

# Home Inspection Report

by

## Secure Home Inspections, Inc.



Client Name: Jim and Laura Jones

Property Address: 2455 North Shore Dr.  
Myrtle Beach, SC 29566

Date: 06/05/2008

Inspector Name: John Gainey

Page: 1 of 13

Associate Name: N / A

Inspector License Number: SC # 51, NC # 669

Associate License Number: NA

A handwritten signature in black ink that reads "John Gainey".

## Summary

This report is provided as a courtesy for quick access to the information within the inspection report. It is not the entire report and not intended as a substitute for reading the complete inspection report as other important issues may be listed there. All issues noted in this summary are as viewed from the front grounds of the home for location or the finding. Please contact our office with any questions you may have.

## Structural Components

### 1. Structural Components

Structural Components found in good overall condition at the time of the inspection.

### Exterior

### 2. Exterior Systems

The exterior systems are in very good condition at the time of the inspection.

### Roofing

### 3. Roof System

The roof system is in very good condition at the time of the inspection and no evidence of a visible defect was noted at the time of the inspection.

### Plumbing

### 4. Plumbing System

The plumbing system was found in good overall working condition other than noted in this report below.

### 5. Tub/Surround:

> Master shower door is loose along wall connection, further evaluation for correction and proper use by a qualified contractor is recommended.

### 6. Leaks:

> Water heater is leaking at the lower element inside the enclosure, further evaluation by a qualified plumbing contractor is recommended for correction and proper long term service.

### Electrical

### 7. Electrical System

The electrical system was found in very good working condition at the time of the inspection.

### Air Conditioning

### 8. AC System A/C System Operation:

> Heat Pump system is not cooling properly at the time of inspection and general evaluation by a qualified mechanical contractor is recommended to insure proper long term service of the system.

### 9. AC System AC / Heat Pump System For both heating and cooling the home.

### 10. AC System Refrigerant Lines:

> Openings around refrigerant lines at air handler, service by a qualified mechanical contractor for correction to insure proper long term service of the system is recommended.

## Summary (Continued)

### Interiors

---

#### 11. Interior Systems

The interior system was found in very good condition at the time of the inspection.

### Built-in Kitchen Appliances

---

#### 12. Cooking Appliances: Whirlpool, Electric Stove top / oven>

> Oven would not set on temperature for general operation, further evaluation for correction and proper use by a qualified contractor is recommended.

#### 13. Refrigerator: General Electric>

> Door dings are visible on the unit, further evaluation for possible correction by a qualified appliance contractor is recommended.

## General Information

### Property Information

---

Property Address 2455 North Shore Dr.  
City Myrtle Beach State SC Zip 29566  
Contact Name Lewis Smith  
Phone 843-449-2244 Fax 843-449-1440

### Client Information

---

Client Name Jim and Laura Jones  
Client Address 6602 Fairmont Street  
City Charlotte State NC Zip 27845  
Phone 704-365-2188 Fax 704-365-1155  
E-Mail youfoundit@aol.com

### Inspection Company

---

Inspector Name John Gainey Inspector License Number SC # 51, NC # 669  
Associate Name N / A Associate License Number NA  
Company Name Secure Home Inspections, Inc.  
Company Address P.O. Box 4085  
City Calabash State NC Zip 28467  
Phone 910-579-0023 / 1-888-838-0718 Fax 910-579-1514  
E-Mail secureinspect@yahoo.com  
File Number Report #8505  
Amount Due \$385.00  
Amount Received \$385.00

### Conditions

---

Others Present No One at Time Of Inspection Property Occupied Vacant  
Estimated Age 2 Years old Entrance Faces East  
Inspection Date 06/05/2008  
Start Time 2:15pm End Time 5:30pm  
Electric On Yes  
Gas/Oil On No  
Water On Yes  
Temperature 87 degrees  
Weather Sunny Soil Conditions Dry  
Building Type Single family Garage Attached  
Sewage Disposal City How Verified Visual Inspection  
Water Source City How Verified Visual Inspection

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Visible	Indicates a system is not visible or present or limited access restricts overall view.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Good Condition	Found in excellent condition or like new and working properly at the time of the inspection.
Defective	Defect or operational issue is noted and needs evaluation by a qualified contractor for corrective measures or general evaluation to insure proper long term service.
Repair	An operational issue or evidence of damage is noted and needs evaluation by a qualified contractor for repair, corrective measures or general evaluation to insure proper long term service.
Not Fully Visible	Component or area has limited accessibility by design at the time of the inspection.
Not Accessible	Area, component or system is blocked or in an area that is beyond the inspectors reach or view. This also may be due to hazards, height, personal property or other conditions noted at the time of inspection.
Not Applicable	

## Structural Components

1. Good Condition    Structural Components  
Structural Components found in good overall condition at the time of the inspection.
  2. Acceptable        Structure Type: Wood frame
  3. Acceptable        Foundation: Poured slab , common foundation cracks are visible and can be commonly found in interior floors when carpet or other floor coverings are removed.
  4. Not Visible        Floor: Poured slab ground level
  5. Not Present        Subfloor:
  6. Acceptable        Walls: Frame
  7. Not Present        Columns or Piers:
  8. Not Present        Beams:
  9. Acceptable        Joists/Trusses: 2x4 Truss System
  10. Acceptable        Ceilings: Sheetrock
- 
- Access in Garage Attic
11.                    Method of Inspection: With a standard flashlight and probe.
  12. Not Visible        Unable to Inspect: 25%, Various areas due to normal clearance and design
  13. Acceptable        Roof Framing:
  14. Acceptable        Sheathing:
  15. Not Present        Moisture Penetration:

## Exterior

The visible exterior surfaces and materials of the building were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. Normal wear can be expected and is not covered under this report.

1. Good Condition Exterior Systems  
The exterior systems are in very good condition at the time of the inspection.
2. Acceptable Driveway: Concrete
3. Acceptable Walkways: Concrete
4. Acceptable Stoops/Steps: Concrete
5. Acceptable Wall Cladding: Vinyl siding, Brick veneer
6. Acceptable Entryway Doors:
7. Acceptable Porch:
8. Not Present Patio:
9. Not Present Patio Door:
10. Acceptable Deck: Treated wood
11. Not Present Balconies:
12. Acceptable Railings:
13. Acceptable Vegetation:
14. Not Present Retaining Walls
15. Acceptable Drainage:
16. Acceptable Grading:
17. Acceptable Fascia: Vinyl Coated Aluminum
18. Acceptable Trim: Vinyl Coated Aluminum
19. Acceptable Eaves: Vinyl Soffit Material
20. Acceptable Flashing:
21. Acceptable Windows: Vinyl Single Hung
22. Acceptable Window Screens:
23. Acceptable Garage Doors:
24. Acceptable Door Operation:
25. Acceptable Garage Door Safety Reversing Mechanism:
26. Acceptable Exterior

## Roofing

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector does not offer an opinion to future leaks of the roof system. The testing of all gutters, downspouts and underground drain piping is outside the scope of this report.

1. Good Condition Roof System  
The roof system is in very good condition at the time of the inspection and no evidence of a visible defect was noted at the time of the inspection.

Roofing (Continued)

Main Roof Surface

- 2. Method of Inspection: Ladder used at various eave areas
- 3. Acceptable      Roof Coverings: Asphalt shingle



- 4.                    Type: Gable
- 5.                    Approximate Age: Estimate 1 to 2 years

Chimney

- 6. Not Present      Chimney:
- 7. Not Present      Flue/Flue Cap:
- 8. Not Present      Chimney Flashing:
- 9. Not Present      Skylights:
- 10. Acceptable      Roof Penetrations:

Roof Water Control

- 11. Acceptable      Flashing:
- 12. Acceptable      Valleys:
- 13. Not Present      Gutters: Recommended to reduce water flow around foundation.
- 14. Not Present      Downspouts:
- 15. Not Present      Leader/Extension:

Plumbing

- 1. Good Condition    Plumbing System  
The plumbing system was found in good overall working condition other than noted in this report below.

Interior

- 2. Not Visible      Service Line:
- 3. Acceptable      Main Water Shutoff: At well pump
- 4. Acceptable      Water Lines: PEX Plastic
- 5. Acceptable      Vent Pipes:
- 6. Acceptable      Service Caps:

Plumbing (Continued)

- 7. Acceptable Drain Pipes: PVC, where visible.
- 8. Not Visible Waste Drain Pipes: System appears to be draining properly at the time of the inspection.
- 9. Acceptable Plumbing Insulation:
- 10. Acceptable Pipe Supports:
- 11. Acceptable Fixtures/Faucets:
- 12. Acceptable Traps:
- 13. Acceptable Kitchen Sink:
- 14. Acceptable Bathroom Sink/Basin:
- 15. Acceptable, Repair Tub/Surround:
  - > Master shower door is loose along wall connection, further evaluation for correction and proper use by a qualified contractor is recommended.



- 16. Acceptable Toilets:
- 17. Acceptable Functional Flow:
- 18. Plumbing Cross Connections Present? No

Garage Water Heater

- 19. Acceptable Water Heater Operation: Functional at time of inspection
- 20. Manufacturer: American
- 21. Fuel Type: Electric Capacity: 50 Gal.

**Plumbing (Continued)**

- 22. Approximate Age: Near 1 year old Area Served: Entire Home
- 23. Acceptable Operating Controls:
- 24. Not Present Flue/Vent:
- 25. Acceptable TPRV and Drain Tube:

**Exterior**

- 26. Not Present Exterior Surface Drain:
- 27. Acceptable Hose Bibs:

**Gas Service**

**Interior Fuel Storage Equipment**

- 28. Repair Leaks:  
> Water heater is leaking at the lower element inside the enclosure, further evaluation by a qualified plumbing contractor is recommended for correction and proper long term service.



**Laundry Area**

## Plumbing (Continued)

- |                 |                    |
|-----------------|--------------------|
| 29. Not Present | Laundry Tub:       |
| 30. Not Present | Laundry Tub Drain: |
| 31. Acceptable  | Washer Hose Bib:   |
| 32. Acceptable  | Washer Drain:      |
| 33. Not Present | Floor Drain:       |

## Electrical

The visible areas of the service entrance, main and sub panels, grounding system and branch wiring were examined to determine their current condition. Areas concealed from view in any form are excluded from the report. Lights, ceiling fans, and all accessible receptacles and switches are checked for basic operation. Light fixtures in areas above eight feet with dead bulbs are considered nonfunctional. Operation of time control devices are not part of this report. Smoke detectors are only tested by accessible test buttons.

1. Good Condition    **Electrical System**  
The electrical system was found in very good working condition at the time of the inspection.
2. Acceptable        **Service Entrance:** Under ground utilities, back exterior
3.                      **Service Size Amps:** 200 Volts: 110-240 VAC
4. Acceptable        **Service Conductor:** Aluminum
5. Acceptable        **Ground:** Rod in ground only
6. Acceptable        **120 VAC Branch Circuits:** Copper
7. Acceptable        **240 VAC Branch Circuits:** Copper and aluminum
8. Acceptable        **Conductor Type:** Romex
9. Acceptable        **Interior Lighting/Switches:**
10. Acceptable       **Ceiling Fans:**
11. Acceptable       **Smoke Detectors:** All bedrooms, Hallway right, Hallway left, Sounded at time of inspection.
12. Acceptable       **120 VAC Outlets:**
13. Acceptable       **240 VAC Outlets:**
14. Acceptable       **GFCI Outlets:**

**Main panel in garage Electric Panel** 

---

15. Acceptable       **Manufacturer:** Cutler-Hammer
16.                    **Maximum Capacity:** 200 Amps
17. Acceptable       **Main Breaker Size:** 200 Amps
18. Acceptable       **Breakers:**
19. Not Present      **Fuses:**
20. Acceptable       **AFCI:**
21.                    **Is the panel bonded?** Yes
22. Acceptable       **Door Bell:**

## Electrical (Continued)

- 23. Acceptable Exterior Lighting:
- 24. Acceptable Exterior Electric Outlets:

## Air Conditioning

### AC System

- 1. Repair A/C System Operation:
  - > Heat Pump system is not cooling properly at the time of inspection and general evaluation by a qualified mechanical contractor is recommended to insure proper long term service of the system.
- 2. Repair AC / Heat Pump System For both heating and cooling the home.
- 3. Acceptable Condensate Removal:
- 4. Acceptable Exterior Unit:
- 5. Manufacturer: American Standard
- 6. Area Served: Entire Home Approximate Age: 1 year old
- 7. Fuel Type: Temperature Differential: 7 to 10 degrees
- 8. Type: Split System Heat pump Capacity: 2.5 Ton
- 9. Acceptable Visible Coil:
- 10. Acceptable, Repair Refrigerant Lines:
  - > Openings around refrigerant lines at air handler, service by a qualified mechanical contractor for correction to insure proper long term service of the system is recommended.
- 11. Acceptable Electrical Disconnect:
- 12. Acceptable Distribution:
- 13. Acceptable Blower Fan/Filters:
- 14. Acceptable Thermostat Family Room



## Interiors

- 1. GoodCondition Interior Systems
  - The interior system was found in very good condition at the time of the inspection.
  - General Interior
- 2. Acceptable Walls: Sheetrock painted
- 3. Acceptable Ceilings: Sheetrock, Texture paint

## Interiors (Continued)

- |                |  |
|----------------|--|
| 4. Acceptable  | Floors: Carpet, Ceramic tile   |
| 5. Not Present | Steps:   |
| 6. Not Present | Stairways:   |
| 7. Not Present | Balconies:   |
| 8. Not Present | Railings:  |
| 9. Acceptable  | Closets:   |
| 10. Acceptable | Doors: Basic service to adjust striker plate for master bedroom door operation is recommended. |
| 11. Acceptable | Windows:   |
| 12. Acceptable | HVAC Source:   |

### Kitchen

---

- |                |                       |
|----------------|-----------------------|
| 13. Acceptable | Kitchen Cabinets:     |
| 14. Acceptable | Kitchen Counter Tops: |

### Bathroom

---

- |                             |   |
|-----------------------------|---|
| 15. Acceptable              | Bathroom Cabinets:                                |
| 16. Acceptable              | Bathroom Counter Tops:                            |
| 17. Not Present             | Moisture Penetration:                             |
| 18. Central Vac Not Present | Intercom Sys Not Present Security Sys Not Present |

## Insulation and Ventilation

- |                   |   |
|-------------------|---|
| 1. Acceptable     | <p>Insulation &amp; Venting Systems</p> <p>The insulation and venting systems were found in very good condition at the time of the inspection.</p>  |
| 2. Acceptable     | Kitchen Ventilation:  |
| 3. Acceptable     | Bathroom Ventilation:   |
| 4. Not Present    | Laundry Ventilation:  |
| 5. Acceptable     | <p>Dryer Ventilation: Be aware that this dryer vent is vertical and over time can allow lent build up and restrict proper ventilation. This may become unsafe and create problems for the dryer and you should consider having the vent system properly cleaned by a qualified mechanical contractor every three to five years based on your use and lifestyle.</p> |
| 6. Not Applicable | Foundation Ventilation:   |
| 7. Acceptable     | Attic Ventilation: Ridge and soffit vents   |
| 8. Not Present    | Attic Fan:  |
| 9. Not Present    | House Fan:  |
| 10. Not Present   | Vapor Retarders:  |
| 11. Acceptable    | Insulation: Blown in, Fiberglass, visible in attic  |
| 12. Acceptable    | Insulation Depth: 12"   |

## Insulation and Ventilation (Continued)

- 13. Not Visible      Moisture Penetration:
- 14. Not Present      Condensation:

## Built-in Kitchen Appliances

- 1. Repair      Cooking Appliances: Whirlpool, Electric Stove top / oven>  
                         > Oven would not set on temperature for general operation, further evaluation for  
                         correction and proper use by a qualified contractor is recommended.
- 2. Acceptable      Ventilator: On Microwave / No vented to exterior
- 3. Not Present      Disposal:
- 4. Acceptable      Dishwasher: Whirlpool
- 5.      Air Gap Present? No
- 6. Not Present      Trash Compactor:
- 7. Acceptable, Repair Refrigerator: General Electric>  
                         > Door dings are visible on the unit, further evaluation for possible correction by a  
                         qualified appliance contractor is recommended.
- 8. Acceptable      Microwave: Whirlpool

## Final Comments

Thank you for allowing Secure Home Inspection to provide you with a qualified and professional inspection service and report. If you have any questions regarding this report please contact our office or the inspector that performed the inspection for you.

Sincerely

John Gainey, President