



Inspection Report

Prepared For:
Sample Client

Property Address:
542 Downtown Street
Charleston, SC 29403



A to Z Home Inspections

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Date: 5/1/2006	Time: 8:45 PM	Report ID: 542 Downtown Street
Property: 542 Downtown Street Charleston, SC 29403	Customer: Sample Client	Real Estate Professional: Real Estate Agent Your

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.

Safety Item (SI) = The item, component or unit is not functioning properly or as intended and in the Inspector's opinion may cause a personal Safety Hazard.

This inspection report is solely and exclusively for clients own information and may not be relied upon by any other person. Client agrees to maintain confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and real estate agents directly involved with this transaction, but client and inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this inspection report.

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Style of Home:
Modified

Age Of Home:
Over 50 Years

Client Is Present:
Yes

Radon Test:
No

Water Test:
Yes
Type : Pressure and Flow

Weather:
Clear

Temperature:
Below 60

Rain in last 3 days:
No

Roof System, Drainage, Roof Penetrations

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.

Styles & Materials

VIEWED ROOF COVERING FROM:

GROUND
BINOCULARS

VENTILATION:

SOFFIT VENTS
PASSIVE

ROOF COVERING:

METAL

CHIMNEY (exterior):

BRICK

ROOF-TYPE:

HIP

SKY LIGHT (S):

NONE

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected

Roof covering is metal or tin and a metallic coating has been applied. The roof may need periodic maintenance of these coatings. (Picture 1) Tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Picture 1

1.1 FLASHINGS

Comments: Not Inspected

Not visible.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Not Inspected

Not visible.

1.3 VENTILATION OF ATTIC

Comments: Inspected

Recommend increasing roof ventilation when the next roof covering is installed.

1.4 ROOFING DRAINAGE SYSTEMS

Comments: Repair or Replace

(Picture 1) Gutter is rusted and deteriorated in various areas throughout. Needs replacing. (Picture 2) Downspouts need elbows and splash-blocks at front, rear and sides of home. (Picture 3) Gutter needs to be tightened against home sealed at left side (facing front).



1.4 Picture 1



1.4 Picture 2



1.4 Picture 3

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.

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.

There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on most pitched roofs is not designed to be waterproof only water-resistant. There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are the flat ones, which are also called built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced or kept clean, and foliage and other debris blocks the drainage channels.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. I cannot, and do not give any such guarantees. I will examine every roof, evaluate it, and even attempt to approximate its age, but I will not predict its remaining life expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, I recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Exterior Components

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.

Styles & Materials

SIDING STYLE:
LAP

SIDING MATERIAL:
WOOD

APPURTENANCE:
DECK WITH STEPS
COVERED PORCH

EXTERIOR ENTRY DOORS:
WOOD
INSULATED GLASS

DRIVEWAY:
DIRT
Extra Info : Two car carport with 2 storage sheds.

Inspection Items

2.0 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

(Picture 1) Eave and gutter damage on side of the home. Recommend repair of the damaged areas.



2.0 Picture 1

2.1 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

Water damaged siding in several areas of the home. Budget for repairs of these areas in the near future to preclude further deterioration.



2.1 Picture 1



2.1 Picture 2

2.2 WINDOWS

Comments: Inspected

2.3 DOORS (Exterior)

Comments: Repair or Replace

Broken handle on the downstairs unit storm door.



2.3 Picture 1

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Comments: Repair or Replace

Wood floor decking on covered porch at front of home deteriorated. Further deterioration can occur if not repaired. Recommend repair or replace by a qualified contractor.



2.4 Picture 1

**2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS
(With respect to their effect on the condition of the building)**

Comments: Inspected

2.6 FOUNDATION WALLS AND MORTAR JOINTS

Comments: Inspected

Lots of debris under the home. Recommend removal to help in the control of wood destroying insects.



2.6 Picture 1

2.7 OTHER EXTERIOR DISCOVERIES

Comments: Inspected

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.

Garage**Styles & Materials****AUTO OPENER MANUFACTURER:**

N/A

GARAGE DOOR MATERIAL:

N/A

GARAGE DOOR TYPE:

N/A

Inspection Items**3.0 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)****Comments:** Not Present**3.1 CEILINGS****Comments:** Not Present**3.2 WALLS****Comments:** Inspected**3.3 FLOORS****Comments:** Not Inspected**3.4 DOORS (REPRESENTATIVE NUMBER)****Comments:** Inspected
one locked storage unit.**3.5 WINDOWS (REPRESENTATIVE NUMBER)****Comments:** Not Present

Attic and Roof Structure



Styles & Materials

ATTIC INFO:
SCUTTLE HOLE

METHOD USED TO OBSERVE ATTIC:
WALKED

ROOF STRUCTURE:
2 X 6 RAFTERS
COMMON BOARD

CEILING STRUCTURE:
NOT VISIBLE

ATTIC INSULATION:
BLOWN
FIBERGLASS

R- VALUE:
R-30 OR BETTER

Inspection Items

4.0 ATTIC ACCESS

Comments: Inspected

4.1 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

2x8 rafters deteriorated along valley (above Guest bedroom). Area still remains strong. Not cost effective to replace until next roof. Recommend a qualified contractor repair as needed at that time.



4.1 Picture 1

4.2 WINDOWS

Comments: Not Present

4.3 INSULATION

Comments: Inspected

4.4 VENTILATION

Comments: Inspected

4.5 FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

4.6 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (attic view)

Comments: Inspected

4.7 OTHER ATTIC FINDINGS

Comments: Inspected

(Picture 1) Old knob and tube wiring still in place in the attic. Recommend removal of outdated and unused wiring.

(Picture 2) Open junction box located too close to the scuttle hole (arrow points to opening of access) Recommend closing the box and repositioning to prevent physical damage. Recommend a licensed electrician perform all work that involves wiring.



4.7 Picture 1



4.7 Picture 2

Kitchen and Components



Styles & Materials

CABINERY:

AGED
WOOD

DISHWASHER:

FRIGIDAIRE

RANGE/OVEN:

MONTGOMERY WARD

COUNTERTOP:

AGED
LAMINATE

DISPOSER:

KENMORE

BUILT-IN MICROWAVE:

NONE

REFRIGERATOR:

FRIGIDAIRE

EXHAUST/RANGE HOOD:

NAUTILUS

TRASH COMPACTORS:

NONE

Inspection Items

5.0 CEILINGS

Comments: Inspected

5.1 WALLS

Comments: Repair or Replace

Signs of microbial growth present on walls along downstairs water heater room area in several areas. I did not inspect, test or determine if this mold is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



5.1 Picture 1

5.2 FLOORS

Comments: Inspected

5.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Repair or Replace

Laminated countertop is loose, not fastened securely at counter left of the refrigerator in down unit. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



5.3 Picture 1

5.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.6 SINK AND UNDERSINK AREA

Comments: Repair or Replace

(Picture 1) Broken faucet top upstairs unit. (Picture 2) No rubber throat in the sink to disposal upstairs. Disposal (Kenmore) did not operate.



5.6 Picture 1



5.6 Picture 2

5.7 REFRIGERATOR

Comments: Inspected

5.8 FOOD WASTE DISPOSER

Comments: Repair or Replace

Disposer in the downstairs unit leaking. Recommend repair by a licensed plumber.



5.8 Picture 1

5.9 DISHWASHER

Comments: Inspected

Ran a rinse and hold cycle on both units.

5.10 RANGES/OVENS/COOKTOPS

Comments: Inspected

Both units had cook top burners that lit. Neither oven would heat up. Recommend repair by a qualified person.



5.10 Picture 1

5.11 RANGE HOOD

Comments: Inspected

Missing the light knob. Still operates okay.



5.11 Picture 1

5.12 MICROWAVE COOKING EQUIPMENT

Comments: Not Present

5.13 TRASH COMPACTOR

Comments: Not Present

5.14 EXHAUST VENTING SYSTEMS (Kitchens, Baths and Laundry)

Comments: Inspected

Bathroom Components



Styles & Materials

CEILING MATERIALS:
PLASTER

WALL MATERIAL:
PLASTER

FLOOR COVERING(S):
VINYL

Inspection Items

6.0 CEILINGS

Comments: Inspected

6.1 WALLS

Comments: Inspected

6.2 WINDOWS

Comments: Inspected

6.3 FLOORS

Comments: Inspected

6.4 TOILET

Comments: Repair or Replace

This toilet in the upstairs unit ran after being flushed. I turned it off with the twist valve. Recommend repair by a qualified person.



6.4 Picture 1

6.5 TUB AND/OR SHOWER

Comments: Repair or Replace

Stopper of the downstairs tub inoperative.



6.5 Picture 1

6.6 SINK

Comments: Inspected

6.7 SINK BASE AND CABINetry

Comments: Inspected

6.8 DOORS

Comments: Inspected

6.9 WINDOWS

Comments: Repair or Replace

Shower head in the downstairs bath above the window. Water damage has occurred to this sill. Recommend raising the window above the shower line.



6.9 Picture 1

6.10 EXHAUST VENTING SYSTEMS (Kitchens, Baths and Laundry)

Comments: Repair or Replace

This vent was very weak in the upstairs unit. Recommend repair by a qualified person.



6.10 Picture 1

Rooms

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.



Styles & Materials

CEILING MATERIALS:
PLASTER

WALL MATERIAL:
SHEETROCK
PLASTER

FLOOR COVERING(S):
CARPET
LAMINATED T&G
VINYL

INTERIOR DOORS:
SOLID
RAISED PANEL
WOOD

WINDOW TYPES:
SINGLE-HUNG
STORM WINDOWS

WINDOW MANUFACTURER:
UNKNOWN

Inspection Items

7.0 CEILINGS

Comments: Repair or Replace

Plaster on ceiling is missing in areas at downstairs at hallway closet room. While this damage is cosmetic, it needs to be repaired. Recommend repair or replace as needed using a qualified person.



7.0 Picture 1

7.1 WALLS

Comments: Inspected

7.2 FLOORS

Comments: Inspected

7.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

There are cracked glass in some windows throughout home.(Picture 3) Some windows upstairs missing the lock latch.



7.4 Picture 1



7.4 Picture 2



7.4 Picture 3

7.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**Comments:** Repair or Replace

Hand rail for downstairs unit is loose near top of stairs. Current code also requires all hand rails "return to the wall" to preclude catching a purse or sleeve while entering the stairs. A fall or injury could occur if not corrected. Recommend repair or replace by a qualified contractor.

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.

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.



Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:
OVERHEAD SERVICE
ELEC. PANEL MANUFACTURER:
CROUSE-HINDS

PANEL CAPACITY:
(2) 150 AMP SERVICE PANEL
BRANCH WIRE 15 and 20 AMP:
COPPER

PANEL TYPE:
CIRCUIT BREAKERS
WIRING METHODS:
ROMEX

Inspection Items

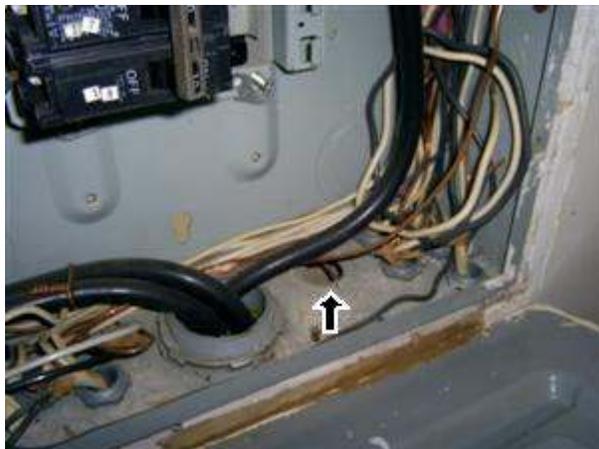
8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

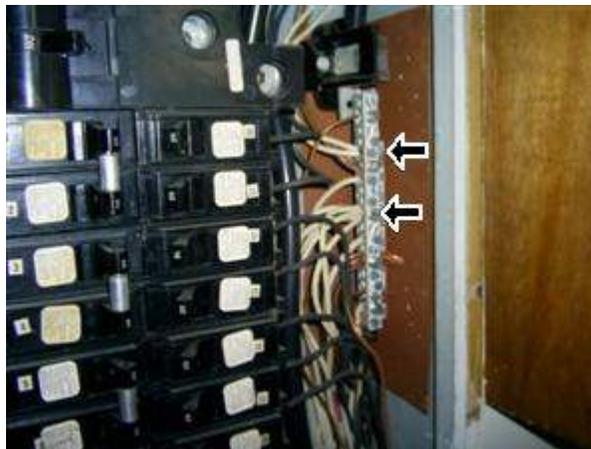
8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

Problem(s) discovered in panel such as (Picture 1) amateur wiring installation, (Picture 2) ganged neutrals and (Picture 3) neutrals being used as a 'hot' (not labeled) and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.



8.1 Picture 1



8.1 Picture 2



8.1 Picture 3

8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

8.3 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: Inspected

8.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Repair or Replace

Recommend installation of GFCI's in the downstairs kitchen unit and bathrooms.

8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Not Present, Repair or Replace

(Picture 1) This GFCI in the upstairs bath did not trip.(Picture 2) This GFCI in the upstairs powder did not trip (likely tied to the bathroom that was inop)



8.5 Picture 1



8.5 Picture 2

8.6 OPERATION OF AFCI'S (Where installed)

Comments: Not Present

8.7 LOCATION OF MAIN AND DISTRIBUTION PANELS (Describe Location)

Comments: Inspected

Kitchen wall of each unit.

8.8 SMOKE DETECTORS

Comments: Repair or Replace, Safety Item

Would not test in the downstairs unit. Only 3 of the upstairs tested okay (battery beeping on one of them). Recommend repair or replacement of all the smoke detectors.



8.8 Picture 1

8.9 CARBON MONOXIDE DETECTORS (If Installed)

Comments: Not Present

8.10 OTHER ELECTRICAL DISCOVERIES

Comments: Repair or Replace

(Picture 1) No cover plate for the switches out side the upstairs bath.(Picture 2) Some of the Romex in the crawl is ran over gas lines as support, some is unsupported. Recommend repair by a qualified person.



8.10 Picture 1



8.10 Picture 2

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.

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.

Styles & Materials

FOUNDATION:
MASONRY BLOCK
BRICK
UNDERPINNING

METHOD USED TO OBSERVE CRAWLSPACE:
CRAWLED

FLOOR STRUCTURE:
2 X 10
WOOD JOISTS

WALL STRUCTURE:
2 X 4 WOOD

COLUMNS OR PIERS:
BRICK PIERS
MASONRY BLOCK

Inspection Items

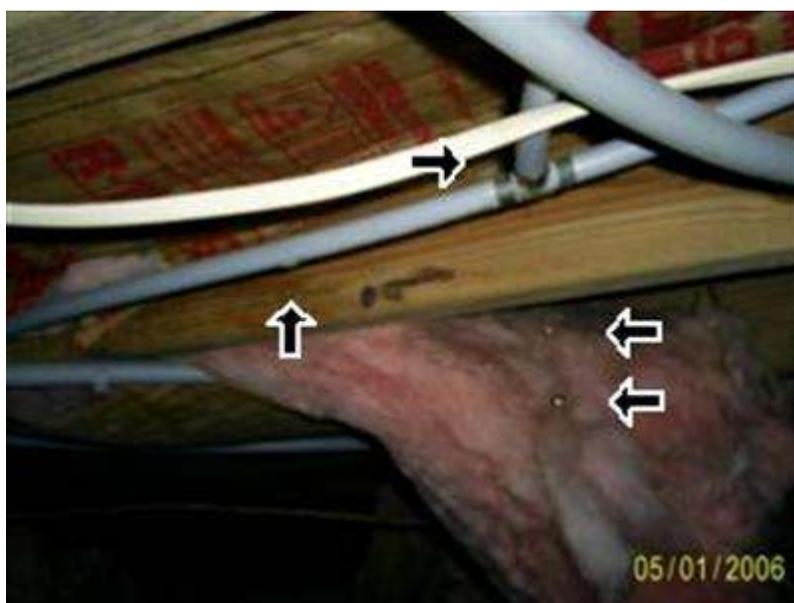
9.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace

Long standing water present from a leak below and toward the rear of the lower kitchen.(Picture 2) Leak in the PB piping (drips in the air and along the pipe) ongoing. Recommend repair by a licensed plumber.



9.0 Picture 1



9.0 Picture 2

9.1 COLUMNS OR PIERS

Comments: Repair or Replace

(Picture 1) (Picture 2) Several of the concrete block reinforcement piers were installed incorrectly. Original piers are still in place and still appear to be supportive as well. (Picture 3) Repaired area front left corner of the home. (Picture 4) Questionable support at the pier toward the middle of the porch area. (Picture 5) Good rim joist repair and ledger at the front of the home.



9.1 Picture 1



9.1 Picture 2



9.1 Picture 3



9.1 Picture 4



9.1 Picture 5

9.2 WALLS (Structural)

Comments: Not Inspected
Not visible.

9.3 FLOORS (Structural)

Comments: Not Inspected

A couple areas of subfloor and the nearest joist shows signs of either water damage or damage by some other organism. This area is still hard or no longer actively leaking. Some of these areas may be candidates for replacement during renovations.



9.3 Picture 1

9.4 CEILINGS (structural)**Comments:** Not Inspected

Most walls and ceilings are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

9.5 INSULATION AND VAPOR RETARDERS (in unfinished spaces)**Comments:** Repair or Replace

(Picture 1) Wet insulation hanging down toward the rear of the home. (Picture 2) Shows insulation incorrectly installed in several areas under the home. Kraft facing should be installed 'toward the heated area' not toward the ground. Vapor barrier (plastic) on crawlspace ground is missing. A vapor barrier provides added protection to floor system from moisture or dampness that can enter from ground. Recommend repair or replace as needed using a qualified person.



9.5 Picture 1



9.5 Picture 2

9.6 VENTILATION OF FOUNDATION**Comments:** Inspected**9.7 OTHER CRAWLSPACE DISCOVERIES****Comments:** Repair or Replace

Some 'recyclables' left by the HVAC technicians near the crawl space air handler.



9.7 Picture 1

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.

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.



Styles & Materials

WATER SOURCE:
PUBLIC

WATER FILTERS:
NONE

PLUMBING SUPPLY:
AGED
GALVANIZED (OLD)

PLUMBING DISTRIBUTION:
GALVANIZED
COPPER
POLY

WASHER DRAIN SIZE:
1 1/2" DIAMETER (undersized)

PLUMBING WASTE:
PVC
CAST IRON (OLD)

WATER HEATER POWER SOURCE:
ELECTRIC

CAPACITY:
40 GAL (1-2 PEOPLE)
Extra Info : times 2

MANUFACTURER:
A.O. SMITH
Extra Info : could not read the upstairs unit.

Inspection Items

10.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

(Picture 1) Recommend replacement of the rubber washer hoses with braided steel hoses which are less likely to rupture and cause severe water damage to the home.



10.0 Picture 1

10.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings and brass fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.pbpipe.com> (Picture 2) Galvanized to PVC union not leaking at this time. Monitor this area for leaks.



10.1 Picture 1



10.1 Picture 2

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

Comments: Inspected

10.3 T&P RELIEF VALVE

Comments: Inspected

10.4 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

In front of the home. No knob (or lever) to actuate.



10.4 Picture 1

10.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Present

10.6 SUMP PUMP

Comments: Not Present

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.

Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; 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.



Styles & Materials

HEAT TYPE: FORCED AIR	ENERGY SOURCE: GAS	NUMBER OF HEAT SYSTEMS (excluding wood): TWO
HEAT SYSTEM BRAND: GOODMAN TRANE	DUCTWORK: INSULATED	FILTER TYPE: DISPOSABLE CARTRIDGE
TYPES OF FIREPLACES: SEALED OFF	OPERABLE FIREPLACES: NONE	NUMBER OF WOODSTOVES: NONE

Inspection Items

11.0 HEATING EQUIPMENT

Comments: Inspected

11.1 NORMAL OPERATING CONTROLS

Comments: Inspected

11.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

11.3 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types: single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factor-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. My inspection of them is that of a generalist, not a specialist, and meets industry standards. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: 'The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light.' Therefore, because my inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, I can not guarantee their integrity and recommend that they be video-scanned before the close of escrow.



11.3 Picture 1



11.3 Picture 2



11.3 Picture 3

11.4 SOLID FUEL HEATING DEVICES

Comments: Not Present

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

Comments: Repair or Replace

Debris all over the air handler unit in the attic. Recommend installer (if it can be determined who it was) clean the area up (regardless of any warranty) (Picture 4) This ductwork is laying on the ground. Recommend repair and support by a qualified person.



11.5 Picture 1



11.5 Picture 2



11.5 Picture 3



11.5 Picture 4

11.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

Currently closed off in the downstairs unit.



11.6 Picture 1

11.7 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

The heating 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.

Central Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

CENTRAL AIR MANUFACTURER:
GOODMAN
TRANE

NUMBER OF A/C UNITS:
TWO

Inspection Items

12.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

Compressor units outside are getting old (no HVAC guy in Charleston will say they last more than 10 -12 years due to the general salinity of the air) and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

12.1 NORMAL OPERATING CONTROLS

Comments: Not Inspected

Temperature too low to safely run the air conditioner.

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

Comments: Inspected

12.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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



Charleston, Berkeley and Dorchester Counties
(843) 442-9755 - SC Residential Building Inspector #1728
Certified Mold Inspector, ESA #1719

Customer
Sample Client

Property Address
542 Downtown Street
Charleston, SC 29403

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 appear to warrant 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, efficiency, or safety 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.

Roof System, Drainage, Roof Penetrations

1.4 ROOFING DRAINAGE SYSTEMS

Repair or Replace

(Picture 1) Gutter is rusted and deteriorated in various areas throughout. Needs replacing.(Picture 2) Downspouts need elbows and splash-blocks at front, rear and sides of home.(Picture 3) Gutter needs to be tightened against home sealed at left side (facing front).

Exterior Components

2.0 EAVES, SOFFITS AND FASCIAS

Repair or Replace

(Picture 1) Eave and gutter damage on side of the home. Recommend repair of the damaged areas.

2.1 WALL CLADDING FLASHING AND TRIM

Repair or Replace

Water damaged siding in several areas of the home. Budget for repairs of these areas in the near future to preclude further deterioration.

2.3 DOORS (Exterior)

Repair or Replace

Broken handle on the downstairs unit storm door.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Repair or Replace

Wood floor decking on covered porch at front of home deteriorated. Further deterioration can occur if not repaired. Recommend repair or replace by a qualified contractor.

Attic and Roof Structure

4.1 ROOF STRUCTURE AND ATTIC

Repair or Replace

2x8 rafters deteriorated along valley (above Guest bedroom). Area still remains strong. Not cost effective to replace until next roof. Recommend a qualified contractor repair as needed at that time.

Kitchen and Components**5.1 WALLS****Repair or Replace**

Signs of microbial growth present on walls along downstairs water heater room area in several areas. I did not inspect, test or determine if this mold is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

5.3 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS**Repair or Replace**

Laminated countertop is loose, not fastened securely at counter left of the refrigerator in down unit. This is a cosmetic issue for your information. Recommend repair or replace as necessary.

5.6 SINK AND UNDERSINK AREA**Repair or Replace**

(Picture 1) Broken faucet top upstairs unit.(Picture 2) No rubber throat in the sink to disposal upstairs. Disposal (Kenmore) did not operate.

5.8 FOOD WASTE DISPOSER**Repair or Replace**

Disposer in the downstairs unit leaking. Recommend repair by a licensed plumber.

Bathroom Components**6.4 TOILET****Repair or Replace**

This toilet in the upstairs unit ran after being flushed. I turned it off with the twist valve. Recommend repair by a qualified person.

6.5 TUB AND/OR SHOWER**Repair or Replace**

Stopper of the downstairs tub inoperative.

6.9 WINDOWS**Repair or Replace**

Shower head in the downstairs bath above the window. Water damage has occurred to this sill. Recommend raising the window above the shower line.

6.10 EXHAUST VENTING SYSTEMS (Kitchens, Baths and Laundry)**Repair or Replace**

This vent was very weak in the upstairs unit. Recommend repair by a qualified person.

Rooms**7.0 CEILINGS****Repair or Replace**

Plaster on ceiling is missing in areas at downstairs at hallway closet room. While this damage is cosmetic, it needs to be repaired. Recommend repair or replace as needed using a qualified person.

7.4 WINDOWS (REPRESENTATIVE NUMBER)**Repair or Replace**

There are cracked glass in some windows throughout home.(Picture 3) Some windows upstairs missing the lock latch.

7.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

Hand rail for downstairs unit is loose near top of stairs. Current code also requires all hand rails "return to the wall" to preclude catching a purse or sleeve while entering the stairs. A fall or injury could occur if not corrected. Recommend repair or replace by a qualified contractor.

Electrical System**8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Repair or Replace**

Problem(s) discovered in panel such as (Picture 1) amateur wiring installation, (Picture 2) ganged neutrals and (Picture 3) neutrals being used as a 'hot' (not labeled) and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

8.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**Repair or Replace**

Recommend installation of GFCI's in the downstairs kitchen unit and bathrooms.

8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Not Present, Repair or Replace**

(Picture 1) This GFCI in the upstairs bath did not trip.(Picture 2) This GFCI in the upstairs powder did not trip (likely tied to the bathroom that was inop)

8.8 SMOKE DETECTORS**Repair or Replace, Safety Item**

Would not test in the downstairs unit. Only 3 of the upstairs tested okay (battery beeping on one of them). Recommend repair or replacement of all the smoke detectors.

8.10 OTHER ELECTRICAL DISCOVERIES**Repair or Replace**

(Picture 1) No cover plate for the switches out side the upstairs bath.(Picture 2) Some of the Romex in the crawl is ran over gas lines as support, some is unsupported. Recommend repair by a qualified person.

Structural Components**9.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Repair or Replace**

Long standing water present from a leak below and toward the rear of the lower kitchen.(Picture 2) Leak in the PB piping (drips in the air and along the pipe) ongoing. Recommend repair by a licensed plumber.

9.1 COLUMNS OR PIERS**Repair or Replace**

(Picture 1) (Picture 2) Several of the concrete block reinforcement piers were installed incorrectly. Original piers are still in place and still appear to be supportive as well.(Picture 3) Repaired area front left corner of the home.(Picture 4) Questionable support at the pier toward the middle of the porch area.(Picture 5) Good rim joist repair and ledger at the front of the home.

9.5 INSULATION AND VAPOR RETARDERS (in unfinished spaces)**Repair or Replace**

(Picture 1) Wet insulation hanging down toward the rear of the home. (Picture 2) Shows insulation incorrectly installed in several areas under the home. Kraft facing should be installed 'toward the heated area' not toward the ground. Vapor barrier (plastic) on crawlspace ground is missing. A vapor barrier provides added protection to floor system from moisture or dampness that can enter from ground. Recommend repair or replace as needed using a qualified person.

9.7 OTHER CRAWLSPACE DISCOVERIES

Repair or Replace

Some 'recyclables' left by the HVAC technicians near the crawl space air handler.

Plumbing System**10.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS****Repair or Replace**

(Picture 1) Recommend replacement of the rubber washer hoses with braided steel hoses which are less likely to rupture and cause severe water damage to the home.

Heating**11.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Repair or Replace**

Debris all over the air handler unit in the attic. Recommend installer (if it can be determined who it was) clean the area up (regardless of any warranty) (Picture 4) This ductwork is laying on the ground. Recommend repair and support by a qualified person.

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

A to Z Home Inspections
Charleston, Berkeley and Dorchester Counties
(843) 442-9755 - SC Residential Building
Inspector #1728
Certified Mold Inspector, ESA #1719
Inspected By: Michael W. Gault

Inspection Date: 5/1/2006
Report ID: 542 Downtown Street

Customer Info:	Inspection Property:
Sample Client P.O. Box 6235 Johns Island SC Customer's Real Estate Professional: Real Estate Agent Your	542 Downtown Street Charleston, SC 29403

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Feet 2,001 - 3,000 with crawlspace	329.00	1	329.00
Over 50 Years Old	50.00	1	50.00

Tax \$0.00

Total Price \$379.00

Payment Method:Check
Payment Status:Paid At Time Of Inspection
Note:check # 1170. Thank You....

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.