

AmeriSpec Home Inspection, Inc.
1200 Woodruff Rd., H-23
Greenville SC 29607
(864)627-1900

Doc #: 20061215J

Inspector: SC Inspector, SC License #101

Date: 11/15/2006

Dwelling Address: 321 Meadow Lane Anywhere, SC

Client Name: Mr. & Mrs. Our Client



This inspection report is but one component of a Multi -Section Report presentation, which includes an Inspection Report, Summary Report, Photo Report (when deemed necessary by the inspector), Optional Warranty Information, Cover Letter, and an Inspection Agreement, which is an integral part of the inspection process. If the client is unfortunately absent at the time of inspection, the Agreement is still an integral part of the inspection report. Acceptance of this Inspection Report shall constitute client's acceptance of the terms and its Limitations and Liability Disclosure it contains. Client shall return signed copy of the Agreement, which was delivered previous to the inspection, and payment before using this report. Client is requested to inform AmeriSpec Home Inspection, Inc. of any areas or conditions of the property that may be of concern, or any knowledge or information not listed, including any Seller Disclosure available. The report may then be amended to reflect all known defects and other Seller Disclosure or conditions that may not be apparent at time of inspection. We recommend buyer obtain a SC State Certified CL100 Termite/Moisture Inspection Report before closing this property. This type of inspection or any additional environmental tests for hazards, including Fungi and Mold is beyond the scope of this inspection, unless separately contracted and compensated. This report is for information only, and should not be used by client or any third party for the purpose of choosing whether or not to make a real estate purchase. This report is not technically exhaustive therefore will not reveal every condition you may consider significant. The inspection is performed within the requirements of the State of SC Home Inspection Licensing Division, The American Society of Home Inspectors, and the AmeriSpec Inspection Agreement, which limits our liability in performing this inspection. The inspection does not constitute a warranty and insurance policy, or a guarantee of any kind, nor does it or the report relate to any future conditions. The inspection report only relates to conditions apparent on the day of inspection.

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DEFINITION OF TERMS

In using your report, the following Definition of Rating Terms may be helpful:

Serviceable: The component, materials, or appliance is performing in a generally satisfactory manner as visible or accessible at time of inspection. We may occasionally point out minor items and still note Serviceable.

Repairs Needed: In need of repair by a licensed and qualified contractor in order to function as designed. (i.e. A/C is not cooling). We do not recommend that homeowners perform repairs on homes that they are vacating, unless seller is licensed in the trade the repair requires. Seller should warrant and accept all liability associated with repairs he or she conducts.

Maintenance Item: Item is functional, but may need preventative maintenance or periodic service to avoid future deterioration or malfunction. (i.e. exterior paint is peeling).

Seek Further Review: The item was inspected and found to have deficiencies, is a possible health concern or in the inspector's opinion at or near the end of its useful life.

Safety Concern: Item indicated may be present or performing, but is potentially hazardous and may cause injury to occupants of dwelling (i.e. stair railing is loose).

None or N/A: The item does not apply to this inspection.

Not Inspected: The item was not inspected due to inaccessibility; personal items, temperature, weather conditions or the item is not within the scope of the inspection.

Not Present: The item does not apply or was missing during the inspection.

Component = A readily accessible and observable aspect of a system, such as a floor or wall, but not individual pieces such as boards or nails where similar.

We abide by the American Society of Home Inspectors standards of practice and code of ethics; therefore, we cannot make repairs or reference contractors.

GENERAL INFORMATION

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing. This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

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GENERAL CONDITIONS

1001	Inspector	Jim Sofet, SC License #1406, ASHI #243941
1002	In Attendance	Buyer(s). The inspection was performed in accordance with the terms outlined in the AmeriSpec Inspection Agreement. As property conditions can change from the date of inspection to the date of closing; it is suggested that the client reference this report during a final walk through prior to purchase of property. AmeriSpec should be immediately informed if client discovers additional defects, or changes in the property's condition. The report can then be amended to reflect all known defects and other Seller Disclosure or conditions that may not have been apparent to the inspector at time of the original inspection.
1003	Occupancy	The property is new construction vacant at time of inspection. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However; as newly installed and connected plumbing and other major systems have not been tested or used over time, they sometimes fail during the first few days of occupancy or use. It is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.
1004	Property Information	This is a single family home. Built in a relatively flat lot.
1005	Levels	2 story structure. Crawlspace construction.
1006	Estimated Age	The home is new construction.
1007	Weather Conditions	Weather conditions at the time of inspection were clear and sunny with the temperature in the low 50's. Last major precipitation occurred 1 day prior to inspection.
1008	Start Time	2:00 PM.
1009	Stop Time	5:30 PM.
1010	Utilities Status	All utilities were on at time of inspection.
1011	General Comments	This is not a 'Code Compliance' inspection. Code compliance or Manufacturer's installation specifications should be verified through the local building authorities, the company who manufactured the product or item, or with the builder prior to closing. Client should contact local codes enforcement department for clarification of code compliance references made in this report.

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Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Hairline cracks in stucco, concrete, asphalt, brick or mortar are common and are not a significant defect unless otherwise stated. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Window screens or storm windows are commonly missing or stored away; therefore we may not mention such items. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration. Hazardous Lead-Based Paint or other environmental hazards may exist on this property if structure was built earlier than 1978. Client may wish to request Environmental Protection Agency (EPA) Title X lead information brochure from your Realtor or seller of this property within ten days of initial offer to purchase property.

Step #	Component	Comments
1101	Driveway	Concrete.
1102	Walkways	Serviceable. Concrete.
1103	Siding	Comments. 1.) A few left side upper roof elevation siding seams need to be caulk sealed to prevent moisture penetration. 2.) The cement fiber siding has inadequate clearance, or is in direct contact with the roof material. The manufacture of this material requires at least 1 - 2 inch clearance to prevent pre-mature deterioration. Recommend review/repair by builder per manufacturer's installation instructions to ensure long term warranty. Fiber Cement plank.
1104	Trim	Repairs Needed. Recommend sealing gap at upper roof elevation corner at 2nd level front near balcony area above the front porch to prevent moisture penetration. Wood. Recommend routine painting as needed. Metal Clad. Unable to view the condition of covered areas. Recommend sealing any gaps at the siding transitions, trim, soffit, dissimilar materials, or utility penetrations into the structure, to prevent insect or moisture intrusion. Cement fiber board. Composite trim.
1105	Window/Frames	Vinyl frame. Missing screens observed. Recommend caulking at brick stone veneer transitions to prevent moisture penetration; gaps observed.
1106	Exterior Door(s)	Repairs Needed. 1.) Door threshold trim board missing at the front door. Recommend sealing to prevent deterioration of materials. 2.) One hinge screw is missing at each front and rear doors; recommend installing for proper support. Metal Clad.

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1107	Gutters	Aluminum. Recommend installing splash blocks or extenders where missing to rout water runoff away from the home's foundation as required. Suggest routinely cleaning leaves and debris from gutters and downspouts and caulk all seams as necessary for effective drainage of roof run-off water. Some downspouts drain into an underground piping; unable to determine effectiveness of drainage since it is below grade. We suggest monitoring and if any evidence of blockage is noted, correcting the drainage will avoid possible water problems at foundation.
1108	Fences/Gates	N/A.
1109	Elec. Fixtures	Serviceable.
1110	Gas Meter(s)	<u>Seek Further Review.</u> Unable to locate electrical bond. Flexible metal gas piping should be bonded to the electrical ground system in most jurisdictions. This prevents current flow from taking place between the two bonded bodies as they will now be at the same electrical potential. See original builder or local codes enforcement for requirements. Recommend electrical bonding for safety. Gas meter is located at the left side.
1111	Exterior Faucets	Serviceable. Vacuum breakers not installed.
1112	Sprinklers	<u>Seek Further Review.</u> An automatic sprinkler system was observed but not inspected or tested. This system and related equipment is beyond the scope of this inspection. Client is advised to consult sellers as to operation, zone settings, and condition of the sprinkler system prior to close. Client should verify presence & perform annual inspection of backflow valve.
1113	Door Bell/Chime	Serviceable. Door bell present, tested.
1114	Lot/Grade Drainage	Home is built on a relatively flat lot. Grade appears to be adequate. Drainage appears to be positive. Wet around the foundations
1115	Foundation/Type	Crawlspace. Masonry raised construction.
1116	Retaining Wall(s)	N/A.
1117	Exterior Comments	Utility entrances into the structure need to be sealed to prevent moisture penetration. Recommend client obtain Final Certificate Of Occupancy copy from municipal building codes and inspection department before closing. Our inspection is limited only to inspection of visible accessible areas and conditions apparent on the day of the inspection.

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Deck/Patio/Porch

We suggest periodically checking concrete/wood and other materials for signs of deterioration. We also suggest periodically treating all wood and monitoring drainage around concrete slabs to help prevent deterioration.

Step #	Component	Comments
1201	Type/Location	Porch. Located at front. Located at rear. Located at side.
1203	Cover/Support	Roof is same as house, see roof comments. Cover located at the all porches. Support by wood columns. Recommend routine painting as maintenance to prevent deterioration.
1204	Enclosure	N/A.
1205	Deck/Slab	Recommend sealing gaps at the foundation to prevent moisture penetration. Concrete.
1206	Electrical	Serviceable. Lighting present. GFCI protected outlet present. Ceiling fan serviceable.
1207	Windows/Screens	N/A.
1209	Stairs/Stoops	Serviceable. Brick.
1210	Railing	Serviceable. Wood. Hand grippable railing present.
1211	Framing/Support	Masonry. Unable to observe footings; covered.
1212	Other Comments	None.

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Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through h-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. Leaks are not always visible to the inspector, nor can the inspector determine the water-tight integrity of a roof by visual inspection. We advise that a qualified contractor estimate and review the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Step #	Component	Comments
1301	Inspection Method	Observed from ground with binoculars. Observed from eaves. Observed from roof. Limited Review due to height and pitch of roof. For further evaluation, we recommend review by a qualified licensed roofer prior to purchase if concerned.
1302	Roof Type	Sloped. Gable construction.
1303	Material	Composition shingle. Architectural style. One layer of roofing observed.
1304	Exposed Flashings	Appear intact where visible. Unable to access concealed areas. Recommend maintenance sealing at all through roof penetrations such as chimneys, plumbing vents, and changes in roof elevations periodically or as needed.
1305	Skylights	N/A.
1306	Roof Conditions	Repairs Needed. Exposed nails observed at change in elevation between the garage and main structure, as observed from the roof. Nail heads should be sealed to prevent water penetration. Minor surface marring observed at changes in roof elevation from construction traffic; appears to be primarily a cosmetic issue. Installation of shingles appears standard where visible; nailing schedule not accessible.
1307	Roof Comments	Recommend having builder remove nails & small construction debris from roof. Typical roof maintenance & inspection is necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles, and inspecting/sealing flashing material as necessary.

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Chimney/Fireplace

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of the chimney(s) to properly draft is not within the scope of this inspection. Due to factors such as offsets in flues, installation of dampers and rain caps, this is a limited inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks. The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the home's occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. The NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection. Client is advised to consult with a chimney sweep.

Step #	Component	Comments
1401	Chimney Type	Non-vented logs present.
1402	Exterior Condition	N/A.
1403	Chimney Flue	N/A.
1405	Rain Cap	N/A.
1406	Fireplace Condition	<u>Seek Further Review.</u> Prefabricated construction. Gas logs present, not tested; pilot off. Gas logs are turned on to verify operation only, if the pilot is lit. Inspector cannot light pilots nor verify that the burner or emission calibrations are properly adjusted. Refer to specialist. Recommend installing carbon monoxide detectors in areas with gas appliances.
1407	Comments	Main shutoff for gas logs noted. See builder for startup and operating instructions and condition prior to closing.

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Garage/Carport

Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device(s) to reduce chances of injury (important safety concern where children are present). Some older home may not have these safety reverse devices present, these may not have been required when the home was built. Buyer may wish to consider upgrading if not present. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Step #	Component	Comments
1501	Structure Type	Attached garage.
1502	Siding	Same as house.
1503	Roof Comments	Same as house, see roof comments.
1507	Floor/Slab	Concrete. Floor appears to be properly sloped towards the vehicle door as required.
1508	Vehicle Doors	Serviceable. Two vehicle doors present. Metal. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.
1509	Door Openers	Electronic eye beam reverse tested. This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.
1510	Exterior Access Door	N/A.
1511	Fire Door	Metal Clad.
1512	Windows	Serviceable. Same type as house.
1513	Walls	Serviceable. Drywall. Painted.
1514	Fire Barrier	Wall covering appears to be fire rated.
1515	Ceiling	Serviceable. Drywall. Painted.
1516	Electrical	Serviceable. Ground fault interrupter present: Tested. Provided for safety.
1517	Garage Comments	<u>Seek Further Review.</u> Railings are missing at entrance steps to the home. Typically, a hand railing is required when more than three stair risers are present. Recommend installing for safety and compliance. See local codes enforcement for more information. Water faucets not tested; not sink or hose present for testing. See builder for operation prior to closing.

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Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector cannot safely access and review the ceiling joists, electrical wiring, plumbing, ducting, etc. due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessible, thereby limiting the review of the attic to the view of the hatch area or walkway only. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection. Thus, when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Dept. of Energy website (www.eere.energy.gov/) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

Step #	Component	Comments
1601	Access location	Safety Concern. Bedroom closet. Laundry. Pull down stairs. Bonus room. Alcove. Leg extensions have been added to the pull down steps in the laundry; uneven tread height noted at the first step. Recommend review by builder for safety.
1602	Framing	Rafters. 2 x 6". 16" o.c.. Partially accessed due to insulation blockage and eave clearance.
1603	Sheathing	OSB Waferboard.
1604	Evidence of Moisture	No water stains observed where visible.
1605	Insulation	Blown-in insulation. 10-12 inches of insulation present with an approximate R-30 energy value. The required attic material data card is missing indicating R-factor, quantity and type of insulation. Have insulation contractor revisit property, label insulation work properly to meet current energy codes and manufacturer specifications. N1101.3.
1606	Ventilation	Soffit vents. Ridge vents.
1607	Electrical	Light bulb cage/guard is missing as required by current building standards. See local codes enforcement for more information. Romex type wire. Light present. Wiring not completely visible due to coverage by attic insulation. Insulation is not disturbed.
1608	HVAC	Drip pan present, appears intact. Emergency shutoff switch installed. Drain pipe installed on drip pan. Drains and float switches not tested. Insulated ductwork, appears intact.
1609	Chimneys	N/A.
1610	Attic Comments	Unable to verify if bathroom exhaust fans vent to daylight due to coverage by insulation.

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Crawlspace

Water seepage and moisture penetration are common problems in crawlspaces usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the crawlspace cannot always detect the past or future possibility of water in this area. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the crawlspace and obtain price estimates when infiltration is disclosed or signs of water are present. NOTE: The presence of a sump pump can suggest water has or may enter the crawlspace. Moisture in a crawlspace can promote wood decay, therefore crawlspaces should be adequately ventilated and vents should be left open year round.

Step #	Component	Comments
1801	Access location	Exterior hatch. Located at the rear.
1802	Floor	Dirt. Standing water observed near the hatch opening and near some foundation vents. Builder stated that the foundation vents and crawlspace hatch was left open during power washing prior to the inspector. We recommend that client review conditions after heavy rains or prior to closing. Corrections by builder will be necessary if conditions do not improve.
1803	Walls	Concrete Block. Brick. Curtain/foundation wall appears intact.
1804	Joists	Wood. 16" o.c.. Covered, unable to access. Size: Double 2 x 8" lumber, Double 2 x 8" lumber. One joist has been improperly notched at the master bathroom floor framing. Notches on top or bottom of joists should not exceed 1/6 the depth of the joist (1/4 at very end). Additional joists are located near the notched joist. Recommend that builder review for proper support.
1805	Sub Floor	OSB.
1806	Support Posts	Concrete block piers. Supports appear intact.
1807	Beams	Wood. Drop sill beams. Pressure treated sill plate. Beam size: Triple 2 x 10" lumber. Some doubled joists or load bearing walls/joists are located mid-span between the support piers without any vertical support which can allow settlement to occur. Stairs are not directly supported on both sides as typically seen. Recommend that builder review floor framing diagrams for proper support.
1808	Electrical	Light present. NM Romex type wire. Wiring not completely visible due to coverage by insulation. Insulation is not disturbed.
1809	Ventilation	Screened openings. Keep vents open during moist conditions.
1810	Insulation	Fiberglass. Rolled/batt insulation. 6 1/4", R-19.
1811	Moisture Barrier	Plastic. Installed on grade.
1812	Distribution/Ducts	Flex insulated ducts.
1813	Sump Pump	Not Present.
1816	Visible Plumbing	CPVC. PVC.
1818	Crawlspace Comments	Please refer to a standard SC CL100 Termite and Moisture report or soil treatment letter for certification of substructure, moisture conditions, wood destroying pests, fungi, mold and/or chemical treatment presence. This type of certification is beyond the scope of this inspection.

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Heating

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, as major appliances, including air conditioners and furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning of burners and replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos, radon, mold, lead based products, or other potentially hazardous materials is not within the scope of this report.

Step #	Component	Comments
1901	Furnace Location	Attic. Crawlspace. 2 systems or zones installed
1902	Brand/Type	Manufactured by Bryant.
1903	Energy Source	Natural gas. Shutoff valve provided.
1904	Combustion Chamber(s)	Closed system, chamber not visible. Heat rating = 80,000, 100,000 BTU. System(s) fired correctly with upper/lower limit controls functional to blower and burner.
1905	General Conditions	The system was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a more detailed review is desired we recommend consulting with a licensed HVAC contractor for disassembly of the unit for closer inspection. Unit was operated by the thermostat. Air temperature at supply ducts: 118 - 121 °F.
1906	Exhaust Venting	Appears intact. Fan assisted. PVC.
1907	Thermostat	Located at 1st level. Located at 2nd level. Hallway. Digital type.
1908	Air Filters	Filter size is 14x20x1", 20x20x1". Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.
1909	Distribution/Ducts	Insulated flex type ducts.
1912	Heating Comments	We suggest annual maintenance cleaning and inspection by a qualified HVAC contractor.

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Air Conditioning

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Filters should be replaced and coils should be cleaned on a regular maintenance schedule. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

Step #	Component	Comments
2001	Condenser Location(s)	Both A/C condenser(s) are located at exterior left side.
2002	Brand/Type	Split system. Electric. Manufactured by Bryant.
2003	Energy/Size	RLA = 14.1 amps, Capacity = 2.5 tons. RLA = 14.4 amps, Capacity = 3 tons.
2004	Disconnect(s)	Electric with disconnect provided. System is properly fused.
2005	General Conditions	<u>Seek Further Review.</u> As most manufacturers warn against operating air conditioning units when the outside temperature has been below 60 degrees during the previous 24 hours, this unit was not tested. Recommend referring to the Sellers Disclosure Statement or review by a qualified licensed HVAC technician regarding the condition of this unit prior to close.
2006	Temperature Difference	Outside temperature is below 60 degrees, this unit was not tested. See #2005 comments above.
2007	Evaporator Coil Housing	Condensate line appears intact. Condensate line present, not tested. Recommend cleaning air handler and coils on a regular basis. Condensate lift pump is present on the crawlspace unit. We are unable to verify the proper operation of lift pump unless running during a pump cycle. Therefore, pump operation is beyond the scope of this inspection. No backup or leaks observed around the pump. Recommend consulting sellers for additional information if concerned.
2010	A/C Comments	We suggest annual maintenance cleaning and inspection by a qualified HVAC contractor. Only a 3 degree difference in temperature was observed between the supply registers in the heat mode. It is not unusual for air balance adjustments after occupancy. See builder if adjustments are needed.

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Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Step #	Component	Comments
2101	Water Supply System	Water supply system appears to be provided by public system. See MLS or sellers to verify.
2102	Supply Lines	Repairs Needed. Copper. No leaks observed. Plumbing supply pipes for 2nd level bathroom shower are not insulated in unconditioned spaces as observed through the bonus room alcove. Water supply pipes located in unconditioned spaces are required to be insulated per current energy standards to prevent damage from freezing.
2103	Shut Off Valve Location	Main shut-off is located at the meter vault. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. The secondary shutoff valve is located at the crawlspace. Unable to locate a pressure regulator. This valve is designed to prevent excessive pressure from occurring in the water supply system and attached appliances. High water pressure in the local municipal water supply can result in damage to the water piping, fittings, garden hoses, fixtures or water heaters. We recommend that a pressure reducing valve be installed, if not present on the water system to make sure that water pressure does not exceed 80 PSI. No expansion device observed. This is required by some municipalities due to water pressure. See builder or local water company for requirements.
2104	Waste Disposal System	<u>Seek Further Review.</u> Waste disposal system appears to be private on-site waste disposal. Due to the inaccessibility of the septic tank, leach field, and other components of the private sewage system, review of the septic system is not within the scope of this inspection. We recommend review by a qualified professional to assess the functionality and condition of this system, prior to close. We recommend that builder provide buyer with a Department of Health and Environmental Control (DHEC) percolation test and certification of tank and drain installation information including design and location sketch.
2105	Waste Lines	PVC. No leaks observed.
2109	Plumbing Comments	None.

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AmeriSpec General Home Inspection

Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -125 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

Step #	Component	Comments
2201	Location of unit	Crawlspace. Two water heaters present.
2202	Water Heater Type	Electric, with electric disconnect observed near this appliance.
2203	Brand/Capacity	Size: 50 gallons each unit.
2204	Supply Lines	CPVC. Water shutoff present: Yes.
2206	Temp. Pressure Release Valve	TP drain pipe drains to daylight. The discharge pipe is present on the temperature pressure relief valve.
2207	Combustion Chamber	N/A.
2208	Water Heater Condition	The water temperature at time of inspection was 122 degrees. Do not adjust temperature above 125 °F to prevent scalding.
2209	Exhaust Venting	N/A.
2211	Water Heater Comments	Water heater sits on bricks and may be subject to premature rusting and deterioration due to moisture. Typically, a concrete pad is required (IRC 1305.1.4). See local municipal codes local enforcement. Recommend installing concrete pad as required for installation location.

AmeriSpec General Home Inspection

Electrical

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by homeowners and amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close. Ground Fault Circuit Interrupter (GFCI) or Arc-Fault protection may have, or may not been required for the electrical system at time of this home's construction. Client may wish to consult with an electrical contractor if these safety upgrades is desired at specific receptacles. These devices are generally recommended at outlet locations near water sources such as the exterior, garage, bath, basement, kitchen, and pool areas.

Step #	Component	Comments
2301	Service Type	Service entrance cable is located underground. System appears to be properly grounded. The main panel is not located back to back or side to side to the electric meter, which would require a main disconnect at the meter due to distance. See local Codes Official for requirement or exception to NEC or IRC codes per section E3503.3.3.1.
2302	Main Panel Description	The main electrical panel is located in laundry. Overload protection provided by breakers. The panel contains (27)120 volt single pole breakers, and (5) 240 volt double pole breakers. Service entrance cables are aluminum. Branch circuit wiring is copper.
2303	Service Amps and Volts	Service panel rating is approximately 200 amps, 120 and 240 volts present.
2304	Wiring Type	NM Romex.
2305	Main Panel Comments	Arc-fault interrupters are present. GFCI protection device present, tested. These devices should be tested monthly for safety. Single disconnect noted to shut off all power to the home.
2306	Sub Panel Information	N/A.
2307	Smoke Detectors	Smoke detectors are located at 1st level, 2nd level, halls, and bedrooms; Tested OK. Periodic testing is suggested to ensure proper working order. Some detectors were located to high on the wall/ceiling to be tested with the push button. Periodic testing is suggested to ensure safety.

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- 2308 Electrical Comments An alarm system is present. Alarm systems are not within the scope of this inspection, client is advised to consult with sellers or alarm company for additional information prior to close to ensure proper operation. This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. The central VAC was tested at the motor canister only. Recommend client confirm proper operation prior to close. An intercom system was observed at this property. Intercom systems are not within the scope of this inspection; client is advised to consult with sellers for additional information.

Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Step #	Component	Comments
2401	Floor	Tile.
2402	Walls	Serviceable. Painted.
2403	Ceiling	Serviceable. Painted.
2404	Doors	Serviceable.
2406	Windows	Serviceable. Single hung, dual pane.
2407	Cabinets	Serviceable. Wall mounted. Located under work area.
2408	Laundry Tub	Serviceable. Fiberglass.
2410	Heat/Cooling Source	Register present.
2411	Electrical	<u>Seek Further Review.</u> No dedicated single gang outlet noted at the washer outlet. No GFCI present at outlet near the laundry tub. See local codes enforcement for more information. Suggest a licensed electrician install GFCI outlets at all receptacles near water sources to enhance safety.
2412	Washer Hookup	Washer supply hookup present; drain was not tested. We do not operate the valves. These can leak at any time and should be considered a part of normal maintenance.
2413	Dryer Hookup	Dryer vented to exterior. Electric, 240 volt, tested. Dryer vented to exterior.
2416	Laundry Comments	None.

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Kitchen

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. Refrigerators of any type are also not inspected. Service lights, timers, and testing of special features/options are beyond the scope of this inspection. Calibrations to cooking systems, are not evaluated nor life expectancies given to dishwasher. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or complete cleaning cycle operation. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. NOTE: Dishwashers can fail at any time due to their complexity. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Step #	Component	Comments
2501	Floor	Wood.
2502	Walls	Serviceable. Painted.
2503	Ceiling	Serviceable. Painted.
2504	Doors	Serviceable.
2506	Windows	Serviceable. Single hung, dual pane.
2507	Heat/Cooling Source	Register present.
2508	Electrical	Serviceable. GFCI protection provided for safety, tested.
2509	Cabinets	Serviceable.
2510	Counter Tops	Serviceable. Polished surface.
2511	Sinks	Serviceable. Stainless steel. Caulk as needed to prevent damage from moisture.
2512	Faucets	Serviceable.
2513	Plumbing/Drains	Serviceable. Flow and drainage were serviceable at the time of inspection.
2514	Disposal	Serviceable. Manufactured by Emerson.
2515	Dishwasher	<u>Seek Further Review.</u> Manufactured by Frigidaire. Dishwasher was not tested at the time of inspection. The water shut off was closed. We do not open closed valves for safety. Recommend review by builder prior to closing. No required loop observed in the dishwasher drain line observed. A loop that is higher than the drain line entrance at disposal/drain line is needed to prevent wastewater from siphoning back into dishwasher. See builder for repair or loop location.
2517	Cooktop/Oven	Serviceable. Wall oven. Cooktop. Manufactured by Frigidaire. The gas cooktop was tested at the time of inspection and appeared to function properly. The electric oven elements were tested at the time of inspection and appeared to function properly.
2519	Exhaust Fan	Serviceable. Re-circulating, non-vented. Built into microwave. Light operable.

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2520	Microwave	Serviceable. Manufactured by Frigidaire. Built-in microwave ovens are tested using normal controls. Leak and/or efficiency testing is beyond the scope of this inspection.
2521	Trash Compactor	Not Present.
2522	Kitchen Comments	None.

Stairs/Halls

Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four -inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

Step #	Component	Comments
2601	Floors	Wood.
2602	Walls	Serviceable. Painted.
2603	Ceiling	Serviceable. Painted.
2604	Doors	N/A.
2605	Windows	N/A.
2608	Electrical	Serviceable. Three-way light switch present, tested.
2609	Stairs/Railing	Serviceable. Direct lighting present for stairs. Continuous hand railing present.
2610	Location	Stairway. Center. Home has a stairway leading to the second level.
2611	Other Comments	None.

AmeriSpec General Home Inspection

Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comments
2701	Floor	1.) Baseboard trim is missing between the sink cabinets. 2.) The edges at bathroom floors and tub/shower walls and floors should be caulked to prevent moisture penetration. Failure to keep these areas sealed can cause deterioration and moisture damage/deterioration to the interior walls and floors, which is not always visible to the inspector at the time of inspection. Ceramic tile.
2702	Walls	Serviceable. Painted.
2703	Ceiling	Serviceable. Painted.
2704	Doors	Serviceable. Doorstops are missing; replacement is needed to prevent damage to walls.
2705	Windows	Serviceable. Privacy Acrylic Block.
2706	Heat/Cooling Source	Register present.
2707	Electrical	<u>Seek Further Review.</u> Lighting present. Ground fault interrupter provided, tested. 1.) One outlet at the 2nd level bathroom does not test properly; "open Neutral". Recommend further review or repairs as needed by a qualified licensed electrician. 2.) The recessed lighting trim rings are not rated for moisture as is typically required in enclosed shower areas. See local codes enforcement for more information if concerned.
2708	Exhaust Fan	Serviceable.
2710	Tub/Surround	<u>Seek Further Review.</u> 1.) The whirlpool tub edge moves up and down when sitting on the edge. Recommend proper edge support to maintain proper caulk seal. 2.) The tile edges at bathroom tub/shower walls and floors need to be caulked to prevent moisture penetration; caulking not completed. Failure to keep these areas sealed can cause deterioration and moisture damage. Separate Tub present. Fiberglass.

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2714	Shower/Surround	Serviceable. Separate shower noted. Ceramic tile. Caulk as needed to prevent damage from moisture.
2716	Tub/Shower Door	Tempered safety glass present.
2717	Bathroom Faucets	Repairs Needed. Sink faucets are loose; not secured to the counters. Recommend further review or repairs as needed by a qualified licensed plumber.
2719	Plumbing/Drains	Repairs Needed. Stopper control rods are not attached. Recommend review/repairs as needed. Flow and drainage were serviceable at the time of inspection. Manual pop up stopper.
2720	Sinks	Caulk as needed to prevent damage from moisture.
2722	Toilets	Serviceable.
2723	Counter/Cabinets	Solid surface. Recommend caulking all gaps & seams as needed.
2724	Whirlpool Tub	GFI circuit protection present, tested. A whirlpool tub is present. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber. No access panel provided to service the pump. Builder was aware of this condition. Current building standards require that a panel of sufficient size be installed to provide access to the pump. See local municipal codes enforcement if concerned. (IRC 2720.1)
2725	Bathroom Location(s)	1st level. Master. 3.5 bathrooms present.
2726	Bathroom Comments	None.

AmeriSpec General Home Inspection

Interior Living Room(s)

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned, especially in new construction. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. It is not always possible to determine if all thermopane windows are completely intact, thus window energy seal defects may not be always visible or reported on. Conditions such as temperature, humidity, and lighting limit the ability to review these windows visually; thus we suggest client review windows prior to close.

Step #	Component	Comments
2801	Floors	Wood. Final cleaning has not been done. Construction dirt/debris present.
2802	Walls	Serviceable. Painted.
2803	Ceilings	Serviceable. Painted.
2804	Doors	Serviceable. Wood entry door.
2805	Closet(s)	Serviceable.
2806	Windows	Serviceable. Double glazed insulated windows observed in the home. Unable to determine if insulated windows are completely intact and without compromised seals.
2807	Heat/Cooling Source	Register present.
2808	Electrical	Repairs Needed. Loose outlet needs securing at dormer alcove for safety. Ceiling fan serviceable. A representative number of installed lighting, fixtures, switches, and receptacles were tested.
2809	Wet Bar	N/A.
2812	Location	Entry. Living Room. Dining Room. 2nd level family bonus room.
2813	Living Room Comments	This inspection report does not include a review of any cosmetic blemishes, irregularities, or other conditions related to walls, ceilings, floors or other decorative items or components. Client should conduct a visual inspection of these items prior to closing if concerned.

AmeriSpec General Home Inspection

Bedroom(s)

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage. Incandescent light fixtures located in closets are a fire-safety concern, especially in close proximity to combustible building components, or personal items. When present, fixture updates or replacement of bulbs with cooler operating fluorescent bulbs is suggested.

Step #	Component	Comments
3001	Floors	Carpet. Wood. Squeaks noted in flooring. This condition is generally caused by loose sub-flooring.
3002	Walls	Serviceable. Painted.
3003	Ceilings	Serviceable. Painted.
3004	Doors	Doorstop missing at rear center bedroom; replacement is needed to prevent damage to wall.
3005	Closet/Wardrobe	Serviceable.
3006	Windows	Serviceable. Tilt out to clean. Single hung, dual pane.
3007	Heat/Cooling Source	Register present.
3008	Electrical	Serviceable. Ceiling fan serviceable.
3010	Location(s)	1st level. Master bedroom. 2nd level. Bedrooms # 2, 3, 4.
3011	Bedroom Comments	None.

Conclusion

Step #	Component	Comments
3210	Comments	This is not a 'Code Compliance' inspection. Code compliance or Manufacturer's installation specifications should be verified through the local building authorities, the company who manufactured the product or item, or with the builder prior to closing. Client should contact local codes enforcement department for clarification of code compliance references made in this report. Client should consider code upgrades where not specifically required by this locale authority.