



## Inspection Report

**Mike Smith**

**Property Address:**  
**555 Main St**  
**Unit A**  
**Charleston SC 29412**



## Gravity Home Inspections LLC

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<b>Date:</b> 11/30/2016	<b>Time:</b> 10:00 AM	<b>Report ID:</b> 113016KF1
<b>Property:</b> 555 Main St Unit A Charleston SC 29412	<b>Customer:</b> Mike Smith	<b>Real Estate Professional:</b>

**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.

**Directionals** = For ease of understanding, the terms ALPHA (or A-side), BRAVO (or B-side), CHARLIE (or C-side), and DELTA (or D-side) are used in place of North, South, East, and West. Unless stated otherwise, the address / front door side is considered the ALPHA side, with B,C,& D sides following in a clockwise rotation. While facing the ALPHA side, the BRAVO side is the left side, the CHARLIE side is the rear or backyard, and the DELTA side is the right side.

**Standards of Practice:**

INACHI National Association of Certified  
Home Inspectors, South Carolina

**In Attendance:**

Client, Buyer's Agent

**Type of building:**

Townhome, Multi-family

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 75 (F) = 24 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Mold Inspection:**

No

**Radon Test:**

No

**Water Test:**

No

# 1. Roofing

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

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Architectural	Ground Drone	One


## Items

### 1.0 Roof Coverings

Comments: Inspected



1.0 Item 1(Picture)

 Roof is in average condition for it's age. There are some noticeable spots of wear/discoloration on some shingles as well as some cracking and granular loss which is normal. There was previous water rot found in the attic area, but all areas were very dry during the inspection which leads me to believe they existed before these shingles were installed. No other problems noticed. .

### 1.1 Flashings

Comments: Inspected



1.1 Item 1(Picture)

Flashings were in good condition. As a general maintenance tip, you should recaulk all exposed nails or other roof penetrations yearly to prevent moisture intrusion.

### 1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected



1.2 Item 1(Picture)



1.2 Item 2(Picture)

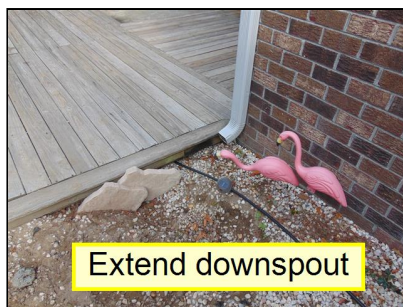
🏠 Skylight installed in attic over upstairs bathroom but is not connected to anything. The piping is there but was never completely installed. It does light up the attic nicely though.

### 1.3 Roof Drainage Systems

Comments: Inspected



1.3 Item 1(Picture)



1.3 Item 2(Picture)

🏠 Recommend installing gutters over the front of the house as well as the rear laundry room area. The downspout on the rear gutters should be extended to drain water at least 6 feet from the foundation. This will prevent washout, erosion, and deterioration of the foundation.

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.

### Styles & Materials

<b>Siding Style:</b>	<b>Siding Material:</b>	<b>Exterior Entry Doors:</b>
Lap	Vinyl	Steel
<b>Appurtenance:</b>	<b>Driveway:</b>	
Sidewalk	Concrete	

### Items

#### 2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace



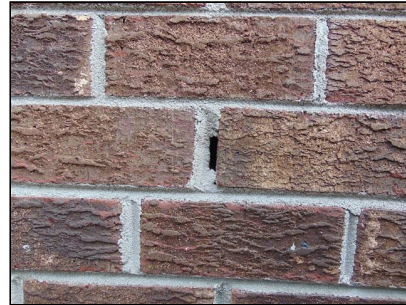


2.0 Item 1(Picture)

🏠 (1) Exterior siding shows signs of microbial growth. This should be cleaned/powerwashed to prevent damage to the siding and extend its service life.



2.0 Item 2(Picture)



2.0 Item 3(Picture)

🏠 (2) Loose brick at left of front door at entry provides access for water and critter intrusion. There are also holes in the brick mortar in a few spots around the house. Recommend repairing these as well for the same reasons.



2.0 Item 4(Picture)



2.0 Item 5(Picture)

🏠 (3) Holes in the siding should be sealed with caulk to prevent water/pests from getting between the siding and the structural components of the home where they may cause damage and shorten the life span of the siding/structure.

## 2.1 Doors (Exterior)

Comments: Inspected

## 2.2 Windows

Comments: Inspected

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

Comments: Inspected

**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

2.4 Item 1(Picture)



2.4 Item 2(Picture)



Driveway it cracked and sunken on both sides near the street. Water will pool here and continue to erode the driveway. This is also a trip hazard. Although the cracking is typical for its' age, I would recommend repair at some point to extend the life of the driveway.

**2.5 Eaves, Soffits and Fascias****Comments:** Inspected**2.6 Exterior Light Fixtures****Comments:** Inspected

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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. Interiors

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

<b>Ceiling Materials:</b> Drywall / Gypsum Board	<b>Wall Material:</b> Drywall / Gypsum Board	<b>Floor Covering(s):</b> Carpet Laminated T&G Tile Wood
<b>Interior Doors:</b> Raised panel Wood	<b>Window Types:</b> Thermal/Insulated Double-hung Tilt feature	<b>Cabinetry:</b> Wood
<b>Countertop:</b> Laminate		

#### Items

- 3.0 Ceilings**  
Comments: Inspected
- 3.1 Walls**  
Comments: Inspected
- 3.2 Floors**  
Comments: Inspected
- 3.3 Steps, Stairways, Balconies and Railings**  
Comments: Inspected
- 3.4 Counters and Cabinets (representative number)**  
Comments: Inspected
- 3.5 Doors (representative number)**  
Comments: Inspected
- 3.6 Windows (representative number)**  
Comments: Inspected



3.6 Item 1(Picture)

I could not check all windows due to owners belongings blocking access (beds). The window on the right side interior living room was hard to open and I couldn't get the tilt feature to work due to fear of breaking. Recommend adjustment.

### 3.7 Closets (representative number)

**Comments:** Inspected

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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.

## 4. 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

<b>Foundation:</b> Poured concrete	<b>Floor Structure:</b> Slab	<b>Wall Structure:</b> 2 X 4 Wood
<b>Ceiling Structure:</b> 2X6	<b>Roof Structure:</b> 2 X 6 Rafters	<b>Roof-Type:</b> Gable
<b>Method used to observe attic:</b> From entry Crawled	<b>Attic info:</b> Attic hatch Light in attic Storage	

### Items

#### 4.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

#### 4.1 Walls (Structural)

Comments: Inspected

#### 4.2 Floors (Structural)

Comments: Inspected

#### 4.3 Ceilings (Structural)


Comments: Inspected

#### 4.4 Roof Structure and Attic

Comments: Inspected



4.4 Item 1(Picture)

 (1) Roof deck sheathing in attic does show signs of a prior roof leak, however, all areas checked were very dry at time of inspection. You will most likely have to replace a few of these areas during the next shingle

replacement. The insulation in the area also showed signs of clumping due to being wet previously. Again, everything was dry during my inspection.



4.4 Item 2(Picture)

🏠 (2) Recommend caulking between the ledger board and first layer of brick as a preventative measure to prevent pest/water intrusion.

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.

## 5. 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

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Copper	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC	<b>Water Heater Power Source:</b> Electric
<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)	<b>Manufacturer:</b> CRAFTMASTER	<b>Water Heater Location:</b> Utility Room

### Items

#### 5.0 Plumbing Drain, Waste and Vent Systems


**Comments:** Inspected

#### 5.1 Plumbing Water Supply, Distribution System and Fixtures

**Comments:** Inspected, Repair or Replace



5.1 Item 1(Picture)

 (1) Drain pipe from the disposal leaked during my inspection. The fitting was loose so I tightened it. I did not refill the sink and retest to verify. Recommend having it checked for leaks and/or replaced.




5.1 Item 2(Picture)



5.1 Item 3(Picture)



5.1 Item 4(Picture)

 (2) Faucet for the kitchen sink leaks in several places. Recommend replacement.

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

Comments: Inspected

5.3 Main Water Shut-off Device (Describe location)

Comments: Inspected



5.3 Item 1(Picture)

Front yard to right of walkway

5.4 Toilets/Tubs/Showers

Comments: Inspected



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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.

## 6. 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

<b>Electrical Service Conductors:</b>	<b>Panel capacity:</b>	<b>Panel Type:</b>
Below ground	150 AMP	Circuit breakers
Copper		
220 volts		
<b>Electric Panel Manufacturer:</b>	<b>Branch wire 15 and 20 AMP:</b>	<b>Wiring Methods:</b>
CUTLER HAMMER	Copper	Romex

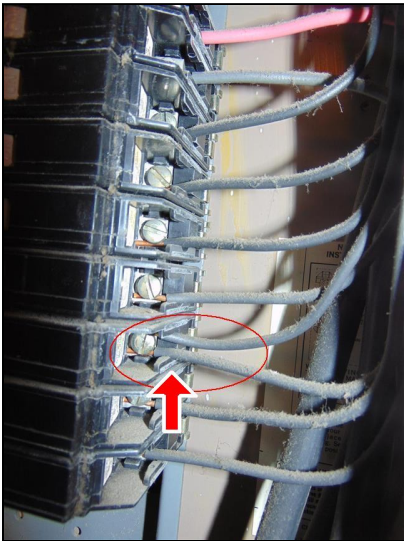
### Items

#### 6.0 Service Entrance Conductors

Comments: Inspected

#### 6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected, Repair or Replace



6.1 Item 1(Picture)

⚠ The electrical panel contains a double tapped breaker. This is when two wires connect to one breaker. The problem is that it can cause loose connections, arcing, and potentially a fire. Recommend having repaired by a licensed electrician.

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

Comments: Inspected

**6.3 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

**6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

**Comments:** Inspected, Repair or Replace



While not required for this home based on age, It is recommended to have GFCI outlets for all receptacles that are: outside, with-in 6 feet of a sink, in all bathrooms and laundry rooms, garages and anywhere else the receptacle may be exposed moisture.

**6.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Inspected



Main reset for interior GFCI in both bathrooms is located in the upstairs bathroom.

**6.6 Location of Main and Distribution Panels**

**Comments:** Inspected

Laundry/Utility room

**6.7 Smoke Detectors**

**Comments:** Inspected



6.7 Item 1(Picture) Smoke Detector



Only one smoke detector was found in the home..

Smoke alarms are a key part of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly.

The National Fire Protection Association recommends homes should have smoke alarms installed inside every bedroom, outside each sleeping area and on every level of the home, including the basement. So that means a 2 story, 3 bedroom house needs a minimum of five smoke alarms.

**6.8 Carbon Monoxide Alarm**

**Comments:** Not Present

## 6.9 Fire Extinguishers

Comments: Not Present



6.9 Item 1(Picture) ABC Fire Extinguisher

**+** No fire extinguishers were found in the home.

A portable fire extinguisher can save lives and property by putting out a small fire or containing it until the fire department arrives; but portable extinguishers have limitations. Because fire grows and spreads so rapidly, the number one priority for residents is to get out safely.

For the home, select a multi-purpose extinguisher (can be used on all types of home fires) that is large enough to put out a small fire, but not so heavy as to be difficult to handle.

Install fire extinguishers close to an exit and keep your back to a clear exit when you use the device so you can make an easy escape if the fire cannot be controlled. If the room fills with smoke, leave immediately.

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.

## 7. 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.

### Styles & Materials

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> AMERICAN STANDARD Serial # : 5314MKW6V	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 16x20	<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Central Air Manufacturer:</b> AMERICAN STANDARD	<b>Number of AC Only Units:</b> None	

### Items

7.0 Heating Equipment  
Comments: Inspected

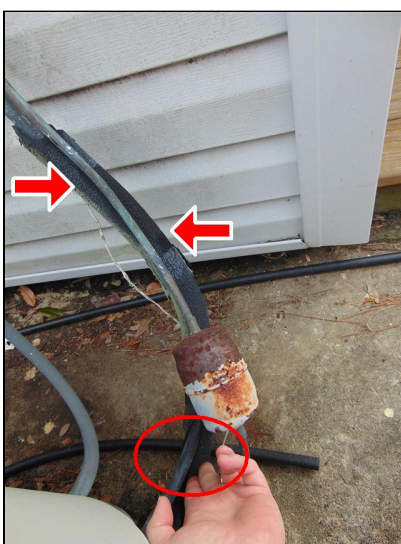


7.0 Item 1(Picture)



7.0 Item 2(Picture)

(1) HVAC heat pump (exterior unit) does not have a readable manufacturers tag. This provides information such as make/model, serial number, etc. I am unable to determine the age of this unit. While it did function properly during the inspection, the unit appears to be old.



7.0 Item 3(Picture)

🏠 (2) Suction line insulation is deteriorated and should be replaced. This will help to reduce HVAC costs and extend the life of the system

### 7.1 Normal Operating Controls

Comments: Inspected

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

Comments: Inspected

### 7.3 Presence of Installed Heat Source in Each Room

Comments: Inspected

### 7.4 Cooling and Air Handler Equipment

Comments: Inspected

### 7.5 Normal Operating Controls

Comments: Inspected

### 7.6 Presence of Installed Cooling Source in Each Room

Comments: Inspected



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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.

## 8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

<b>Attic Insulation:</b>	<b>Ventilation:</b>	<b>Exhaust Fans:</b>
Blown	Gable vents	None
Cellulose	Ridge vents	
	Soffit Vents	
<b>Dryer Power Source:</b>	<b>Dryer Vent:</b>	<b>Floor System Insulation:</b>
220 Electric	Flexible Metal	NONE

### Items

#### 8.0 Insulation in Attic


**Comments:** Inspected, Repair or Replace



8.0 Item 1(Picture)



8.0 Item 2(Picture)

 Refer to section 4.4

Insulation is missing/piled up in attic where skylight was being installed. Some spots have 4" of insulation and others, particularly near the soffits, barely have 2" of insulation. Recommend redistributing/adding insulation to reduce heating/cooling costs.

#### 8.1 Ventilation of Attic and Foundation Areas

**Comments:** Inspected

#### 8.2 Insulation Under Floor System

**Comments:** Not Inspected

#### 8.3 Venting Systems (Kitchens, Baths and Laundry)

**Comments:** Inspected, Repair or Replace



8.3 Item 1(Picture)

🏠 (1) Exterior dryer vent is full of lint. Recommend cleaning on a regular basis. Lint is highly flammable and could potentially cause a house fire. I would also recommend changing this "grate-type" exhaust port to a downspout with a flapper valve. This will allow lint to be expelled to the outside rather than getting trapped in the grate.



8.3 Item 2(Picture)

🚨 🏠 (2) Dryer vent is made of flexible metal and is coiled between the dryer and wall. This will reduce and inhibit the dryer exhaust, create possible lint blockages inside the pipe and potentially cause a fire. Vent should be straight without restrictions or bending as little as possible. Best practices would recommend a solid vent pipe made of sheet metal or galvanized steel constructed to replace the flexible metal..

#### 8.4 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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. Built-In Kitchen 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.

### Styles & Materials

<b>Refrigerator:</b> FRIGIDAIRE / ELECTROLUX Serial # : BA549124189	<b>Range/Oven:</b> WHIRLPOOL Serial # : RS4713134	<b>Exhaust/Range hood:</b> BROAN
<b>Dishwasher Brand:</b> FRIGIDAIRE Serial # : TH44164629	<b>Disposer Brand:</b> IN SINK ERATOR Serial # : 05091674616	

### Items

- 9.0 Refrigerator  
Comments: Inspected
- 9.1 Dishwasher  
Comments: Inspected
- 9.2 Ranges/Ovens/Cooktops  
Comments: Inspected
- 9.3 Range Hood (s)  
Comments: Inspected
- 9.4 Food Waste Disposer  
Comments: Inspected

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.

## Summary



### Gravity Home Inspections LLC

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#### Customer

Mike Smith

#### Address

555 Main St  
Unit A  
Charleston SC 29412

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.

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## 1. Roofing

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### General Maintenance Summary

#### 1.0 Roof Coverings

##### Inspected

Roof is in average condition for it's age. There are some noticeable spots of wear/discoloration on some shingles as well as some cracking and granular loss which is normal. There was previous water rot found in the attic area, but all areas were very dry during the inspection which leads me to believe they existed before these shingles were installed. No other problems noticed. .

#### 1.2 Skylights, Chimneys and Roof Penetrations

##### Inspected

Skylight installed in attic over upstairs bathroom but is not connected to anything. The piping is there but was never completely installed. It does light up the attic nicely though.

### 1.3 Roof Drainage Systems

#### Inspected

Recommend installing gutters over the front of the house as well as the rear laundry room area. The downspout on the rear gutters should be extended to drain water at least 6 feet from the foundation. This will prevent washout, erosion, and deterioration of the foundation.

---

## 2. Exterior

### General Maintenance Summary

#### 2.0 Wall Cladding Flashing and Trim

##### Inspected, Repair or Replace

(1) Exterior siding shows signs of microbial growth. This should be cleaned/powerwashed to prevent damage to the siding and extend its service life.

(2) Loose brick at left of front door at entry provides access for water and critter intrusion. There are also holes in the brick mortar in a few spots around the house. Recommend repairing these as well for the same reasons.

(3) Holes in the siding should be sealed with caulk to prevent water/pests from getting between the siding and the structural components of the home where they may cause damage and shorten the life span of the siding/structure.

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

##### Inspected

Driveway it cracked and sunken on both sides near the street. Water will pool here and continue to erode the driveway. This is also a trip hazard. Although the cracking is typical for its' age, I would recommend repair at some point to extend the life of the driveway.

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## 4. Structural Components

### General Maintenance Summary

#### 4.4 Roof Structure and Attic

##### Inspected

(1) Roof deck sheathing in attic does show signs of a prior roof leak, however, all areas checked were very dry at time of inspection. You will most likely have to replace a few of these areas during the next shingle replacement. The insulation in the area also showed signs of clumping due to being wet previously. Again, everything was dry during my inspection.

(2) Recommend caulking between the ledger board and first layer of brick as a preventative measure to prevent pest/water intrusion.

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## 5. Plumbing System

### General Maintenance Summary

#### 5.1 Plumbing Water Supply, Distribution System and Fixtures

##### Inspected, Repair or Replace

(1) Drain pipe from the disposal leaked during my inspection. The fitting was loose so I tightened it. I did not refill the sink and retest to verify. Recommend having it checked for leaks and/or replaced.

(2) Faucet for the kitchen sink leaks in several places. Recommend replacement.



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## 6. Electrical System

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### General Maintenance Summary

#### 6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

##### Inspected, Repair or Replace

While not required for this home based on age, It is recommended to have GFCI outlets for all receptacles that are: outside, with-in 6 feet of a sink, in all bathrooms and laundry rooms, garages and anywhere else the receptacle may be exposed moisture.

#### 6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

##### Inspected

Main reset for interior GFCI in both bathrooms is located in the upstairs bathroom.

### Safety Concerns Summary

#### 6.7 Smoke Detectors

##### Inspected

Only one smoke detector was found in the home..

Smoke alarms are a key part of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly.

The National Fire Protection Association recommends homes should have smoke alarms installed inside every bedroom, outside each sleeping area and on every level of the home, including the basement. So that means a 2 story, 3 bedroom house needs a minimum of five smoke alarms.

#### 6.9 Fire Extinguishers

##### Not Present

No fire extinguishers were found in the home.

A portable fire extinguisher can save lives and property by putting out a small fire or containing it until the fire department arrives; but portable extinguishers have limitations. Because fire grows and spreads so rapidly, the number one priority for residents is to get out safely.

For the home, select a multi-purpose extinguisher (can be used on all types of home fires) that is large enough to put out a small fire, but not so heavy as to be difficult to handle.

Install fire extinguishers close to an exit and keep your back to a clear exit when you use the device so you can make an easy escape if the fire cannot be controlled. If the room fills with smoke, leave immediately.

### Major Defects Summary

#### 6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

##### Inspected, Repair or Replace

The electrical panel contains a double tapped breaker. This is when two wires connect to one breaker. The problem is that it can cause loose connections, arcing, and potentially a fire. Recommend having repaired by a licensed electrician.

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## 7. Heating / Central Air Conditioning

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### General Maintenance Summary

#### 7.0 Heating Equipment

**Inspected**

(2) Suction line insulation is deteriorated and should be replaced. This will help to reduce HVAC costs and extend the life of the system

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## 8. Insulation and Ventilation

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### General Maintenance Summary

#### 8.0 Insulation in Attic

**Inspected, Repair or Replace**

Refer to section 4.4

Insulation is missing/piled up in attic where skylight was being installed. Some spots have 4" of insulation and others, particularly near the soffits, barely have 2" of insulation. Recommend redistributing/adding insulation to reduce heating/cooling costs.

#### 8.3 Venting Systems (Kitchens, Baths and Laundry)

**Inspected, Repair or Replace**

(1) Exterior dryer vent is full of lint. Recommend cleaning on a regular basis. Lint is highly flammable and could potentially cause a house fire. I would also recommend changing this "grate-type" exhaust port to a downspout with a flapper valve. This will allow lint to be expelled to the outside rather than getting trapped in the grate.

(2) Dryer vent is made of flexible metal and is coiled between the dryer and wall. This will reduce and inhibit the dryer exhaust, create possible lint blockages inside the pipe and potentially cause a fire. Vent should be straight without restrictions or bending as little as possible. Best practices would recommend a solid vent pipe made of sheet metal or galvanized steel constructed to replace the flexible metal..

### Safety Concerns Summary

#### 8.3 Venting Systems (Kitchens, Baths and Laundry)

**Inspected, Repair or Replace**

(2) Dryer vent is made of flexible metal and is coiled between the dryer and wall. This will reduce and inhibit the dryer exhaust, create possible lint blockages inside the pipe and potentially cause a fire. Vent should be straight without restrictions or bending as little as possible. Best practices would recommend a solid vent pipe made of sheet metal or galvanized steel constructed to replace the flexible metal..

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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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