

# Home Inspection Report

by

## Secure Home Inspections, Inc.



Client Name: Sunny Sample Sunday

Property Address: 1028 Sample Dr.  
Conway, SC

Date: 07/17/2000

Inspector Name: John Gainey

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Associate Name: NA

Inspector License Number: NC #669

Associate License Number: NA



## 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. Subfloor: Plywood>
  - > Moisture stains and/or damage is visible from recent bathroom leaks, service for possible repair by a qualified contractor is recommended.
2. Beams: Solid wood
3. Joists/Trusses:
  - > Altered floor joist is noted around the middle bathroom plumbing, further evaluation for corrective measures by a qualified contractor to insure proper long term service of the system is recommended.
4. Under entire home Crawl Space Moisture Penetration: Elevated moisture in crawlspace is a conducive condition for insect issues and you should consider a full pest evaluation to insure no issues exist.
  - > Elevated moisture levels are noted in the crawlspace and some evidence a fungal like growth is visible in some areas of the joist structure with some deterioration taking place, further evaluation of the crawlspace by a qualified contractor or moisture control contractor for corrective measures is recommended. Vapor barrier under home is damaged and is not serviceable. See final comments for additional information.

\*\*While drainage around the foundation is part of the affect to the moisture levels under the home, you have a duct system with cooled air flow in the system and open foundation vents allowing super heated air to enter the area. This is a sub tropical condition that has become a known issue in the last few years and advances in crawlspace systems has and can easily correct this condition under the home other than any surface damaged joist.

## Exterior

5. Driveway: Concrete, Common cracks are visible in a couple areas and you should consider basic sealant over cracks when noted to prevent future penetration and damage.
  - >Heavy cracks in surface due to age and heaving from nearby tree roots, service for repair and proper long term service. Tripping hazard is also present.
6. Fascia: Wood>
  - > Water damage is visible in a few small sections of the front,left & rear fascia, evaluation by a qualified contractor for corrective measures as possible hidden moisture issues may exist at this time.
7. Eaves: Wood>
  - > Sagging is visible in a small section of the front eave over the carport drive area and is visible in the roof line, evaluation by a qualified contractor is recommended to insure proper long term service of the section.

## Summary (Continued)

### Roofing

#### 8. Skylights:

> Solar tube is disconnected in the attic near the roof, evaluation by a qualified contractor for repair is recommended to insure proper long term service.

### Electrical

#### 9. Electrical System

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

#### 10. Smoke Detectors: Battery operated, Main hallway

#### 11. Wiring

> Exposed wire splice is visible in the crawlspace that is tapped up, evaluation for correction by a qualified electrical contractor is recommended.

#### 12. 120 VAC Outlets:

> Loose wall receptacles are noted at the back left family room, service by a qualified electrical contractor for correction is recommended.

#### 13. Door Bell:

> Inoperative at the time of inspection, service for repair and proper use recommended. Transformer is located in the breaker panel.

### Plumbing

#### 14. Plumbing System

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

#### 15. Waste Drain Pipes: ABS plastic>

> Leaking is noted at a main waste line connection under the master bath in the crawlspace, further evaluation by a qualified plumbing contractor for corrective measures or to insure proper long term service is recommended.

#### 16. Fixtures/Faucets:

> Shower diverter not allowing full water flow to the shower head in the middle bathroom, evaluation by a qualified plumbing contractor for possible correction is recommended.

### Air Conditioning

#### 17. Distribution: Duct board material with flex supply lines>

> Duct system has visible damage in the crawlspace and air leaks in various areas of the system is noted, also open duct seams are also visible, evaluation for correction by a qualified mechanical contractor is recommended.

### Interiors

#### 18. Walls: Sheet Rock, Paneling>

> Evidence of past or present water leakage into the right master bedroom closet with possible hidden moisture issues, further evaluation by a qualified contractor for corrective measures or to insure proper

## Summary (Continued)

Walls: (continued)

long term service is recommended.

19. Floors: Carpet, Ceramic tile, Vinyl floor covering>

> Ceramic tile has evidence of cracks in the middle bathroom with no lifting or loose tiles found during the inspection

20. Doors: Door not latching at the front dining and basic service to improve the door latch and striker connection is recommended.

> Door is binding at the back right bedroom, service for general repair and proper use is recommended.

21. Windows: A couple windows have loose locks and need basic service for repair.

> Windows are painted shut or sticking in many areas of the home, basic service for correction is recommended at this time.

## Insulation and Ventilation

22. Bathroom Ventilation:

> Bathroom vent in the middle bath has build in heat and found not functional, service by a qualified contractor for correction and proper long term service is recommended.

## Built-in Kitchen Appliances

23. Kitchen & Systems

> The kitchen area and systems were found in very good working condition at the time of the inspection.

24. Ventilator: Hood vent fan with circulating motion>

> Exhaust vent fan is operational but has not been vented or diverted to the back attached exhaust vent and is front venting, service by a qualified appliance contractor for possible correction to insure proper service is recommended.

25. Dishwasher: Maytag>

> Maytag dishwasher is on our recall list and the model # MDB4 and serial # SQ is noted, this unit should be checked by a qualified appliance contractor to insure proper and safe long term service.

General Information

Property Information

Property Address 1028 Sample Dr.  
City Conway State SC Zip  
Contact Name Mr. John Sample Agent  
Phone 843-333-3333 Fax

Client Information

Client Name Sunny Sample Sunday  
Client Address Sample Dr.  
City Sampleton State OHIO Zip 12345  
Phone Fax

Inspection Company

Inspector Name John Gainey Inspector License Number NC #669  
Associate Name NA 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 Sample 9001  
Amount Due \$365.00

Conditions

Others Present No One at Time Of Inspection Property Occupied Vacant  
Estimated Age Estimate 34 years old Entrance Faces NA  
Inspection Date 07/17/2000  
Start Time 2:00pm End Time NA  
Electric On Yes  
Gas/Oil On Not Applicable  
Water On Yes  
Temperature 88 degrees  
Weather Partly sunny Soil Conditions Dry  
Building Type Single family Garage Carport  
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. Acceptable Structure Type: Wood frame
2. Acceptable Foundation: Block Piers
3. Acceptable, Repair Subfloor: Plywood>  
> Moisture stains and/or damage is visible from recent bathroom leaks, service for possible repair by a qualified contractor is recommended.



4. Acceptable Walls: Frame
5. Acceptable Columns or Piers: Block piers
6. Acceptable, Repair Beams: Solid wood



Structural Components (Continued)

7. Repair

Joists/Trusses:

> Altered floor joist is noted around the middle bathroom plumbing, further evaluation for corrective measures by a qualified contractor to insure proper long term service of the system is recommended.



Access in main hallway Attic

8. Method of Inspection: With a standard flashlight and probe, limited access due to clearance and design

9. Unable to Inspect: 15%

10. Acceptable Roof Framing: 2x6 Rafter, 2 x 6 truss

11. Acceptable Sheathing: Plywood



12. Not Visible Moisture Penetration:

Under entire home Crawl Space

13. Method of Inspection: In the crawl space, With a standard flashlight and probe

14. Unable to Inspect: 10%, Various areas due to normal clearance and design

15. Acceptable Access: limited access and view to a few areas of crawlspace and foundation structure due to clearance at plumbing lines and duct system.

## Structural Components (Continued)

### 16. Repair

**Moisture Penetration:** Elevated moisture in crawlspace is a conducive condition for insect issues and you should consider a full pest evaluation to insure no issues exist.

> Elevated moisture levels are noted in the crawlspace and some evidence a fungal like growth is visible in some areas of the joist structure with some deterioration taking place, further evaluation of the crawlspace by a qualified contractor or moisture control contractor for corrective measures is recommended. Vapor barrier under home is damaged and is not serviceable. See final comments for additional information.

\*\*While drainage around the foundation is part of the affect to the moisture levels under the home, you have a duct system with cooled air flow in the system and open foundation vents allowing super heated air to enter the area. This is a sub tropical condition that has become a known issue in the last few years and advances in crawlspace systems has and can easily correct this condition under the home other than any surface damaged joist.





Structural Components (Continued)

Moisture Penetration: (continued)



## 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. Acceptable, Repair Driveway: Concrete, Common cracks are visible in a couple areas and you should consider basic sealant over cracks when noted to prevent future penetration and damage.  
>Heavy cracks in surface due to age and heaving from nearby tree roots, service for repair and proper long term service. Tripping hazard is also present.



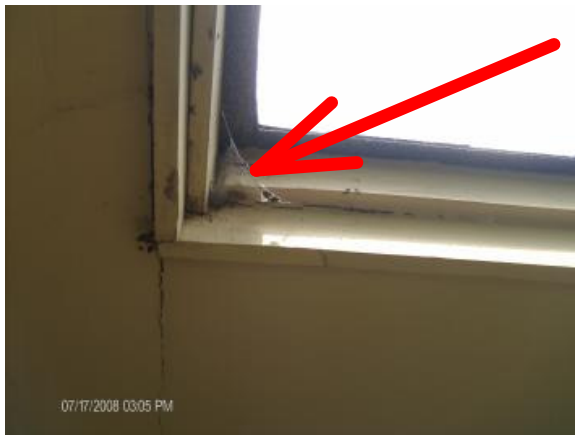
- |                 |                             |
|-----------------|-----------------------------|
| 2. Acceptable   | Walkways: Concrete          |
| 3. Acceptable   | Stoops/Steps: Brick         |
| 4. Acceptable   | Wall Cladding: Brick veneer |
| 5. Acceptable   | Entryway Doors:             |
| 6. Acceptable   | Porch: Brick tile           |
| 7. Acceptable   | Patio: Concrete             |
| 8. Acceptable   | Patio Door:                 |
| 9. Not Present  | Deck:                       |
| 10. Not Present | Balconies:                  |

Exterior (Continued)

- 11. Acceptable
- 12. Acceptable
- 13. Not Present
- 14. Acceptable
- 15. Acceptable
- 16. Acceptable, Repair Fascia: Wood>

- Railings:
- Vegetation:
- Retaining Walls
- Drainage:
- Grading:

> Water damage is visible in a few small sections of the front, left & rear fascia, evaluation by a qualified contractor for corrective measures as possible hidden moisture issues may exist at this time.



- 17. Acceptable

Trim: Wood

## Exterior (Continued)

### 18. Acceptable, Repair Eaves: Wood>

> Sagging is visible in a small section of the front eave over the carport drive area and is visible in the roof line, evaluation by a qualified contractor is recommended to insure proper long term service of the section.



19. Acceptable

Flashing:

20. Acceptable

Windows: Storm Windows

21. Acceptable

Window Screens: Present on most storm windows

22. Acceptable

Garage Doors:

23. Not Applicable

Door Operation:

24. Not Applicable

Garage Door Safety Reversing Mechanism:

25. Not Applicable

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.

### Main Roof Surface

1. Method of Inspection: Ladder used at various eave areas

2. Unable to Inspect:

3. Acceptable Roof Coverings: Asphalt shingle

4. Type: Gable

5. Approximate Age: Estimate 1 to 3 years

6. Repair Skylights:

> Solar tube is disconnected in the attic near the roof, evaluation by a qualified contractor for repair is recommended to insure proper long term service.



## Roofing (Continued)

7. Acceptable

Roof Penetrations:

### Roof Water Control

8. Acceptable

Flashing:

9. Acceptable

Valleys:

10. Not Present

Gutters: Gutters are recommended to control roof water drainage around the exterior of the home.

11. Not Present

Downspouts:

12. Not Present

Leader/Extension:

## 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 good overall working condition other than noted in this report below.

2. Acceptable

Service Entrance: Above Ground From Mast

3.

Service Size Amps: 200 Volts: 110-240 VAC

4. Acceptable

Service Conductor: Aluminum

5. Acceptable

Ground: Plumbing ground only

6. Acceptable

120 VAC Branch Circuits: Copper

7. Acceptable

240 VAC Branch Circuits: Copper and aluminum

8. Acceptable

Aluminum Wiring:

9. Acceptable

Conductor Type: Romex

10. Acceptable

Interior Lighting/Switches:

11. Not Present

Ceiling Fans:

12. Repair

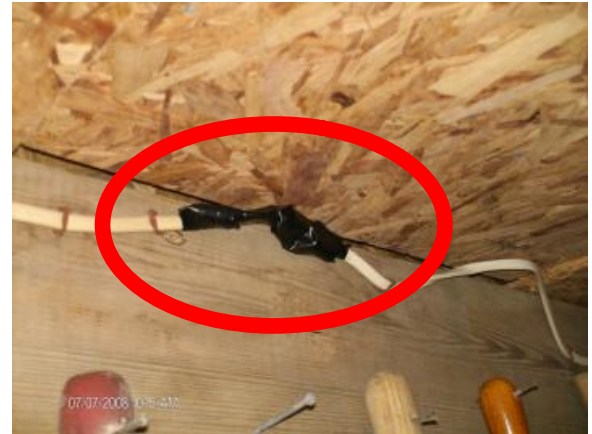
Smoke Detectors: Battery operated, Main hallway



Electrical (Continued)

13. Acceptable, Repair Wiring

> Exposed wire splice is visible in the crawlspace that is tapped up, evaluation for correction by a qualified electrical contractor is recommended.



14. Acceptable, Repair 120 VAC Outlets:

> Loose wall receptacles are noted at the back left family room, service by a qualified electrical contractor for correction is recommended.



15. Acceptable

240 VAC Outlets:

16. Acceptable

GFCI Outlets: Recommended at all wet areas including exterior wall receptacles for long term safe use.

Laundry Room Electric Panel

17.

Maximum Capacity: 200 Amps

18. Acceptable

Main Breaker Size: 200 Amps

19. Acceptable

Breakers:

20. Not Present

Fuses:

21. Not Present

AFCI:

22.

Is the panel bonded? Yes

23. Repair

Door Bell:

> Inoperative at the time of inspection, service for repair and proper use recommended. Transformer is located in the breaker panel.

24. Acceptable

Exterior Lighting:

25. Acceptable

Exterior Electric Outlets: Recommend exterior grade cover plates to reduce corrosion.



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. Acceptable

Service Line: Copper Where Visible

3. Acceptable

Main Water Shutoff: Front of house at meter

4. Acceptable

Water Lines: Copper where visible

5. Acceptable

Vent Pipes:

6. Acceptable

Service Caps:

7. Acceptable

Drain Pipes: PVC where visible

8. Acceptable, Repair Waste Drain Pipes: ABS plastic>

> Leaking is noted at a main waste line connection under the master bath in the crawlspace, further evaluation by a qualified plumbing contractor for corrective measures or to insure proper long term service is recommended.



9. Not Present

Plumbing Insulation:

10. Acceptable

Pipe Supports:

Plumbing (Continued)

- 11. Acceptable, Repair Fixtures/Faucets:
  - > Shower diverter not allowing full water flow to the shower head in the middle bathroom, evaluation by a qualified plumbing contractor for possible correction is recommended.



- 12. Acceptable Traps:
  - 13. Acceptable Kitchen Sink:
  - 14. Acceptable Bathroom Sink/Basin:
  - 15. Acceptable Tub/Surround:
  - 16. Not Present Whirlpool Tub /Built in
  - 17. Acceptable Toilets:
  - 18. Acceptable Functional Flow:
  - 19. Plumbing Cross Connections Present? No
- 

- Utility Room Water Heater
- 20. Acceptable Water Heater Operation: Functional at time of inspection, Unit aging and may be near the end of its usable life.
- 21. Fuel Type: Electric Capacity: 40 Gal.
- 22. Approximate Age: Near 16 years old Area Served: Entire Home
- 23. Acceptable Operating Controls:
- 24. Not Present Flue/Vent:
- 25. Acceptable TPRV and Drain Tube:
- 26. Not Applicable Water Heater Catch Pan

Exterior

Gas Service

- 27. Not Present Gas Meter:

Interior Fuel Storage Equipment

- 28. Not Present Leaks:

Laundry Area

- 29. Not Present Laundry Tub:
- 30. Not Present Laundry Tub Drain:

## Plumbing (Continued)

- 31. Acceptable Washer Hose Bib:
- 32. Acceptable Washer Drain:
- 33. Not Present Floor Drain:

## Air Conditioning

### Exterior AC System

- 1. Acceptable A/C System Operation:
- 2. Acceptable AC / Heat Pump System
- 3. Acceptable Condensate Removal:
- 4. Acceptable Exterior Unit:
- 5. Area Served: Entire Home Approximate Age: Near 4 years old
- 6. Fuel Type: 120-240 VAC Temperature Differential: OK
- 7. Type: Package heating and air Capacity: 2 Ton
- 8. Not Accessible Visible Coil:
- 9. Not Present Refrigerant Lines:
- 10. Acceptable Electrical Disconnect:
- 11. Repair Distribution: Duct board material with flex supply lines>  
> Duct system has visible damage in the crawlspace and air leaks in various areas of the system is noted, also open duct seams are also visible, evaluation for correction by a qualified mechanical contractor is recommended.



Air Conditioning (Continued)

Distribution: (continued)



- 12. Acceptable Thermostat Main hallway
- 13. Acceptable, Not Visible Blower Fan/Filters:

Interiors

General Interior

- 1. Acceptable, Repair Walls: Sheet Rock, Paneling>
  - > Evidence of past or present water leakage into the right master bedroom closet with possible hidden moisture issues, further evaluation by a qualified contractor for corrective measures or to insure proper long term service is recommended.



- 2. Acceptable Ceilings: Sheet rock
- 3. Acceptable, Repair Floors: Carpet, Ceramic tile, Vinyl floor covering>
  - > Ceramic tile has evidence of cracks in the middle bathroom with no lifting or loose tiles found during the inspection



Interiors (Continued)

- 4. Not Present Steps:
- 5. Not Present Stairways:
- 6. Not Present Balconies:
- 7. Not Present Railings:
- 8. Acceptable Closets:
- 9. Acceptable, Repair Doors: Door not latching at the front dining and basic service to improve the door latch and striker connection is recommended.  
> Door is binding at the back right bedroom, service for general repair and proper use is recommended.



- 10. Acceptable, Repair Windows: A couple windows have loose locks and need basic service for repair.  
> Windows are painted shut or sticking in many areas of the home, basic service for correction is recommended at this time.
- 11. Acceptable HVAC Source:

Kitchen

- 12. Acceptable Kitchen Cabinets:
- 13. Acceptable Kitchen Counter Tops: Laminate

Bathroom

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

Insulation and Ventilation

- 1. Acceptable Insulation & Venting Systems  
> The insulation and venting systems were found in very good condition at the time of the inspection.
- 2. Acceptable, Repair Bathroom Ventilation:  
> Bathroom vent in the middle bath has build in heat and found not functional, service by a qualified contractor for correction and proper long term service is recommended.
- 3. Acceptable Laundry Ventilation:



Insulation and Ventilation (Continued)

- 4. Acceptable      Dryer Ventilation:
- 5. Not Applicable      Foundation Ventilation:
- 6. Not Applicable      Attic Ventilation:
- 7. Not Present      House Fan:
- 8. Acceptable      Insulation: Fiberglass, visible in the  
crawlspace, Blown in, visible in attic, 2  
inches original under floor system, 12 inch in  
depth in the attic



- 9. Not Visible      Moisture Penetration:

Built-in Kitchen Appliances

- 1. Good Condition      Kitchen & Systems  
  - > The kitchen area and systems were found in very good working condition at the time of the inspection.
- 2. Acceptable      Cooking Appliances: General Electric, Electric Stove top / oven>  
  - > Anti-tip device is not present for stove / oven and is considered unsafe for long term use, service by a qualified contractor for basic correction and safe use is recommended.
- 3. Acceptable, Repair      Ventilator: Hood vent fan with circulating motion>  
  - > Exhaust vent fan is operational but has not been vented or diverted to the back attached exhaust vent and is front venting, service by a qualified appliance contractor for possible correction to insure proper service is recommended.

- 4. Acceptable      Disposal:



- 5. Acceptable, Repair      Dishwasher: Maytag>  
  - > Maytag dishwasher is on our recall list and the model # MDB4 and serial # SQ is



## Built-in Kitchen Appliances (Continued)

Dishwasher: (continued)

noted, this unit should be checked by a qualified appliance contractor to insure proper and safe long term service.

- 6. Air Gap Present? No
- 7. Not Present Trash Compactor:
- 8. Acceptable Refrigerator: Hotpoint
- 9. Not Present Microwave:

## 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 preformed the inspection for you. The home appears well build overall and you should have all items in the report properly addressed to insure proper long term use.

Reference Contractor for Moisture Control- Clean Space of the Carolinas- Call 843-236-8008