



Inspection Report

John Sample

Property Address:
1234 Somewere St.
Myrtle Beach SC 29588



1234 Somewere St. MB

CHI: Cornerstone Home Inspections of SC, LLC

Mike Riga
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Date: 1/8/2010	Time: 09:00 AM	Report ID: 0001
Property: 1234 Somewere St. Myrtle Beach SC 29588	Customer: John Sample	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

NACHI National Association of Certified
Home Inspectors

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (2 story)

Style of Home:

Traditional

Approximate age of building:

5 Years

Temperature:

72 Degrees

Humidity:

82%

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Water pressure Test:

Yes

1. Roofing / Chimneys / Roof Structure and Attic



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Roofing



Trusses



Insulation



Attic entry

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

1.0 ROOF COVERINGS

Viewed roof covering from: Ground, Ladder

Roof-Type: Gable

Roof Covering: 3-Tab asphalt

Comments:

Satisfactory

1.1 FLASHINGS

Comments:

Satisfactory

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

1.3 ROOF VENTILATION

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

Satisfactory

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments:

One small dent in the gutter on the left side of the screened in porch, this purely cosmetic and does not impede the structure or the operation of the unit.(Picture 1)



1.4 Picture 1 Left side gutter

1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Method used to observe attic: From entry, Walked

Roof Structure: Engineered wood trusses, 2 X 4 Rafters, Lateral bracing, Sheathing

Comments:

Satisfactory

1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments:

1.7 INSULATION IN ATTIC

Attic Insulation: Blown, Rock wool, R-30 or better

Comments:

Satisfactory

1.8 VISIBLE ELECTRIC WIRING IN ATTIC

Comments:

Satisfactory

1.9 ATTIC ENTRY

Attic info: Attic access, Storage, Light in attic

Comments:

Satisfactory

IN NI NP RR Inspection Items

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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



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Rear of Home



Screened in porch



Patio



Covered porch

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IN NI NP RR Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Siding Style: Lap

Siding Material: Vinyl, Brick veneer

Comments:

Satisfactory


2.1 DOORS (Exterior)

Exterior Entry Doors: Steel

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

Comments:

 Kick plate for sliding door is cracked and loose and should be replaced and secured.(Picture 1)



2.1 Picture 1 Kick plate for back door

2.2 WINDOWS


Comments:

Satisfactory

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

Appurtenance: Covered porch, Sidewalk, Screened in porch

Comments:

 Paint on back porch and patio is peeling and needs to be redone, suggest using an acid wash and an outdoor epoxy paint for high traffic areas.(Picture 1)

Screen to the left of the door needs to be replaced.(Picture 2)

Screen strap on the upper right corner next to the door needs to be reset to fill gap, easy fix.(Picture 3)

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items



2.3 Picture 1 Worn paint on porch



2.3 Picture 2 Holes in screen



2.3 Picture 3 Screen strap


2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Driveway: Concrete

Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

 Grass on the left side of driveway is saturated and shows signs of damage, suggest adding an extension on the downspout to re-direct the water to drain down the driveway instead of grass.(Picture 1)(Picture 2)



2.4 Picture 1 Saturated grass area



2.4 Picture 2 Downspout

2.5 EAVES, SOFFITS AND FASCIAS

Comments:
Satisfactory

2.6 PLUMBING WATER FAUCETS (hose bibs)

Comments:
Satisfactory

2.7 OUTLETS (exterior)

Comments:
Satisfactory

2.8 Flood lights

Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

2.9 Vents

Comments:

Satisfactory

IN NI NP RR Inspection Items

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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. Garage



Garage



Garage door opener

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IN NI NP RR Inspection Items

3.0 GARAGE CEILINGS

Comments:
Satisfactory

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments:
 Hole in the drywall to the left of the water heater needs to be repaired.(Picture 1)




3.1 Picture 1 Hole next to water heater

3.2 GARAGE FLOOR

Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

 Exposed water pipes behind water heater need to be packed with insulation and cement repaired and sealed.(Picture 1)



3.2 Picture 1 Exposed water pipes

3.3 GARAGE DOOR (S)

Garage Door Type: One automatic
Garage Door Material: Metal
Auto-opener Manufacturer: 1/2 HORSEPOWER, CRAFTSMAN
 Model # : 41A5483-5C
Comments:
 Satisfactory

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments:
 Satisfactory

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments:
 The garage door will reverse when met with resistance.
 The sensors are in place for garage door(s) and will reverse the door.

3.6 OUTLETS & FIXTURES

Comments:
 Satisfactory

IN NI NP RR Inspection Items

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4. Kitchen Components and Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Kitchen

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

 4.0 CEILINGS
Comments:
 Satisfactory

 4.1 Doors
Comments:
 Satisfactory


 4.2 WALLS
Comments:
 Satisfactory

 4.3 FLOORS
Flooring: Hardwood
Comments:

IN NI NP RR Inspection Items

IN NI NP RR

Inspection Items

 Threshold for laundry door needs to be reset to cover gap, easy fix with good glue.(Picture 1)



4.3 Picture 1 Threshold at laundry door

4.4 PANTRY/CLOSET DOORS

Comments:
Satisfactory

4.5 WINDOWS

Comments:
Satisfactory

4.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Cabinetry: Wood
Countertop: Laminate
Comments:

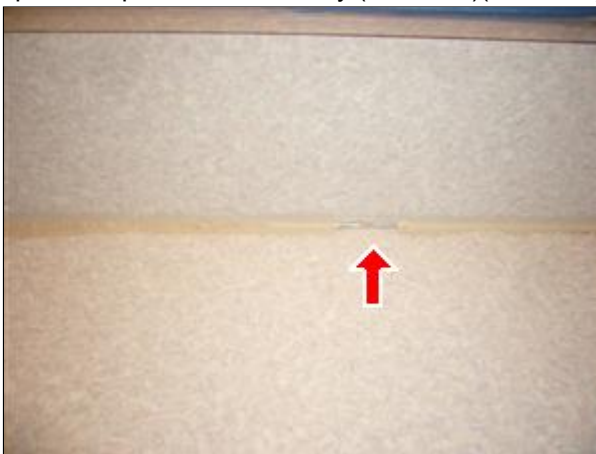
IN NI NP RR

Inspection Items

IN NI NP RR

Inspection Items

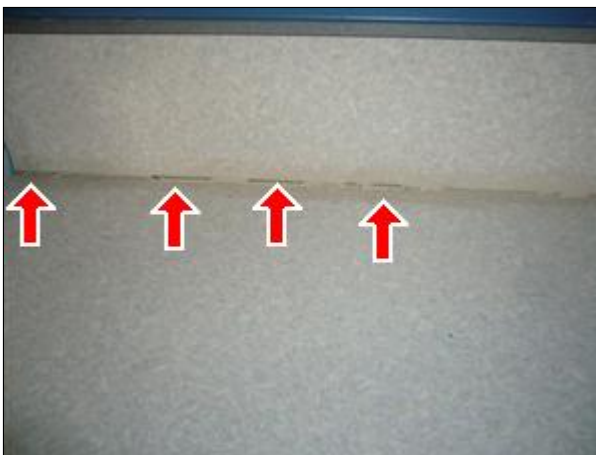
Laminated countertop needs caulking with silicone along backsplash. This is a cosmetic issue for your information. Recommend repair or replace as necessary.(Picture 1)(Picture 2)(Picture 3)(Picture 4)



4.6 Picture 1 Gap in caulking



4.6 Picture 2 Behind sink

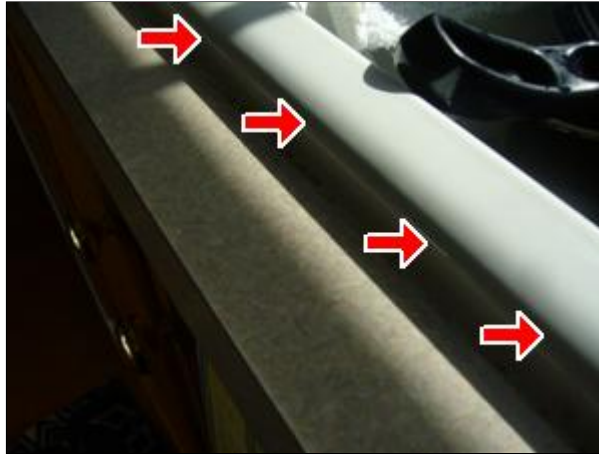


4.6 Picture 3 Right side of stove

IN NI NP RR

Inspection Items

IN NI NP RR Inspection Items



4.6 Picture 4 Caulking at sink

4.7 PLUMBING DRAIN AND VENT SYSTEMS

Comments:
Satisfactory

4.8 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments:
Satisfactory

4.9 OUTLETS WALL SWITCHES and FIXTURES

Comments:
Satisfactory

4.10 DISHWASHER

Dishwasher Brand: WHIRLPOOL
Serial # : FS1375434 MOD# DU810SWPQ0
Comments:
Satisfactory

4.11 RANGES/OVENS/COOKTOPS

Range/Oven: WHIRLPOOL
Serial # : RS1212046 MOD# RF368LXPQ1
Exhaust/Range hood: RE-CIRCULATE
Cooktop: GLASS TOP
Comments:
Satisfactory

4.12 RANGE HOOD

Comments:
Satisfactory

4.13 FOOD WASTE DISPOSER

Disposer Brand: WHIRLPOOL
Serial # : FNS0829160 MOD# GC2000PE2

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items


Comments:
Satisfactory

4.14 MICROWAVE COOKING EQUIPMENT

Built in Microwave: WHIRLPOOL
Serial # : TR S 08 23216 MOD# MH1150XMQ-1
Comments:
Satisfactory

4.15 Refrigerator

Refrigerator: KENMORE
Serial # : SS1027675 MOD# 106.56542400
Comments:

 The freezer temperature was 3 degrees and the refrigerator was at 39 degrees, unit working fine at time of inspection.

Ice maker was not working at time of inspection, suggest repair.(Picture 1)



4.15 Picture 1 Ice maker

4.16 WASHER

WASHER: MAYTAG
SERIAL # : 37965078GC MOD# MAH6500AWW
Comments:
Satisfactory

4.17 DRYER

Dryer Power Source: 220 Electric
DRYER: MAYTAG
SERIAL # : 69884035GC MOD# MDE5500AYW
Comments:
Satisfactory

4.18 CLOTHES DRYER VENT PIPING

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

Clothes Dryer Vent Material: Metal

Comments:

Satisfactory

IN NI NP RR Inspection Items

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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.

5(A). Living Room



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Living Room

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0.A CEILINGS Ceiling Materials: Drywall Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.A WALLS Wall Material: Drywall Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.A FLOORS Floor Covering(s): Hardwood T&G Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.3.A DOORS (REPRESENTATIVE NUMBER) Interior Doors: Raised panel Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4.A WINDOWS (REPRESENTATIVE NUMBER) Window Types: Single-hung, Thermal/Insulated, Tilt feature Window Manufacturer: Stanley Comments: Satisfactory

IN	NI	NP	RR	Inspection Items
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IN NI NP RR Inspection Items

5.5.A OUTLETS SWITCHES AND FIXTURES

Comments:
Satisfactory

5.6.A Closet

Comments:
Satisfactory

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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.

5(B). Bedrooms



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



1st bedroom



2nd bedroom



Master Bedroom

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IN NI NP RR Inspection Items

5.0.B CEILINGS
Ceiling Materials: Drywall
Comments:
 Satisfactory

5.1.B WALLS
Wall Material: Drywall
Comments:
 Satisfactory

5.2.B FLOORS
Floor Covering(s): Carpet

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

Comments:
Satisfactory

5.3.B DOORS (REPRESENTATIVE NUMBER)

Interior Doors: Raised panel
Comments:
Satisfactory

5.4.B WINDOWS (REPRESENTATIVE NUMBER)

Window Types: Single-hung, Thermal/Insulated, Tilt feature
Window Manufacturer: Stanley
Comments:
Satisfactory

5.5.B OUTLETS SWITCHES AND FIXTURES

Comments:
Satisfactory

5.6.B Closet

Comments:
Satisfactory

IN NI NP RR Inspection Items

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5(C). Dining Room



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Dining Room

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

5.0.C CEILINGS

Ceiling Materials: Drywall

Comments:
Satisfactory

5.1.C WALLS

Wall Material: Drywall

Comments:
Satisfactory

5.2.C FLOORS

Floor Covering(s): Hardwood T&G

Comments:
Satisfactory

5.3.C WINDOWS (REPRESENTATIVE NUMBER)

Window Types: Single-hung, Thermal/Insulated, Tilt feature

Window Manufacturer: Stanley

Comments:
Satisfactory

5.4.C OUTLETS SWITCHES AND FIXTURES

Comments:
Satisfactory

IN NI NP RR Inspection Items

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5(D). Hallway and Other Rooms



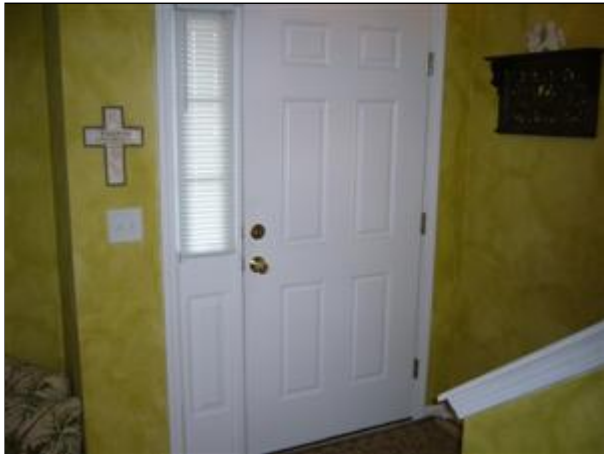
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Den



Laundry room



Foyer



Stairway



Study

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IN NI NP RR Inspection Items

5.0.D CEILINGS

Ceiling Materials: Drywall

Comments:

Repair to ceiling in den looks to be caused from the master bathroom shower, moister readings were normal and the drain in the shower has been resealed.(Picture 1)



5.0.D Picture 1 Repaired spot

5.1.D WALLS

Wall Material: Drywall


Comments:

Satisfactory

5.2.D FLOORS

Floor Covering(s): Carpet, Hardwood T&G, Vinyl

Comments:


 Flooring at the top of the stairs is loose and will creak when stepped on, suggest securing to the joist with screws or nails to quiet.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

5.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments:

 Stairs need to be caulked on both side in several areas.(Picture 1) Also carpet is frayed at the bottom corner of the top riser. This is a cosmetic issue for your information.(Picture 2)



5.3.D Picture 1 Gaps in caulking



5.3.D Picture 2 Frayed carpet

5.4.D DOORS (REPRESENTATIVE NUMBER)

Interior Doors: Raised panel

Comments:

Satisfactory

5.5.D WINDOWS (REPRESENTATIVE NUMBER)

Window Types: Single-hung, Thermal/Insulated, Tilt feature

Window Manufacturer: Stanley

Comments:

Satisfactory

5.6.D OUTLETS SWITCHES AND FIXTURES

Comments:

Satisfactory

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

5.7.D Closet

Comments:
Satisfactory

IN NI NP RR Inspection Items

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6(A). Hall Bath



Hall Bath

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IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.0.A COUNTERS AND CABINETS Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.1.A DOORS (REPRESENTATIVE NUMBER) Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.A WINDOWS Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.3.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.4.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.5.A OUTLETS SWITCHES AND FIXTURES Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.6.A EXHAUST FAN Exhaust Fans: Fan only Comments: Satisfactory

IN	NI	NP	RR	Inspection Items
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IN NI NP RR Inspection Items

6.7.A Walls

Comments:
Satisfactory

6.8.A Floors

Flooring: vinyl
Comments:
Satisfactory

6.9.A Ceiling

Comments:
Satisfactory

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

6(B). Master Bath



Master Bath

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.0.B COUNTERS AND CABINETS Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.1.B DOORS (REPRESENTATIVE NUMBER) Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.B WINDOWS Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.3.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.4.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.5.B OUTLETS SWITCHES AND FIXTURES Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.6.B EXHAUST FAN Exhaust Fans: Fan only Comments: Satisfactory

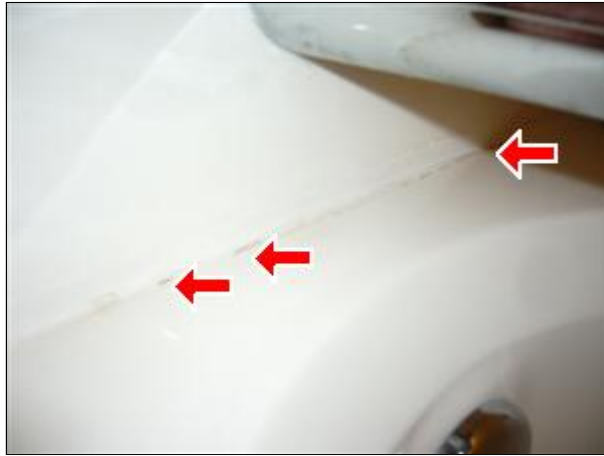
IN	NI	NP	RR	Inspection Items
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IN NI NP RR **Inspection Items**

 6.7.B Walls

Comments:

 Tub needs to be caulked under faucet.(Picture 1)



6.7.B Picture 1 Caulking under faucet

 6.8.B Floors

Flooring: vinyl

Comments:

Satisfactory

 6.9.B Ceiling

Comments:

Satisfactory

IN NI NP RR **Inspection Items**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

6(C). 1/2 Bath



1/2 bath

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.0.C COUNTERS AND CABINETS Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.1.C DOORS (REPRESENTATIVE NUMBER) Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.3.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.4.C OUTLETS SWITCHES AND FIXTURES Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.5.C EXHAUST FAN Exhaust Fans: Fan only Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.6.C Walls Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.7.C Floors

IN	NI	NP	RR	Inspection Items
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IN NI NP RR Inspection Items

Flooring: vinyl

Comments:

Satisfactory

6.8.C Ceiling

Comments:

Satisfactory

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

7. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Foundation: Poured concrete

Comments:
Satisfactory

7.1 WALLS (Structural)

Wall Structure: 2 X 4 Wood

Comments:
Satisfactory

7.2 FLOORS (Structural)

Floor Structure: Slab

Comments:
Satisfactory

7.3 CEILINGS (structural)

Comments:
Satisfactory

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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.

8. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Water heater



Plumbing

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Washer Drain Size: 2" Diameter

Plumbing Waste Line: PVC

Comments:

Knocking can be heard when toilets are flushed both upstairs and downstairs, suggest installing a air hammer to the Master bath toilet supply line and the water line to the refrigerator, this should quiet this noise.

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Water Source: Public

Plumbing Water Supply (into home): Copper

Plumbing Water Distribution (inside home): Copper

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

Comments:

Satisfactory

8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Water Heater Power Source: Electric

Water Heater Capacity: 50 Gallon (2-3 people)

Water Heater Manufacturer: A.O. SMITH

Serial # : C05A035565 MOD# ECS 50 200

Comments:

Both water heater elements are set on 130 degrees which is a normal setting.

8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments:

Water shut off is located to the left of the water heater and in the front yard in front of the meter (left side of driveway).(Picture 1)(Picture 2)



8.3 Picture 1 Main water shut off valve



8.3 Picture 2 Inside water shut off

8.4 Water pressure test

Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

The water pressure was steady at 60 psi which is normal and safe.(Picture 1)



8.4 Picture 1 Water pressure test

8.5 Clean out

Comments:
Satisfactory

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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.

9. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Electrical



Breaker box for hot tub

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

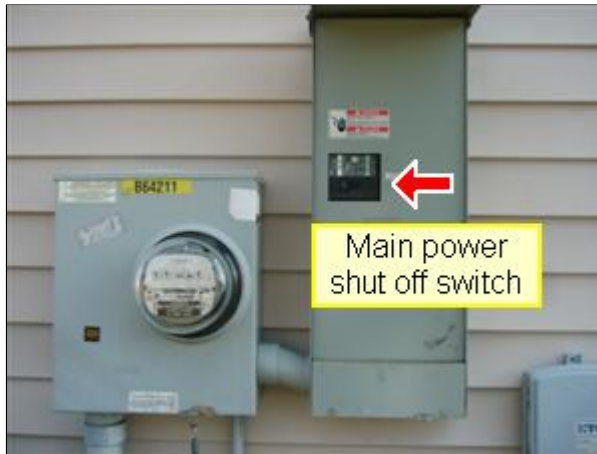
IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>9.0 SERVICE ENTRANCE CONDUCTORS</p> <p>Electrical Service Conductors: Below ground</p> <p>Comments: Satisfactory</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS</p> <p>Panel capacity: 200 AMP</p> <p>Panel Type: Circuit breakers</p> <p>Electric Panel Manufacturer: CUTLER HAMMER</p> <p>Wiring Methods: Romex</p> <p>Comments: Satisfactory</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE</p> <p>Branch wire 15 and 20 AMP: Copper</p> <p>Comments: Satisfactory</p>

IN	NI	NP	RR	Inspection Items
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IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.6 ARC fault breakers Comments: Satisfactory
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.7 LOCATION OF MAIN AND DISTRIBUTION PANELS Comments:
IN	NI	NP	RR	Inspection Items

IN NI NP RR Inspection Items

The main panel box is located at the garage.(Picture 2) Main power shut off is located on the right side of the house.(Picture 1)



9.7 Picture 1 Power shut off



9.7 Picture 2 Main circuit panel

9.8 SMOKE DETECTORS
Comments:
 Satisfactory

9.9 CARBON MONOXIDE DETECTORS
Comments:
 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions on each floor.

9.10 Vacuum system
Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

Satisfactory(Picture 1) Vacuum system located in garage.



9.10 Picture 1 Vacuum system

9.11 Security system

Comments:
System was not working at time of inspection.(Picture 1)



9.11 Picture 1 Security system

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Downstairs cooling unit



Upstairs cooling unit



Downstairs heating unit



Upstairs heating unit

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

10.0 HEATING EQUIPMENT

Heat Type: Heat Pump Forced Air (also provides cool air)

Energy Source: Electric

Number of Heat Systems (excluding wood): Two

Heat System Brand: LENNOX

Serial # : UP-5805A03468 MOD# CB28UH-018/024-230-01 DOWN- 5805A03472 MOD# CB28UH-018/024-230-01

Comments:

Satisfactory

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

10.1 NORMAL OPERATING CONTROLS

Comments:
Satisfactory

10.2 AUTOMATIC SAFETY CONTROLS

Comments:
Satisfactory

10.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Ductwork: Insulated
Filter Type: Disposable
Filter Size: (Two filters), 20x25
Comments:
Satisfactory

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments:
The vent temperature was 121 degrees and the intake was at 72 degrees, system working fine at time of inspection.

10.5 GAS/LP FIRELOGS AND FIREPLACES

Comments:

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

Both fireplaces use gel fuel and can be converted to electric very easily.(Picture 1)(Picture 2)



10.5 Picture 1 Corner unit



10.5 Picture 2 Flat wall unit

10.6 COOLING AND AIR HANDLER EQUIPMENT

Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source: Electricity

Central Air Manufacturer: LENNOX

Serial # : UP-5804L30059 MOD# 10HPB18-13P DOWN- 5804L03398 MOD#10HPB24-13P

Number of AC Only Units: Two

Comments:

Satisfactory

10.7 NORMAL OPERATING CONTROLS

Comments:

Satisfactory

10.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments:

The vent temperature was at 52 degrees and the intake was at 72 degrees, system working fine at time of inspection.

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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.

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General Summary



CHI: Cornerstone Home Inspections of SC, LLC

208 Tibton Circle
Myrtle Beach, SC 29588
(843) 333-2317

Customer
John Sample

Address
1234 Somewere St.
Myrtle Beach SC 29588

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior




2.1 DOORS (Exterior)

Inspected

-  Kick plate for sliding door is cracked and loose and should be replaced and secured.(Picture 1)

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

Inspected, Repair or Replace


-  Paint on back porch and patio is peeling and needs to be redone, suggest using an acid wash and an outdoor epoxy paint for high traffic areas.(Picture 1)

Screen to the left of the door needs to be replaced.(Picture 2)

Screen strap on the upper right corner next to the door needs to be reset to fill gap, easy fix.(Picture 3)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)


Inspected

-  Grass on the left side of driveway is saturated and shows signs of damage, suggest adding an extension on the downspout to re-direct the water to drain down the driveway instead of grass.(Picture 1)(Picture 2)

3. Garage


3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected, Repair or Replace

-  Hole in the drywall to the left of the water heater needs to be repaired.(Picture 1)

3.2 GARAGE FLOOR

Inspected

-  Exposed water pipes behind water heater need to be packed with insulation and cement repaired and sealed.(Picture 1)

4. Kitchen Components and Appliances




4.3 FLOORS

Inspected, Repair or Replace

-  Threshold for laundry door needs to be reset to cover gap, easy fix with good glue.(Picture 1)

4.15 Refrigerator

Inspected

-  The freezer temperature was 3 degrees and the refrigerator was at 39 degrees, unit working fine at time of inspection.


Ice maker was not working at time of inspection, suggest repair.(Picture 1)

5(D). Hallway and Other Rooms




5.2.D FLOORS

Inspected

-  Flooring at the top of the stairs is loose and will creak when stepped on, suggest securing to the joist with screws or nails to quiet.

5.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected

-  Stairs need to be caulked on both side in several areas.(Picture 1) Also carpet is frayed at the bottom corner of the top riser. This is a cosmetic issue for your information.(Picture 2)

6(B). Master Bath

6.7.B Walls

Inspected


-  Tub needs to be caulked under faucet.(Picture 1)

8. Plumbing System



8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

-  Knocking can be heard when toilets are flushed both upstairs and downstairs, suggest installing a air hammer to the Master bath toilet supply line and the water line to the refrigerator, this should quiet this noise.

9. Electrical System



9.9 CARBON MONOXIDE DETECTORS

Inspected



There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions on each floor.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

CHI: Cornerstone Home Inspections of SC, LLC
 208 Tibton Circle
 Myrtle Beach, SC 29588
 (843) 333-2317
 Inspected By: Mike Riga

Inspection Date: 1/8/2010
 Report ID: 0001

Customer Info:	Inspection Property:
John Sample	1234 Somewere St. Myrtle Beach SC 29588
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft under roof 2,501 - 3,000	350.00	1	350.00
			Tax \$0.00
			Total Price \$350.00

Payment Method: Cash
Payment Status: Paid At Time Of Inspection
Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.