



Home Inspection Report

Mrs. Lisa Johnson

Property Address:
123 Whisper Lane
Charleston, SC 29455



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Integrity Home Inspection Services Group LLC.

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Date: 2/20/2017	Time: 12:00 PM	Report ID: 030722
Property: 123 Whisper Lane Charleston, SC 29455	Customer: Mrs. Lisa Johnson	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.

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Standards of Practice:

ASHI American Society of Home Inspectors

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 60 degrees

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing / Chimneys / Roof Structure and Attic

In accordance the Standards of Practice, the home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, Exterior of 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, roof drainage systems,flashings, skylights, chimneys and roof penetrations; and Report the methods used to observe the roofing; observation from a ladder at roof level or visual examination with binoculars from ground level. 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	Roof-Type: Hip	Roof Covering: 3-Tab fiberglass
Chimney (exterior): Brick	Sky Light(s): None	Roof Ventilation: Thermostatically controlled fan
Method used to observe attic: From entry	Roof Structure: 2 X 4 Rafters	Ceiling Structure: 2X4
Attic info: Pull Down stairs	Attic Insulation: Batt	

Items

1.0 Roof Coverings
Comments: Inspected

1.1 Flashings
Comments: Inspected, Repair or Replace

(1) Above Garage overhang- Shingles/Flashing material observed missing and loose. Recommend a Licensed/Registered/Insured Roofing Contractor repair and/or replace necessary shingle/flashing. Failure to do so may result in water leaking into structure ultimately cause water damage to structure.



1.1 Item 1(Picture) Garage side siding

(2) Above Garage overhang- Shingles/Flashing material observed missing and loose. Recommend a Licensed/Registered/Insured Roofing Contractor repair and/or replace necessary shingle/flashing. Failure to do so may result in water leaking into structure ultimately cause water damage to structure.



1.1 Item 2(Picture) Flashing

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Not Present

While the roof inspection was conducted via binoculars from the ground level for safety reasons, no visible issues were observed either outside and or inside as to any type of moisture intrusion. The back sides of the roof penetrations were not visible during the inspection.

1.3 Roof Ventilation

Comments: Inspected

1.4 Roof Drainage Systems (gutters and downspouts)

Comments: Inspected, Repair or Replace

Front Right side of Structure- downspout pitched (leaning backwards) towards house. This is causing water to be diverted towards structure. Existing decorative brick structure has collapsed due to water diversion. Recommend that a Licensed/ Registered/Insured Contractor reposition downspout to allow water to divert away from structure and repair decorative brick structure. Failure to do so will continue to cause decorative brick structure to collapse and ultimately pose a threat to water entering structure.



1.4 Item 1(Picture) Front Downspout

1.5 Roof Structure and Attic (Report leak signs or condensation)

Comments: Inspected

1.6 Ventilation Fans and Thermostatic Controls (Attic)

Comments: Not Inspected

Ventilation fan and thermostatic Controls (attic) not inspected due to lack of attic access to unit. There was no

solid flooring which would allow inspection. In addition, attic temperature was not high enough to have unit automatically turn on. Recommend that a Licensed/Registered/Insured Electrical Contractor do an inspection on the unit. Failure to do so will result in unit not exhausting heat from the structure which could lead to accelerated roofing material failure.

1.7 Insulation in Attic

Comments: Inspected

1.8 Visible Electric Wiring in Attic

Comments: Not Present

.....
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/material defect 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

In accordance with the Standards of Practice 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, 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; sea walls,, break-walls, bulkheads and docks or erosion control and earth stabilization. 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:	Siding Material:	Exterior Entry Doors:
Lap	Vinyl	Steel
Cement stucco	Cement-Fiber	
Appurtenance:	Driveway:	
Patio	Asphalt	

Items

2.0 Wall Cladding, Flashing and Trim

Comments: Inspected, Repair or Replace

Rear top of structure had missing piece of vinyl siding. Recommend Licensed/Registered/Insured contractor inspect and replace missing siding portion. Failure to do so will result in moisture getting behind siding and ultimately causing damage to structure possibly in form of rot or mold.



2.0 Item 1(Picture) Missing siding

2.1 Doors (Exterior)

Comments: Inspected

2.2 Windows

Comments: Inspected

2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Repair or Replace

(1) Rear of structure had broken stairs into/exiting of home. HIGHLY Recommend at Licensed/Registered/ Insured contractor repair/replace stairs. Failure to do WILL result in bodily harm. This is a MUST to do prior to using rear sliding door as an entry or exit mode.



2.3 Item 1(Picture) Rear Steps

(2) Entry way steps/landing of structure cracked. Highly recommend a Licensed/Registered/Insured contractor make necessary repairs to steps/landing. Failure to do so may result in ultimate collapse of steps and could cause bodily harm to individuals. In addition, will allow moisture to potentially enter structure.



2.3 Item 2(Picture) Cracked Foundation

(3) Entry way steps/landing of structure cracked. Highly recommend a Licensed/Registered/Insured contractor make necessary repairs to steps/landing. Failure to do so may result in ultimate collapse of steps and could cause bodily harm to individuals. In addition, will allow moisture to potentially enter structure.



2.3 Item 3(Picture) Front Steps

(4) Entry way steps/landing of structure cracked. Highly recommend a Licensed/Registered/Insured contractor make necessary repairs to steps/landing. Failure to do so may result in ultimate collapse of steps and could cause bodily harm to individuals. In addition, will allow moisture to potentially enter structure.



2.3 Item 4(Picture) Front Steps

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 Eaves, Soffits and Fascias

Comments: Inspected

2.6 Plumbing Water Faucets (hose bibs)

Comments: Inspected

2.7 Outlets (Exterior)

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/material defect 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

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
Two automatic	Metal	GENIE

Items

3.0 Garage Ceiling

Comments: Inspected

3.1 Garage Walls (Including Firewall Separation)

Comments: Inspected

3.2 Garage Floor

Comments: Inspected

3.3 Garage Door (s)

Comments: Inspected

3.4 Occupant Door from Garage to inside home

Comments: Inspected

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

Resistance test/electronic eye operation of both doors conducted and worked as intended.

4. Kitchen Components and Appliances

In accordance with the Standards of Practice, 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 or degree of appliance functionality; 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 or deemed unsafe to operate.

Styles & Materials

Cabinetry:	Clothes Dryer Vent Material:	Dryer Power Source:
Wood	Flexible Metal	Gas Connection
Veneer		

Items

- 4.0 Ceiling**
Comments: Inspected
- 4.1 Walls**
Comments: Inspected
- 4.2 Floor**
Comments: Inspected
- 4.3 Pantry/Closet Doors**
Comments: Inspected
- 4.4 Windows**
Comments: Inspected
- 4.5 Counters and a representative number of Cabinets**
Comments: Inspected
- 4.6 Plumbing Drain and Vent Systems**
Comments: Inspected
- 4.7 Plumbing Water Supply Faucets and Fixtures**
Comments: Inspected
- 4.8 Outlets Wall Switches and Fixtures**
Comments: Inspected
- 4.9 Dishwasher**
Comments: Inspected
- 4.10 Ranges/Ovens/Cooktops**
Comments: Inspected
- 4.11 Range Hood**
Comments: Inspected
- 4.12 Food Waste Disposer**
Comments: Inspected
- 4.13 Microwave Cooking Equipment**
Comments: Inspected
- 4.14 Clothes Dryer Vent Piping**
Comments: Inspected, Repair or Replace

Clothes Dryer Vent Pipe visually inspected. It is noted that the dryer lint filter pull out screen had a large amount of build up on lint. It is highly recommended that a Licensed/Registered/Insured contractor examine the dryer vent piping to ensure vent pipe is free of lint build up or obstruction. Failure to do so may result in a fire and cause bodily harm or death to individuals. This is a **MUST DO**.

.....
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/material defect 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. Rooms

In accordance with the Standards of Practice, 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: Drywall	Wall Material: Drywall Wallpaper	Floor Covering(s): Carpet Wood
Interior Doors: Hollow core	Window Types: Double-hung Tilt feature	Window Manufacturer: UNKNOWN

Items

5.0 Ceilings

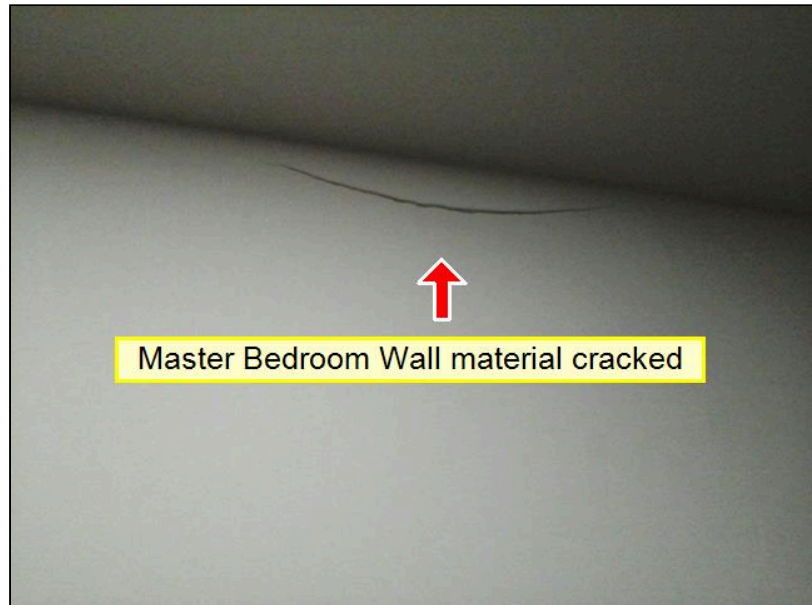
Comments: Inspected, Repair or Replace

(1) Interior Fireplace right side on ceiling showed signs of water staining. Highly recommend that a Licensed/ Registered/Insured Contractor examine cause of water stain and make necessary repairs. Failure to do so may result in additional staining and possible water damage to other parts of the structure.



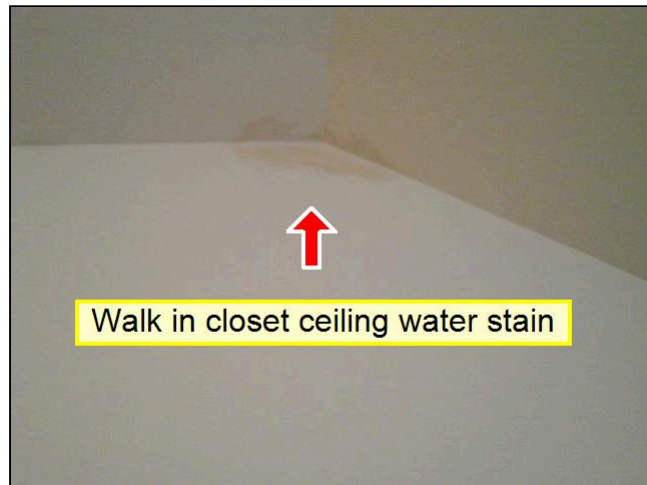
5.0 Item 1(Picture) Great Room Ceiling

(2) Upstairs master bedroom wall has cracked drywall near ceiling. Highly recommend a Licensed/Registered/ Insured Contractor examine cause of crack and make necessary repairs/ replacement. Failure to do so may result in further damage to wall or structure.



5.0 Item 2(Picture) Master Bedroom Ceiling

(3) Upstairs walk in closet ceiling showed signs of water stain. Highly recommend a Licensed/Registered/ Insured Contractor examine cause of crack and make necessary repairs/ replacement. Failure to do so may result in further damage to wall or structure.



5.0 Item 3(Picture) Walk in Closet

5.1 Walls

Comments: Inspected

Drywall in Eat in Kitchen wall corner observed. Recommend a NJ Licensed Contractor examine and make necessary repairs to crack. Failure to do so may result in further cracking or structural damage to visibly unknown/unseen causes of crack.



5.1 Item 1(Picture)

5.2 Floors

Comments: Inspected

5.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

5.4 Windows (Representative number)

Comments: Inspected

5.5 Doors (Representative number)

Comments: Inspected

5.6 Outlets, Switches and Fixtures

Comments: Inspected, Repair or Replace

Outlet in foyer of structure not operational. Recommend a Licensed/Registered/Insured Electrical Contractor repair/replace outlet. Failure to do so will cause lack of convenient use of outlet.



5.6 Item 1(Picture) Foyer Outlet

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/material defect 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.

6. Bathroom and Components

Styles & Materials

Exhaust Fans:

Fan only

Items

6.0 Counters and Cabinets

Comments: Inspected

6.1 Doors (Representative number)

Comments: Inspected

6.2 Windows

Comments: Inspected, Repair or Replace

Cracked glass panel in eat in kitchen window. Recommend a Licensed/ Registered/Insured contractor replace window/window glass. Failure to do so may result in glass cracking more and or bodily harm if glass cuts an individual.



6.2 Item 1(Picture) Cracked glass in Kitchen

6.3 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

6.4 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

Water turn off values located in basement in North East corner. Two turn off values present.



6.4 Item 1(Picture)

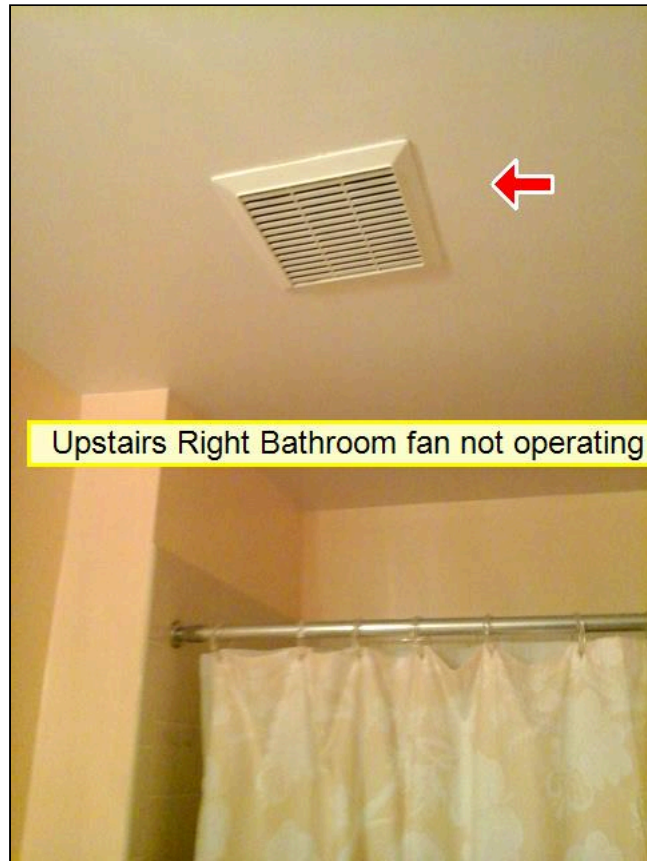
6.5 Outlets Switches and Fixtures

Comments: Inspected

6.6 Exhaust fan

Comments: Inspected, Repair or Replace

Upstairs Right bathroom not operating. Recommend a Licensed/Registered/Insured Electrical Contractor make necessary repairs. Failure to do so will result in moisture from shower not being vented out of structure ultimately leading to possible mold development.



6.6 Item 1(Picture) Bathroom Fan

7. Structural Components

In accordance with the Standards of Practice, the Home Inspector shall observe structural components including foundations, floors, walls, ceilings and roof. The home inspector shall describe the type of Foundation construction type and material, Floor construction type and material, Wall construction type and material structure, Ceiling construction type and Roof construction type and material 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:	Floor Structure:	Columns or Piers:
Poured concrete	Engineered floor trusses Engineered floor joists	Steel lally columns

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.)

Comments: Inspected, Repair or Replace

(1) Exterior foundation of structure cracked. Repairs have been made to crack. HIGHLY recommend a Licensed/Registered/Insured Structural Engineer examine crack/repairs to determine structural integrity. Failure to do so may result in structural failure and or bodily harm to individual in the cause of a foundation failure. This is a MUST DO.



7.0 Item 1(Picture) Basement wall crack

(2) Interior basement wall cracked. Repairs have been made to crack. HIGHLY recommend a Licensed/Registered/Insured Structural Engineer examine crack/repairs to determine structural integrity. Failure to do so may result in structural failure and or bodily harm to individual in the cause of a foundation failure. This is a MUST DO



7.0 Item 2(Picture) Basement Wall Crack

(3) Interior basement near furnace wall cracked. Repairs have been made to crack. HIGHLY recommend a Licensed/Registered/Insured Structural Engineer examine crack/repairs to determine structural integrity. Failure to do so may result in structural failure and or bodily harm to individual in the cause of a foundation failure. This is a MUST DO



7.0 Item 3(Picture) Basement Wall crack

7.1 Walls (Structural)

Comments: Inspected

7.2 Columns or Piers

Comments: Inspected

7.3 Floors (Structural)

Comments: Inspected

7.4 Ventilation of Foundation Area (crawlspce or basement)

Comments: Inspected

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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/material defect 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

In accordance with the Standards of Practice, 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: 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/irrigation 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 Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon (1-2 people)
Water Heater Manufacturer: BRADFORD-WHITE	Water Heater Location: Basement	

Items

8.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

8.1 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

8.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

Water turn on/off valves located in basement in North East corner. Two turn on/off valves present.



8.3 Item 1(Picture) Main water turn off

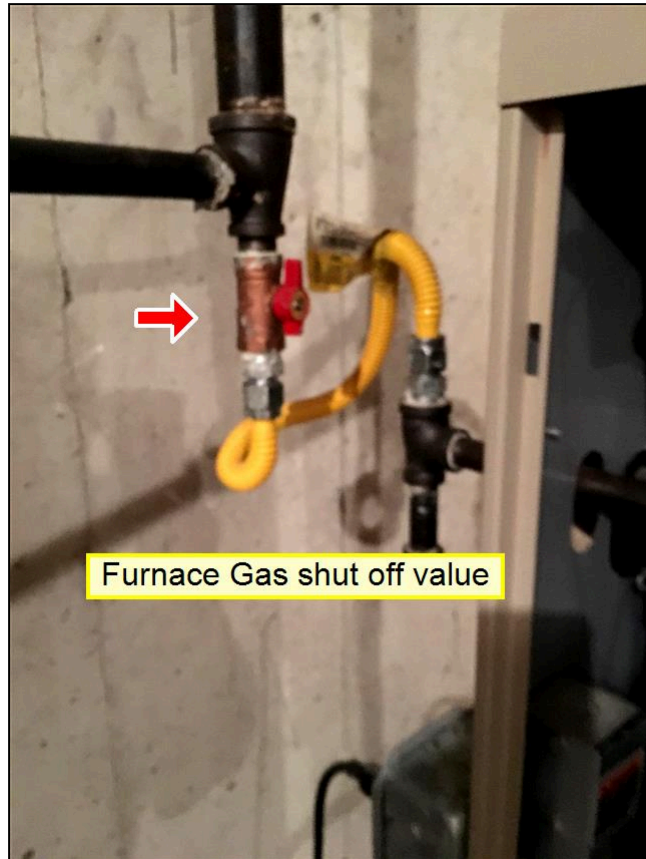
8.4 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

8.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

Furnace shut off value located in basement next to furnace.

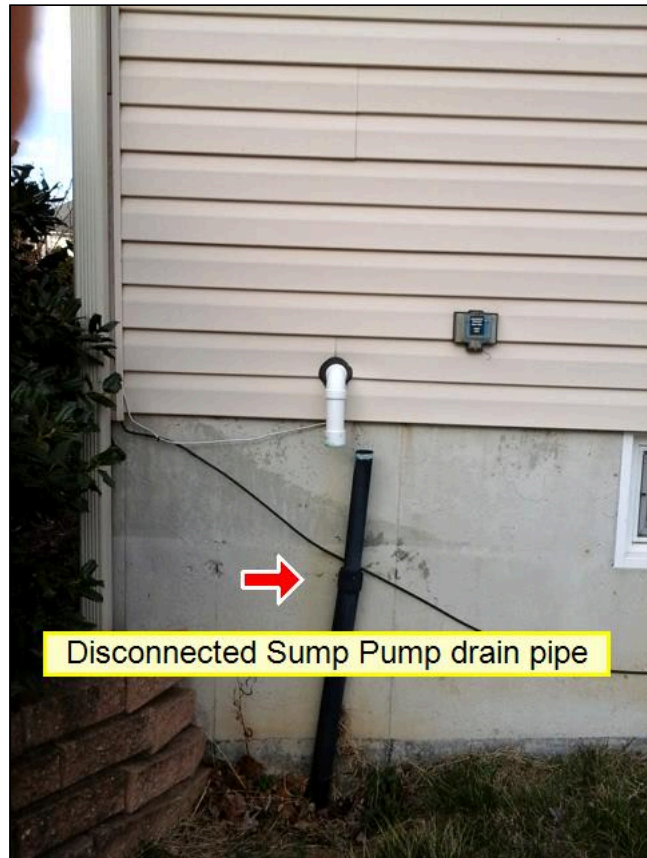


8.5 Item 1(Picture) Main fuel turn off

8.6 Sump Pump

Comments: Inspected, Repair or Replace

Sump pump drain pipe disconnected on outside of structure. Recommend a Licensed/Registered/Insured Plumber reattach the drain pipe to the sump pump outside. Failure to do so will result in water draining back towards the structure and cause potential water in the basement.



8.6 Item 1(Picture) Sump pump drain

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/material defect 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

In accordance with the Standards of Practice, 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 at least one of each 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. 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 absence of smoke detectors. 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/satellite TV, intercoms, remote control devices 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:	Panel capacity:	Panel Type:
Below ground	200 AMP	Circuit breakers
Branch wire 15 and 20 AMP:		
Copper		

Items

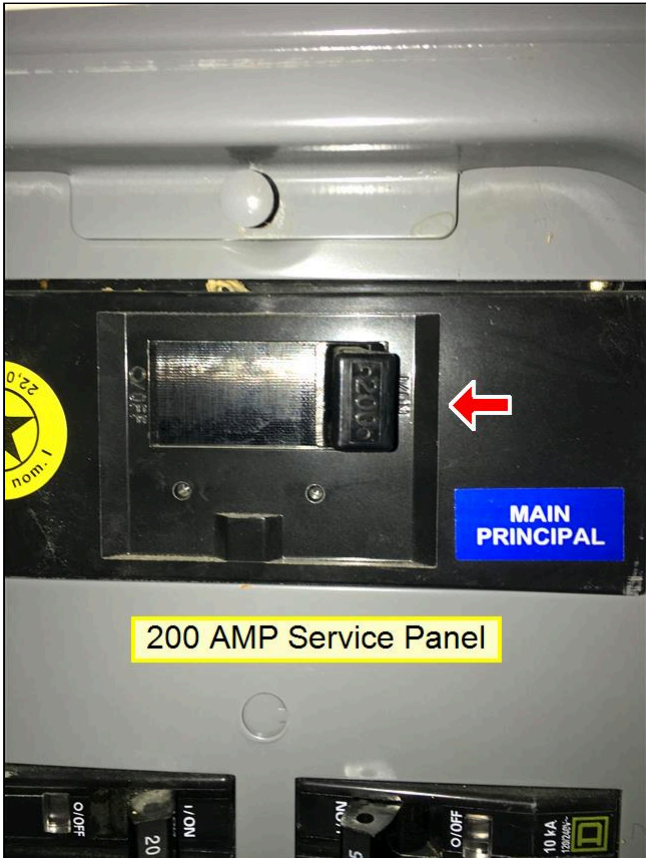
9.0 Service Entrance Conductors

Comments: Inspected

9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

(1) 200 Amp Service Panel



9.1 Item 1(Picture) 200 Amp

(2) 200 Amp main panel.



9.1 Item 2(Picture) Main panel

9.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

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: Inspected

9.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls

Comments: Inspected

9.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

9.6 Location of Main and Distribution Panels

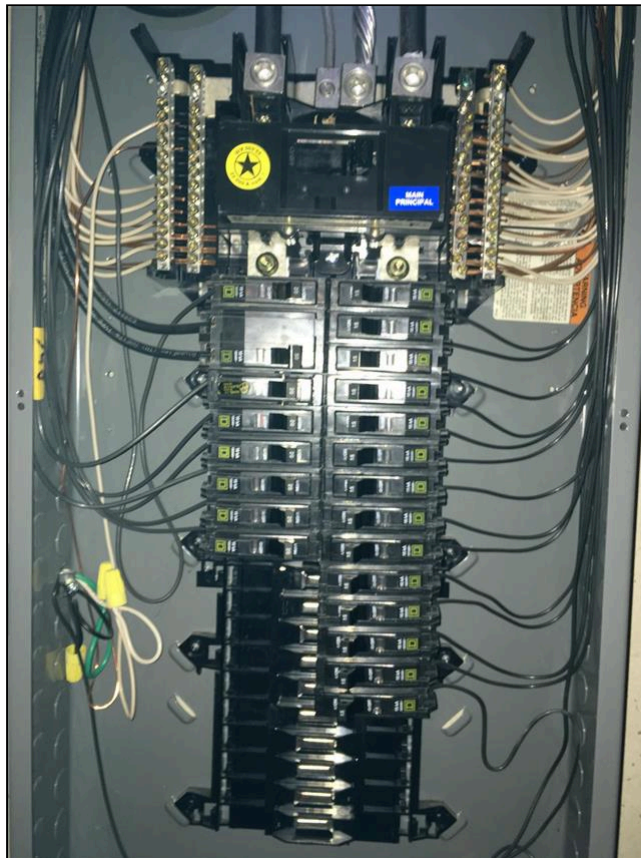
Comments: Inspected

(1) Main and Distribution Panels located in West side on structure in basement on wall.



9.6 Item 1(Picture) Main panel

(2) Main and Distribution Panels located in West side on structure in basement on wall.



9.6 Item 2(Picture) Inside view of main panel

9.7 Smoke Detectors

Comments: Inspected, Repair or Replace

Smoke Detectors not present in operational state in structure. Rooms were wired for smoke detectors but none installed. Highly recommended a Licensed/Registered/Insured Electrical Contractor install and test smoke detectors in structure. Failure to do so may result in bodily harm and or death due to non operational smoke detectors. This is a MUST DO.

Smoke detectors were NOT observed in the dwelling.

Note: It is highly suggested that ALL smoke detectors be inspected for expiration dates and fully charged batteries prior to taking occupancy of any new dwelling and regularly checked on a semi-annual basis. Expiration dates are located on the inside cover of the smoke detector. In addition, if the cover of the unit turns yellow in color, the units are expired and should be replaced.

9.8 Carbon Monoxide Detectors

Comments: Inspected, Repair or Replace

Rooms were wired for carbon monoxide detectors but none installed. Highly recommended a Licensed/Registered/Insured Electrical Contractor install and test carbon monoxide detectors in structure. Failure to do so may result in bodily harm and or death due to non operational carbon monoxide detectors. This is a MUST DO.

Carbon monoxide detectors were NOT observed in the dwelling.

Note: It is highly suggested that ALL carbon monoxide detectors be inspected for expiration dates and fully charged batteries prior to taking occupancy of any new dwelling and regularly checked on a semi-annual basis. Expiration dates are located on the inside cover of the carbon monoxide detector.

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/material defect 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

In accordance with the Standards of Practice, the home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating 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, distribution type and storage 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: determine heat supply adequacy or distribution balance, propane and underground storage tanks or operating heating systems/heating pumps 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 and solar heating systems 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): One
Heat System Brand: LENNOX	Ductwork: Non-insulated	Filter Type: Disposable
Types of Fireplaces: Solid Fuel	Operable Fireplaces: One	Cooling Equipment Type: Air conditioner unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: LENNOX	Number of AC Only Units: One

Items

10.0 Heating Equipment

Comments: Inspected

Furnace made in 2018.

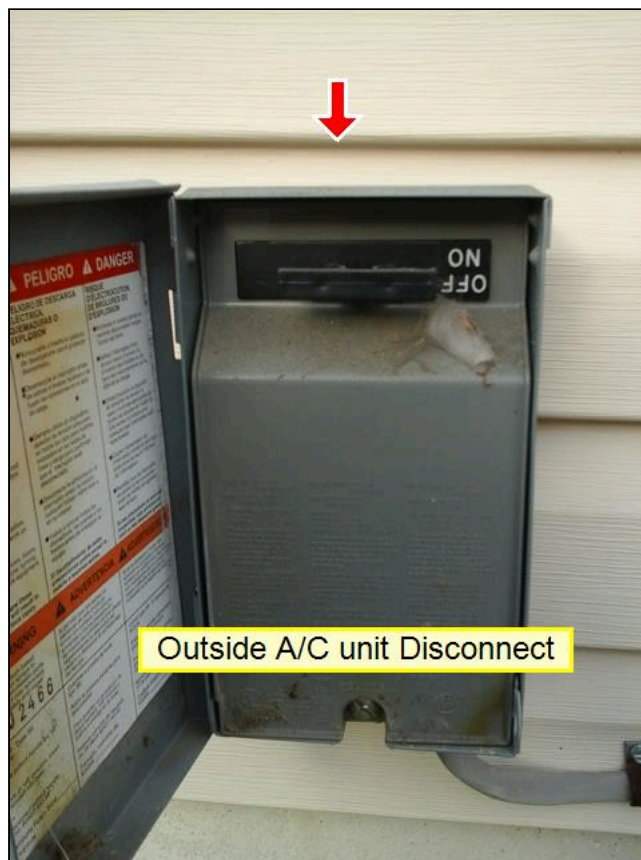
10.1 Normal Operating Controls

Comments: Inspected

10.2 Automatic Safety Controls

Comments: Inspected

Outside A/C disconnect unit.



10.2 Item 1(Picture) A/C Disconnect

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

Comments: Inspected

Highly recommend monthly filter changes on both furnace unit as well as returns in structure. This will prevent allergens and dust from entering living quarters and make the heating and cooling units more efficient.

10.4 Presence of installed heat source in each room

Comments: Inspected

10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected, Repair or Replace

Fireplace firebox and flue chamber visually inspected. Highly recommend a Licensed/Registered/Insured Fireplace Contractor inspect and clean fireplace chimney/flue. Failure to do so may result in flue fire which could cause structure to catch on fire and cause bodily harm/death to individuals. This is a MUST DO.

10.6 Solid Fuel heating Devices (Fireplaces, Woodstove)

Comments: Inspected, Repair or Replace

A level 1 fireplace inspection was conducted and no issues were observed.

Note: It is always highly suggested that prior to taking occupancy and lighting a fire, a Licensed/Registered/Insured and Qualified Fireplace Contractor clean and inspect the entire fireplace, chimney and components

PRIOR to operating the unit. Failure to do so may cause a fire within the dwelling which could cause bodily harm and or death. In addition, a regular annual inspection and cleaning are highly suggested.

10.7 Cooling and Air Handler Equipment

Comments: Inspected

A/C Unit Specs



10.7 Item 1(Picture) A/C

10.8 Normal Operating Controls

Comments: Inspected

10.9 Presence of installed cooling source in each room

Comments: Inspected

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/material defect 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.