

Home Inspections

Myrtle Beach, SC 29588



Site Location:

3705 Limerick Road
Myrtle Beach, SC 29588

Client:

Frank Smith
Forestbrook Drive Myrtle
Beach, SC 29579

Inspection Date: 9/6/2014

Job Number: 14-0009

WHAT YOU CAN EXPECT FROM THIS GENERAL INSPECTION REPORT

The inspection was conducted for the purpose of informing the CLIENT of deficiencies in the condition of the property in accordance with the SC Code of Ethics and Regulations and Standards of Practice. The inspection and written report were performed and prepared for the sole, confidential, and exclusive use and possession of the CLIENT; the report is non-transferable.

The written report includes the following only:

- general exterior, including roof, siding, windows, chimney, drainage, and grading
- structural condition of foundation & frame
- electrical, plumbing, water heater, heating and air conditioning
- general interior, including ceilings, walls, floors, windows, insulation and ventilation

The definitions for ratings in the report are: Acceptable (A) should give satisfactory service within the limits of its age. Marginal (MG) is considered less than satisfactory and repair or servicing is optional. Defective (D) requires repair, replacement, or corrective action at a substantial cost. Unsafe (U) is a hazardous situation and requires immediate attention. Work Required (WR) is the upkeep repair needed. Monitor (M) item or system for possible repair or servicing.

Maintenance and other items that may have been discussed are not a part of this inspection. For safety, spaces less than 36" high were not entered. This report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind and is only based on the inspector's opinions. We cannot predict remaining life expectancies of components, as relatively new systems can fail without warning.

The inspection was of readily accessible areas of the building and was limited to visual observations of apparent conditions existing at the time of the inspection only. A representative number of multiple identical components were inspected, such as windows and electrical outlets. Latent and concealed defects and deficiencies were excluded from this inspection; equipment, items, and systems were not moved or dismantled. Detached structures were not included in the inspection. Unless conditions dictated otherwise, the roof inspection was conducted from grade using binoculars so as not to cause any damage to roof coverings. The COMPANY is under no obligation under any circumstances for any further follow-up inspection.

Unless specially stated in report, ENVIRONMENTAL HAZARDS including lead pipes/solder, radon, asbestos, urea formaldehyde, toxic wastes, polluted water, contaminants and all pollutants and hazardous material were not part of this survey/inspection. Auxiliary systems such as Alarm, Solar, Security, Sprinkler, Water Treatment Systems, Elevator, Intercom, Central Vacuum, Swimming Pools, Portable Space Heaters, Room Air Conditioners, Appliances, Jacuzzis, Spas, Saunas, or any system not considered a part of the major building systems were not a part of the inspection process. In addition, no inspection for household insects, rodents, or wood-boring insects was performed. We did not perform tests on mold or asbestos, testing verification should be conducted by an approved laboratory.

Please visit www.homeinspectionsinc.com for useful information on many subjects under Topics of Interest. If you have any questions related to this report, call 518-882-6808. Thank you for choosing Home Inspections.



Anthony A. LoCascio, President
HOME INSPECTIONS
SC Lic. #: 48626
ASHI Certification #98806

LIMITED WARRANTY

Between Home Inspections and Client; there are no warranties which extend beyond the face hereof. This warranty shall apply only to the original Client and is not transferable to subsequent Parties. Upon transfer of title or possession by original Clients to subsequent Owner, this warranty automatically terminates. This warranty begins on the date as shown on Inspection Report.

Exclusions: Home Inspections does not assume responsibility for any of the following, all of which are excluded from coverage of this warranty:

- (a) finished floor covering;
- (b) any item covered by manufacturers warranties;
- (c) any damage caused by material purchased, furnished or installed by the Client;
- (d) damage due to ordinary wear and tear, abuse or lack of proper maintenance;
- (e) defects which are the result of characteristics common to the materials used, such as, but not limited to, warping and deflection of wood; checking of paint; cracking of caulking and weather-stripping;
- (f) latent and concealed defects, equipment, and detached structures;
- (g) environmental hazards including asbestos, lead paint/pipes/solder, radon, urea formaldehyde, toxic wastes, polluted water, contaminants and all pollutants and hazardous material;
- (h) auxiliary systems such as alarm, solar, private water, private sewer, security, sprinkler, elevator, intercom, central vacuum, swimming pools, space heaters, room air conditioners, appliances, whirlpools, spas, saunas, or any system not considered a part of the major building systems are not a part of the warranty;

Home Inspections warrants to Clients as follows:

- (a) ninety days from and after the warranty date the home will be free from major defects due to a failure of any item rated as Acceptable;
- (b) repairs; upon receipt of written claim, if defect is covered by this Warranty, Home Inspections will repair or replace defective item within thirty (30) days (unless weather conditions, labor problems, material shortages or other factors beyond their control cause delays), at no charge to Client;
- (c) the work will be performed by Home Inspections or such contractors as Home Inspections may choose;
- (d) the choice between repair and replacement is solely that of Home Inspections; all repair or replacement costs less than five hundred dollars are not covered under this warranty.

Client shall exhaust all remedies available under homeowner's insurance before exercising any rights hereunder and shall not cause Home Inspections, to become a third party defendant in the event of claim not initiated by Client.

Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a qualified contractor should correct them.

LANDSCAPING:

Landscaping is inspected only to the degree that it affects the condition of the structure. Examples would be drainage, intruding vegetation, etc.

Site:

Conditions:

Level

Negative drainage --- Drainage is negative, which means water shed from the roof or surrounding area will flow toward the structure. To alleviate, regrade the immediate grade at the foundation to divert water away from the building.



Exterior drain --- There are unknown exterior drains around the perimeter of the building. No determination could be made as to their discharge and location during a recent rain storm.



Discharge underground --- Downspouts are discharging into a below grade drainage system. The drainage system is inaccessible and therefore not inspected. Also the drain as shown is backing up indicating it is either blocked or inadequate.



Standing water --- Standing water was present. This condition could cause water penetration in the structure and produce mold or rot. Additional water control methods are needed to reduce ponding in several areas.



Rating:

Defective

Improvements: Retaining Wall

Conditions:

Displacement --- Displacement was observed. This is do to erratic movement from its original position. Repairs should be made as needed.

Location: planters around yard



Rating:

Defective

PAVED AREAS:

This category includes steps and/or stoops, sidewalks, walkways, and/or driveways.

Driveway:

Gravel

Conditions:

Settlement --- Settlement was noted. This is caused by compaction of the soil underneath. Some settlement is expected and is not a problem if it is even. Repair as needed.

Rating:

Work Needed

SIDING/TRIM:

Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

Siding:

Vinyl, Stone

Rating:

Acceptable

PORCH/DECK:

Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

Porch:
Conditions:

Open
Wood decay --- Continual high moisture levels cause decomposition of wood by fungi. Decay fungi can be detrimental to building elements and moisture can also attract wood boring insects. Replace damaged wood as needed and control future moisture level.

Location: three wood posts



Rating: **Defective**

Patio: Concrete
Rating: Acceptable

WINDOWS:

Windows are an important part of the structure, gaining and losing more heat than any other element.

Type: Vinyl, Wood
Rating: Acceptable

Glazing: Insulated Glass
Rating: Acceptable

DOORS:

Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

Entry: Metal
Rating: Acceptable

Storm Door: Metal
Rating: Acceptable

GARAGE:

Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.

Garage:
Conditions:

Attached Garage
Wood decay --- Continual high moisture levels cause decomposition of wood by fungi. Decay fungi can be detrimental to building elements and moisture can also attract wood boring insects. Replace damaged wood as needed and control future moisture level.
Location: rear door casing



Mold/Mildew --- Molds and mildew are fungi found in damp poorly vented areas and can be detrimental to your health. Remove using an anti-mildew detergent and control future moisture level. Call a professional if mold is wide spread or it returns after cleaning.
Location: several places



Active water --- Active water penetrations were noted at the time of the inspection. Recommend the source be determined and corrected to prevent further occurrence.



Rating: [Defective](#)

Doors: Metal
Rating: Acceptable

Opener: Manual, Automatic
Rating: Acceptable

FIRE DOOR: Fire doors are inspected for their safety aspects only in this section.

Type: Metal
Conditions: **No door closer** --- No self-closing door was noted. All rated doors from garage to living space should have self-closing devices. Recommend self-closing device be installed.
Rating: **Unsafe**

Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed, a qualified contractor should correct them.

STYLE:	The predominant roof style of the structure.
Type:	Gable
COVERING:	Covering material is partially a matter of taste, but performs the vital function of keeping water out of the structure. The life of roofing material can vary greatly depending on geographic area and estimates of remaining life (if given) are ESTIMATES.
Material:	Asphalt Shingle
Conditions:	Poor workmanship --- The quality of work does not appear to be what is generally considered acceptable from a professional. Repair as needed. Location: at gable ends
Rating:	Defective
SEEN FROM:	This section describes the method the inspector used to examine the roof and obviously affect the ability to observe any conditions.
Method:	Ground
OVERHANG:	Overhang describes soffits and fascia. This area is important for proper ventilation of the roof and water removal.
Fascia:	Metal
Rating:	Acceptable
Soffits:	Vented Soffit
Rating:	Acceptable
DRAINAGE:	This section covers the items used to move the water shed by the roof away from the structure. Water falling too close to the foundation can cause undermining, settlement and leaks into the structure if present.
Type:	Metal
Conditions:	Need cleaning --- Gutters appear to need cleaning. Water could back up and cause damage if not corrected.
Rating:	Work Needed
Down Spouts:	Metal
Conditions:	Discharge near foundation --- Downspout is discharging close to the foundation. This may cause water to enter the building. It is recommended that all downspouts be extended 3 to 4 feet from the foundation. Discharge underground --- Downspouts are discharging into a below grade drainage system. The drainage system is inaccessible and therefore not inspected. Downspout loose --- Downspout is loose and should be refastened to the building.
Rating:	Location: rear Work Needed

VENTILATION:

The types and condition of attic ventilation is covered in this section. Proper ventilation is important for maximum life of the roof covering and framing materials.

Type: Gable, Soffit, Ridge
Rating: Acceptable

FLUES/VENTS:

Flues are used to vent gases and heat from heating devices and vents are used to vent the plumbing system to atmosphere. This section describes any damage or problems at the roof level.

Plumbing: Plastic
Rating: Acceptable

Chimney: Stone
Rating: Acceptable

Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed, a qualified contractor should correct them.

FOUNDATION: This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

Type: Slab

Materials: Concrete

WATER CONTROL: In many areas of the country it may be almost impossible to prevent some water entry into basements or crawlspaces. Proper water control reduces the amount of water entry and provides for its removal.

Methods: Perimeter Drains, Sump Pump

Conditions: **Drains to unknown ---** The sump is discharging into an unknown drain system. Recommend asking sellers for details and location of drain system.

Rating: *Work Needed*

WALLS: This section reports on the exterior walls of the building above the foundation and the bulkhead (if any).

Exterior: Frame

Rating: Acceptable

Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a qualified electrician should correct them.

SERVICE:	Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.
Type:	Underground
Entrance Mat:	Aluminum
Rating:	Acceptable
Ground:	Buried Electrode
Conditions:	Buried ground electrode --- Grounding conductor connection to ground electrode was buried below grade and was not inspected. You should consider having it checked to be sure it is adequate.
Rating:	Work Needed
Bond:	Bonding Screw
Conditions:	No bond at piping --- Interior metal piping that may become energized should be bonded to the grounding system to insure continuity of the electrical system.
Rating:	Unsafe

MAIN PANEL: This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

Type:	Breaker
Rating:	Acceptable
Location:	Exterior
Amp Rating:	200
Volts:	120/240

SUB PANEL: Auxiliary or sub panels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.

Type:	Breaker
Conditions:	No separate ground bar ----- There is no separate equipment grounding conductor terminal bar in the sub panel as required. One should be installed and bonded to the panel case for termination of equipment grounding conductors.
Rating:	Unsafe
Location:	Utility Room
Amp Rating:	150
Volts:	120/240

SUB PANEL: Auxiliary or sub panels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.

Type: Breaker
Conditions: **No separate ground bar ---** There is no separate equipment grounding conductor terminal bar in the sub panel as required. One should be installed and bonded to the panel case for termination of equipment grounding conductors.
Rating: **Unsafe**
Location: Utility Room
Amp Rating: 150
Volts: 120/240

BRANCH WIRING: The wiring that makes up the bulk of the electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.

Type: Romex
Rating: Acceptable
Material: Aluminum, Copper
Conditions: **Large aluminum conductors ---** Larger circuits have aluminum conductors. (8 gauge or larger). This is not uncommon. If proper connectors are used at each termination, this type of wiring should not cause any problems.
Rating: Acceptable

INTERIOR COMP: The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

Fixtures: Incandescent
Rating: Acceptable

Closet Lights:
Conditions: **Exposed closet light -----**Incandescent light is in closet. Surface mounted incandescent closet lights should be installed with a minimum clearance of 12" between the fixture edge and the nearest point of storage space or a fluorescent fixture installed. This should be corrected.
Location: entry closet
Rating: **Unsafe**

Switches:
Conditions: **No cover plate -----** Cover plate is missing from electrical outlet. All outlets should be covered in order to avoid shock hazards from exposed wires.
Location: several places
Rating: **Unsafe**

GFI:
Conditions: **GFCI as of 1975 -----** There is no GFCI (ground fault circuit interrupter) protection noted on some of the interior outlets. GFCIs are recommended in kitchens counter top outlets, bathrooms, spas, garages, basements, and crawl spaces in dwellings.
Rating: **Unsafe**

Detector:

Conditions: **CO detector as of 12/06 ---** As of 12/14/06 every dwelling unit constructed or offered for sale requires a carbon monoxide alarm to be supplied by sellers. It shall be installed in the immediate vicinity of bedroom(s) and on each floor level containing bedroom(s).

Rating: **Unsafe**

Receptacles:

Conditions: **Damaged receptacle ---** Receptacle is damaged. Replace in order to prevent a shock hazard.

Location: kitchen

EXTERIOR COMP: Exterior components add convenience but have additional hazards because of the presence of water.

Fixtures:

Conditions: **Missing fixture ---** Fixture is missing. This leaves wiring exposed. Replace the fixture to avoid possible shock hazard.

Location: family room

Rating: **Unsafe**

Receptacles:

Conditions: **GFCI broke ---** The Ground Fault Current Interrupter is broken. Its safety capabilities are therefore eliminated. Replacement is needed.

Location: garage

Rating: **Unsafe**

Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

ACCESS:	This section covers restrictions (if any) to the inspection of the plumbing system. If restricted be sure to have plumbing checked when reactivated.
Access:	Restricted
Conditions:	Water off --- The water was off which prevented the inspector from testing all of the items in the plumbing.
WASTE/WATER:	This section describes the type of water supply and waste system for the structure.
Waste Type:	Public
Water Type:	Public
MAIN SUPPLY:	This section covers the type and material of the main water supply. Learn where your shutoff valve is! If a supply line ruptures, extensive water damage can occur rapidly.
Material:	Copper
Rating:	Acceptable
Shutoff:	None
Conditions:	Inaccessible valve --- The main water shutoff valve is inaccessible. The valve should be accessible at all times. Serious damage could occur if a water pipe breaks and the water cannot be shut off.
Rating:	Work Needed
SUPPLY PIPING:	This is the potable water used for drinking and cooking needs.
Piping Mat:	Copper
Rating:	Acceptable
WASTE PIPING:	This is the waste disposed of from toilets, sinks and other plumbing fixtures.
Piping Material:	Plastic
Rating:	Acceptable
HOT WATER:	The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.
Size:	50
Type:	Electric

Heating

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed, a qualified heat technician should correct them.

SERVICE: All heating equipment should be serviced annually.

Location: Exterior

WARM AIR: Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

Duct: Flexible, Duct Board
Rating: Acceptable

Heat Pump: Electric
Conditions: **Failed to respond ---** The heating system did not respond by attempts to start it and therefore the inspector could not properly observe the heating or cooling of system.
Location: unit for right side of house
Rating: [Work Needed](#)

FIREPLACE STOVE:

This section reports on masonry and manufactured fireplaces. Flues are rated only to the extent of the type of flue material used, not the condition of the flues as that can only be inspected by using special equipment as used by Chimney Sweeps.

Fireplace: Wood Burning

Flues: Metal
Rating: Acceptable

Kitchen

If any conditions are listed in this section, a qualified contractor should correct them.

FLOORING:

The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.

Type: Laminate
Rating: Acceptable

CABINETS:

The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.

Material: Wood
Conditions: **Damaged cabinet ---** Kitchen cabinet is damaged and may need repair. Rating: [Work Needed](#)

COUNTERTOP:

Overall condition and type of countertop(s) are noted in this section.

Material: Laminate
Rating: Acceptable

APPLIANCES:

Appliances are covered in this section with respects to functionality only.

Not Inspected

FIXTURES:

The type and condition of the kitchen fixtures is reported in this section.

Sink: Double bowl sink
Conditions: **Active leak ---** Active leak was noted. The source of the leak should be determined and corrected to prevent further occurrence.
Location: drain trap
Comments: trap
Rating: [Work Needed](#)

Bath

If any conditions are listed, a qualified professional should correct them.

BATH 1:

Tub/Shower: Rating:	Tub Rating: Acceptable
Fixtures: Rating:	Vanity Acceptable
Toilet: Rating:	Water tank type Acceptable
Floor: Rating:	Ceramic tile Acceptable

BATH 2:

Tub/Shower: Rating:	Shower Acceptable
Fixtures: Rating:	Vanity Acceptable
Toilet: Rating:	Water tank type Acceptable
Floor: Rating:	Ceramic tile Acceptable

Interior

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed, a qualified contractor should be consulted.

ACCESS: This section covers restrictions, (if any) to the inspection of the interior. Most common problems are lack of access because of personal property in the way or recent remodeling which may have covered previous flaws.

Access: Restricted
Conditions: **Insulation ---** Insulation prevented a thorough inspection of those areas.
Location: attic

FLOORS: Floor covering types and conditions are reported, if other than cosmetic. For example, loose floor covering can be a tripping hazard.

Type: Carpet, Laminate, Ceramic tile
Conditions: **Active water ---** Active water penetrations were noted at the time of the inspection. Recommend the source be determined and corrected to prevent further occurrence.
Location: family room



Comments: Step trim from hallway to living room is improper creating a trip hazard and should be re-installed properly.

Rating: [Defective](#)

WALLS: The type, material and integrity of the interior walls are reported on a representative basis only.

Type: Drywall
Rating: Acceptable

CEILINGS: The type, material and integrity of the ceilings are reported on a representative basis only.

Type: Drywall
Conditions: **Sagging ---** The ceiling was sagging slightly and should be repaired.
Location: master bedroom
Rating: [Work Needed](#)

DOORS: The interior doors are reported on a representative basis.

Type: Fiberboard
Rating: Acceptable

TRIM/HARDWARE: Trim and hardware are inspected on a representative basis. Lack of hardware is normally only noted if it presents a safety problem such as the inability to easily open a door in case of emergency.

Trim: Wood
Rating: Acceptable

ATTIC: The attic is inspected (if possible) for roof support structure, and insulation. Although the attic insulation may be acceptable, the greater the insulating value along with proper attic ventilation and moisture control will lessen the chance of ice dams.

Roof Framing: Truss

Sheathing: Plywood
Conditions: **Wood decay** --- Continual high moisture levels cause decomposition of wood by fungi. Decay fungi can be detrimental to building elements and moisture can also attract wood boring insects. Replace damaged wood as needed and control future moisture level.
Location: several places

Mold/Mildew --- Molds and mildew are fungi found in damp poorly vented areas and can be detrimental to your health. Remove using an anti-mildew detergent and control future moisture level. Call a professional if mold is wide spread or it returns after cleaning.



Active leak --- Active leak was noted. The source of the leak should be determined and corrected to prevent further occurrence.
Location: several places



Rating: **Defective**

Insulation Type: Fiberglass, Cellulose


Conditions: **Recessed lights insulated** --- Recessed lighting is covered with insulation in the attic. Unless fixtures are insulation contact rated, insulation should not be installed within 3 inches of the recessed fixture enclosure. This will entrap heat and prevent the free circulation of air.

Location: several

Rating: **Unsafe**

Wood Destroying Insect Inspection Report Notice: Please read important consumer information on page 2.

Section I. General Information Inspection Company, Address & Phone Home Inspections Myrtle Beach, SC 29579	Company's Business Lic. No.	Date of Inspection 9/6/2014
	Address of Property Inspected 3705 Limerick Road Myrtle Beach , SC 29588	

Inspector's Name, Signature & Certification, Registration, or Lic. #T5833586 	Structure(s) Inspected One Story
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Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of the inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): _____

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

3. Visible damage from wood destroying insects was noted as follows (description and location): _____

NOTE - This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

No treatment recommended: (Explain if Box B in Section II is checked) _____

Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible: Basement _____ <input type="checkbox"/> Crawlspace 1, 3, 6, 9 <input type="checkbox"/> Main level _____ <input checked="" type="checkbox"/> Attic 1, 3 <input checked="" type="checkbox"/> Garage _____ <input checked="" type="checkbox"/> Exterior 17 <input checked="" type="checkbox"/> Porch _____ <input type="checkbox"/> Addition _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> _____	The inspector may write out obstructions or use the following optional key: 1. Fixed ceiling 2. Suspended ceiling 3. Fixed wall covering 4. Floor covering 5. Insulation 6. Cabinets or shelving 7. Stored items 8. Furnishings 9. Appliances 10. No access or entry 11. Limited access 12. No access beneath 13. Only visual access 14. Cluttered condition 15. Standing water 16. Dense vegetation 17. Exterior siding 18. Window well covers 19. Wood pile 20. Snow 21. Unsafe conditions 22. Rigid foam board 23. Synthetic stucco 24. Duct work, plumbing, and/or wiring
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Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments _____

Signature of Seller(s) or Owner(s) if remaining. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer. X	Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported. X
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Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. For the purpose of this inspection, wood destroying insects include, termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.
This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites but no activity are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites but no activity if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall covering, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

Summary

Exterior

LANDSCAPING

Site

Level

Condition: Negative drainage

Condition: Exterior drain **Condition:**

Discharge underground **Condition:**

Standing water **Defective**

Improvements

Retaining Wall

Condition: Displacement

Location: planters around yard

Defective

PAVED AREAS

Driveway

Gravel

Condition: Settlement

Work Needed

PORCH/DECK

Porch

Open

Condition: Wood decay

Location: three wood posts

Defective

GARAGE

Garage

Attached Garage **Condition:**

Wood decay Location: rear

door casing **Condition:**

Mold/Mildew Location:

several places **Condition:**

Active water **Defective**

FIRE DOOR

Type

Metal

Condition: No door closer

Unsafe

Roof

COVERING

Material

Asphalt Shingle

Condition: Poor workmanship

Location: at gable ends **Defective**

DRAINAGE

Type

Metal

Condition: Need cleaning

Work Needed

Down Spouts

Metal

Condition: Discharge near foundation

Condition: Discharge underground

Condition: Downspout loose Location:

rear

Work Needed

Structure

WATER CONTROL

Methods

Perimeter Drains

Sump Pump

Condition: Drains to unknown

Work Needed

Electrical

SERVICE

Ground

Buried Electrode

Condition: Buried ground electrode

Work Needed

Bond

Bonding Screw

Condition: No bond at piping

Unsafe

SUB PANEL

Type

Breaker

Condition: No separate ground bar

Unsafe

Type

Breaker

Condition: No separate ground bar

Unsafe

INTERIOR COMP

Closet Lights

Condition: Exposed closet light

Location: entry closet

Unsafe

Switches

Condition: No cover plate

Location: several places

Unsafe

GFI

Condition: GFCI as of 1975

Unsafe

Detector

Condition: CO detector as of 12/06

Unsafe

EXTERIOR COMP

Receptacles

Condition: GFCI broke Location: garage **Unsafe**

Fixtures

Condition: Missing fixture Location: family room **Unsafe**

Plumbing

MAIN SUPPLY

Shutoff

None

Condition: Inaccessible valve

Work Needed

Heating

WARM AIR

Heat Pump

Electric

Condition: Failed to respond Location: unit for right side of house **Work Needed**

Kitchen

CABINETS

Material

Wood

Condition: Damaged cabinet

Work Needed

FIXTURES

Sink

Double bowl sink **Condition:** Active leak Location: drain trap **Comments:** trap **Work**

Needed

Interior

FLOORS

Type

Carpet Laminate Ceramic tile

Condition: Active water Location: family room

Comments: Step trim from hallway to living room is improper creating a trip hazard and should be re-installed properly. **Defective**

CEILINGS

Type

Drywall

Condition: Sagging Location: master bedroom **Work Needed**

ATTIC

Sheathing

Plywood

Condition: Wood decay Location: several places **Condition:** Mold/Mildew **Condition:**

Active leak Location: several places **Defective**

Insulation Type Fiberglass Cellulose

Condition: Recessed lights insulated Location: several

Unsafe