properly connect the duct work and seal it with mastic to ensure a good seal.

(4) 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.

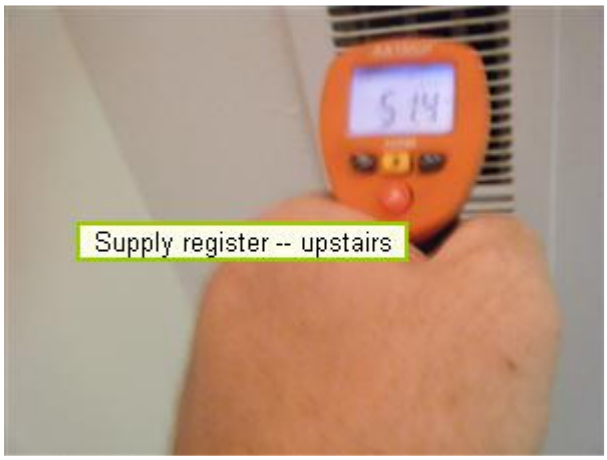


9.1 HOW THE HVAC SYSTEM WORKS WHEN TESTED

Comments: Inspected, Good Condition

(1) When tested, it appears that the air conditioning for the upstairs 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 19 degree difference.

Please note the heat was not tested since the outside temperature was above 65 degrees to prevent possible damage to the compressor. It is likely that the heat is also working well.



(2) When tested, it appears that the air conditioning for the downstairs is also working well. In this case, there was a 26 degree difference

(3) 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

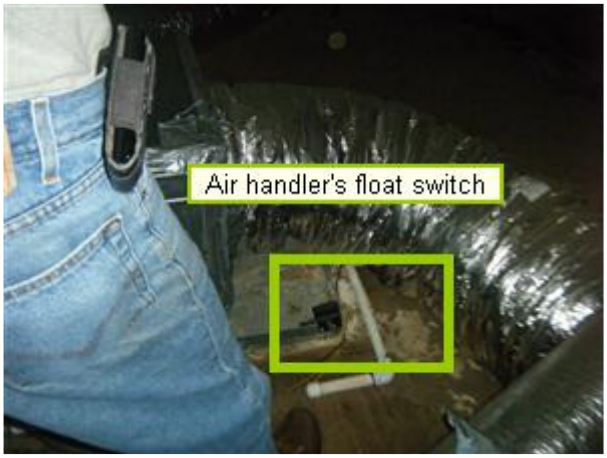
(1) As viewed from inside the attic, observed that the air handler's secondary drain line is capped. However, the unit is equiped with a float switch. This is just an fyi.

(2) 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 at 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

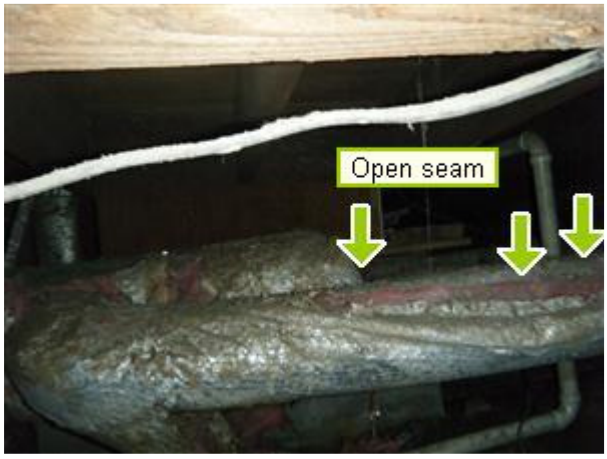
Please note the air handler has a 'float switch' which will turn off the outdoor compressor when the condensation pan (for the air handler) fills up to prevent the water from spilling over onto the floor below.



9.4 PRESENCE OF INSTALLED CONDITIONED AIR SOURCE IN EACH ROOM
Comments: Inspected, Good Condition

9.5 AIR DUCTS
Comments: Inspected

(1) Observed that some of air ducts in the crawlspace have open seams. Also, one of the air ducts is crushed. Recommend having an HVAC repairman evaluate the ducts and re-seal them anywhere a seam has opened -- this will save energy dollars and prevent condensation from forming in these areas.



(2) As viewed from inside the attic, observed that one or more of the air ducts are sagging. For your reference, air ducts that aren't well supported can leak, condensation can form and drip onto the ground and/or air flow may be reduced which means that areas in the house may not be as comfortable as they could be. Recommend having a contractor or HVAC repairman add support for the ducts so they hang as straight as possible to facilitate good air flow.

9.6 AIR FILTERS

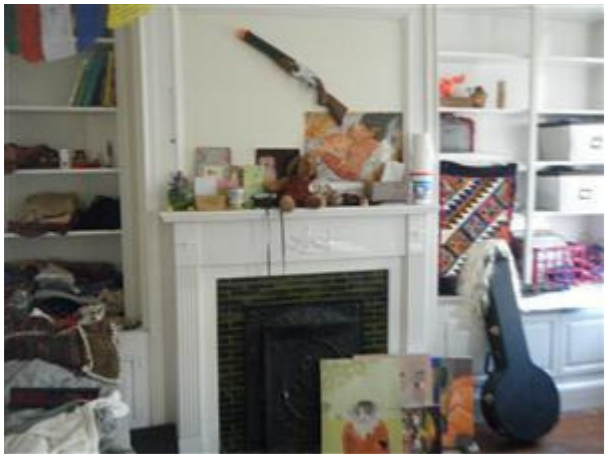
Comments: Inspected, Good Condition

Observed that the size of the air filters are 20 x 20 and 20 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: Inspected

Observed that the fireplaces in the home have pillows in the chimneys to block the cold air. These old fireplaces are no longer functional -- DO NOT USE THEM FOR HEAT.



9.8 GAS/LP FIREPLACES & FIRELOGS
Comments: Not Present

9.9 CHIMNEYS, FLUES & VENTS (for Gas Fireplaces, Gas Water Heaters & Gas Furnaces)
Comments: Inspected, Maintenance and Safety
Observed that the exterior chimney is missing a few bricks. Recommend having a contractor make the needed repairs or remove the chimney altogether so it doesn't fall onto the neighbor's car.

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 Overall, this downtown Charleston house is in good condition for it's age Comments:

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