



National Property Inspections

Megan Waesche, 6210 N Ocean Blvd, Myrtle Beach, SC, 29572



Saturday, April 28, 2018

Inspector

Joel Holland

(843) 742-7952

office@nationalpropertyinspections.net

SCLHI# 49133

Inspection Date:
04/28/2018

Inspector: Joel Holland
Inspector Phone: (843) 742-7952

Email: office@nationalpropertyinspections.net
SCLHI# 49133



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No	Temperature : 68 F
Estimated Age Of Property : 78 Year(s)	Weather :
Property Faces : <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Dry
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Renters

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement. The safety items/systems marked marginal were not required to be present when the home was built. However, it is recommended these items be brought up to current safety standards.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
RR (RECOMMEND REPAIR)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

The Summary is not the entire report. The complete report includes additional important property information and safety concerns of interest to the client. Any/all photos included are considered to be part of the summary/report. Cosmetic issues are not part of the general inspection. NOTE: The inspection results are limited to the specific conditions on the day and time of this inspection. Areas that are hidden from the inspector's view and not noted on the seller disclosure statement, examples; hidden areas beneath/behind; rugs, furniture, flooring, walls, furniture, built in units and appliances, personal items, etc., cannot and will not be the responsibility of the inspector. The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items. Client agrees that if NPI recommends further evaluation of a condition, Client will do so before the end of any inspection contingency. NPI recommends obtaining firm bids from licensed contractors, before closing, on items marked "marginal", "recommend repair", at or near it's design life expectancy. The findings of the inspection are "as of" the inspection date and time. Client understand and agrees that if NPI recommends further evaluation of a condition, Client will do so before the end of any inspection contingency. NPI recommends obtaining firm bids from recommended contractors, before due diligence time frame ends and closing on this property, on all items marked "marginal", recommend repair, not inspected, or at/near design life for component or systems. The findings of the inspection are "as of" the inspection date and time. Ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing. IT IS RECOMMENDED THAT THE CLIENT AND YOUR AGENT, READ THE ENTIRE INSPECTION REPORT. Inspected by Joel Holland SCLHI# 49133

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GRADING / DRAINAGE

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Negative Slope

Comments:

The front and right side of the property have negative slopes. See photos. This means the ground located at the front and right side of the house is pitched toward the foundation. Evidence suggests that during a heavy rain, water is likely to pool up to the foundation walls. Consider having a qualified landscape contractor install additional drainage to prevent any future water damage or water intrusion into the foundation. Recommend a qualified landscape contractor evaluate the grading and make the necessary repairs.



Grading / Drainage: View of front property and grading



Grading / Drainage: View of right side property and grading



Grading / Drainage: View of rear property and grading



Grading / Drainage: View of left side property and grading

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DRIVEWAY

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dirt

Comments:

There is a dirt driveway, starting at the road and leading to the front of the house.

FRONT BRICK WALKWAY

Recommend Repairs

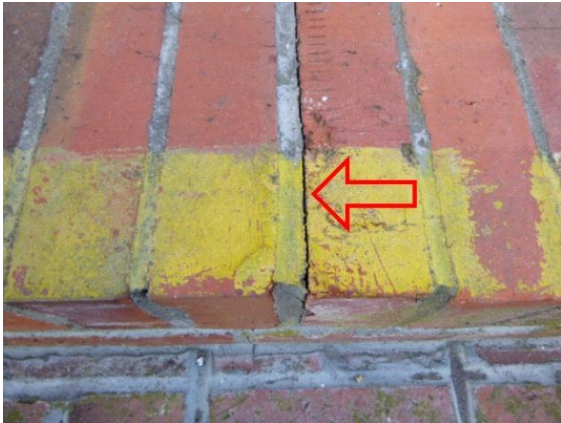
ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brick

Cracks/Settlement

Comments:

1. The covered brick walkway located in front of the home has several sections with cracked mortar joints. See photos. Evidence suggests this condition has created an avenue for water intrusion. Recommend a qualified masonry contractor evaluate and make the necessary repairs.
2. There is soft, water damaged wood present at the base of the middle left post supporting the roof of the covered brick walkway. See photo. Evidence suggests the damaged wood needs to be replaced to maintain the integrity of the post. Recommend a qualified general contractor to evaluate and make the necessary repairs.



Front Brick Walkway: View of cracked mortar on front brick walkway



Front Brick Walkway: View of cracked mortar on front brick walkway

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Front Brick Walkway: View of cracked mortar on front brick walkway



Front Brick Walkway: View of soft water damaged wood at base of support post

PAVER WALKWAY

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Concrete

Paver

Comments:

The ground beneath the front paving stone walkway is sunk down and creates an uneven surface. See photo. Recommend a qualified masonry contractor evaluate and make the necessary repairs.



Paver Walkway: View showing height differential of paver walkway



Paver Walkway: View showing height differential of paver walkway

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REAR WOOD WALKWAY

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wood

General Deterioration

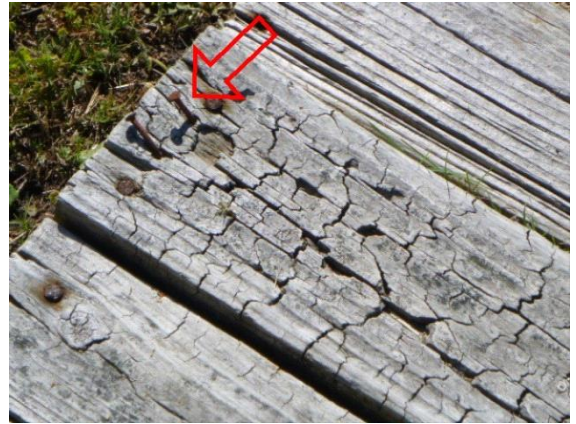
Tripping Hazard

Comments:

The wooden walkway, located on the left side of the house, has many weathered boards present, several with exposed nails. Several of the boards are bowed creating a trip hazard. See photos. Recommend a qualified general contractor to evaluate and make the necessary repairs.



Rear Wood Walkway: Views of weather boards on rear wooden walkway



Rear Wood Walkway: View of nails backing out of wooden walkway



Rear Wood Walkway: View of bowed tread board on rear wood walkway

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FRONT STOOP

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

General Deterioration

Comments:

The wooden trim around the base of the decking on the front stoop has soft, water damaged wood present. See photos. Evidence suggests the damaged wood needs to be replaced. Recommend a qualified general contractor to evaluate and make the necessary repairs.



Front Stoop: Views of water damaged wood trim



Front Stoop: Views of water damaged wood trim



Front Stoop: Views of water damaged wood trim

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RIGHT ENCLOSED PORCH

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Enclosed

General Deterioration

Comments:

- 1.The ceiling of the enclosed porch has several areas with damaged wood present. See photos. Evidence suggests the damaged wood is a result of water intrusion.
 - 2.There is condensation present inside several of the double-pane glass windows located on the porch. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assemblies will need to be replaced. Recommend a qualified glass repair specialist evaluate and make the necessary repairs.
 - 3.Many of the porch windows are binding in the frames and will not open. Evidence suggests this condition is due to settlement.
 - 4.The brick floor of the enclosed porch has humps in the surface with cracked mortar joints. Evidence suggests this condition is due to normal ground settlement. Recommend a qualified masonry contractor evaluate and make the necessary repairs.
 - 5.The wall receptacle, located in the enclosed porch, has no power to it. See photo. The wall receptacle does not function as intended. Recommend a licensed electrician to evaluate and make the necessary repairs.
- ***Recommend a licensed general contractor to evaluate points 1&3 and make the necessary repairs.



Right Enclosed Porch: Views of soft, water damaged wood present on walls and ceiling of enclosed porch



Right Enclosed Porch: Views of soft, water damaged wood present on walls and ceiling of enclosed porch

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Right Enclosed Porch: Views of soft, water damaged wood present on walls and ceiling of enclosed porch



Right Enclosed Porch: View of wall receptacle with no power

LEFT COVERED PORCH

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

General Deterioration

Comments:

There is soft, water damaged wood present on the wood trim, located on the base of the guardrails, on the covered porch located on the left side of the house. See photos. Evidence suggests the damaged wood needs to be replaced to restore the integrity of the guardrail.



Left Covered Porch: View of soft water damaged wood on base of guardrails



Left Covered Porch: View of soft water damaged wood on base of guardrails

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FRONT BRICK PATIO

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brick

General Deterioration

Comments:

The right and left support posts, for the roof covering the patio, have wood rot present at the bases. See photos. Evidence suggests the damaged wood needs to be replaced to restore integrity of the columns.



Front Brick Patio: Views of water damaged wood at base of columns



Front Brick Patio: Views of water damaged wood at base of columns

ROOFING

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Age: 10-15 Year(s)

Layers: 1

90% Visible

Asphalt / Composition

Cupping / Curling / Lifting / Brittle

Comments:

The asphalt composite roof shingles were inspected using a telescoping pole with a high-powered zoom camera from the ground. The roof consists of asphalt/composite architectural shingles on a gable style roof.

There are several roofing nails that have lifted out from the sheathing in various locations around the roof, causing the roof shingles to lift up. See photos. Evidence suggests this creates an avenue for water intrusion and needs to be repaired. Recommend a qualified roofing contractor to evaluate and make the necessary repairs to avoid future roof sheathing damage.

Leaks not always detectable.

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Roofing: View of lifted asphalt roof shingles due to roofing nails lifting out of sheathing



Roofing: View of lifted asphalt roof shingles due to roofing nails lifting out of sheathing



Roofing: View of lifted asphalt roof shingles due to roofing nails lifting out of sheathing



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FLASHING/VALLEYS

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Composition / Membrane

Metal

Exposed Nails

Rust

Comments:

The metal and neoprene flashings were inspected using a telescoping pole with a high powered zoom camera from the ground.

1. The plumbing vent pipes have excessive rust present. See photos. It is difficult to determine when a rusted component may fail.
2. There are exposed nails heads, located at the bottom of the neoprene vent pipe flashings. See photos. Evidence suggests the nail heads need to be sealed with an approved sealant to prevent future leaks.

***Recommend a qualified roofing contractor evaluate points 1&2 and make the necessary repairs.



Flashing/Valleys: Views of heavily corroded plumbing vents and flashing with exposed nail heads



Flashing/Valleys: Views of heavily corroded plumbing vents



Flashing/Valleys: Views of heavily corroded plumbing vents



Flashing/Valleys: Views of heavily corroded plumbing vents and flashing with exposed nail heads

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CHIMNEY

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brick / Masonry

Deteriorated / Missing Cap(s)

Deteriorated Brick / Mortar

Out of Plumb

Separated from House

Comments:

1. There are two brick chimneys, with clay flue pipes, located on the left and right side of the home. The left chimney is used with the gas fireplace located in the living room, while the right is used as a vent for the gas water heater located in the laundry room. Evidence suggests the chimneys should have rain caps present over the flue pipes to prevent water from entering the flu pipes. See photos.

2. All chimneys that are 30 inches or wider require a "cricket" or saddle at the base of the chimney to help divert rain water away from the chimney. Both chimneys are approximately 34 inches wide and are missing the required "crickets." See photos.

3. The external masonry chimney, located on the left side of the house, appears to be leaning and separating away from the home with cracked mortar present. See photos. This is could be due to inadequate footings or unconventional construction.

***Recommend further evaluation of both chimneys by a qualified masonry contractor or structural engineer to reinstate the structural integrity/stability of the chimneys.

Flue not inspected. Annual cleaning is recommended.



Chimney: View of left chimney pulling away from house



Chimney: View of cracked mortar on left chimney

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Chimney: View of left chimney pulling away from exterior wall



Chimney: View showing where a roof cricket needs to be installed when a chimney is wider than 30 inches wide



Chimney: View showing where a roof cricket needs to be installed when a chimney is wider than 30 inches wide



Chimney: View of missing rain cap



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Chimney: View of missing rain cap

EXTERIOR SURFACE

Recommend Repairs

	<input checked="" type="checkbox"/> Composite	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Cracked	<input checked="" type="checkbox"/> General Deterioration				
	ACC	MAR	NI	NP	RR			
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
EXTERIOR FAUCETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
EXTERIOR ELECTRICAL OUTLETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Comments:

NOTE: If asbestos siding is present on the house which was common during the time this home was built. Asbestos cement is a composite material consisting of Portland cement reinforced with asbestos fibers. When manufacturers figured out ways to produce siding made using asbestos cement, it became very popular for a number of years before being banned in the U.S. in the 1970s. The EPA deems asbestos to be hazardous when it is in a friable state, meaning that it can be crumbled, crushed, or pulverized by hand pressure. Crushed asbestos in a powdery form can allow its particles to become airborne and inhaled, causing potential health problems. Asbestos cement products that are not in a friable state are not considered hazardous. The only potential danger is when the cement is disturbed in a way that causes the asbestos fibers to become airborne. Please be aware of the potential health risks when working or removing this material.

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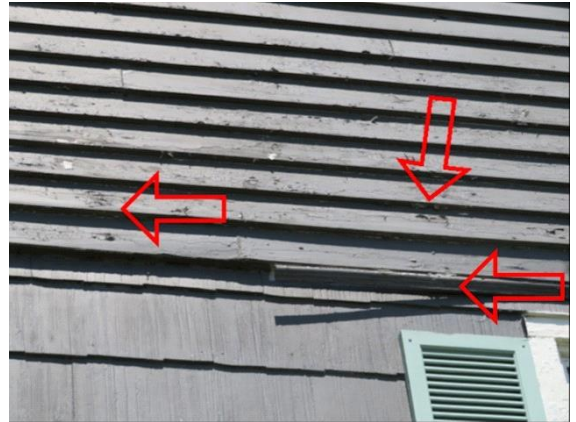
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1. The exterior faucet located on the left side of the home has a rusted control valve. See photo. Evidence suggests that the corroded valve could fail and cause a water leak. Recommend a licensed plumber evaluate and make the necessary repairs.
2. There is soft, water damaged wood present on the exterior wood siding located, in the front and rear, above the second floor of the home, and on the eaves around the perimeter of the house. See photos. Evidence suggests the decaying wood has created avenues for water intrusion. Recommend a licensed general contractor to evaluate and make the necessary repairs.
3. The siding on the home appears to be asbestos shingles. Many of the shingles are cracked and have created avenues for water intrusion into the wood framing behind the siding. See photos. Recommend having the shingles tested by an asbestos inspector before having a qualified siding contractor evaluate and make the necessary repairs.



Exterior Surface: View of rusted water valve on exterior water faucet



Exterior Surface: Sample view of water damaged wood siding



Exterior Surface: View of water damaged rake board on front of home



Exterior Surface: View of water damaged eaves around home

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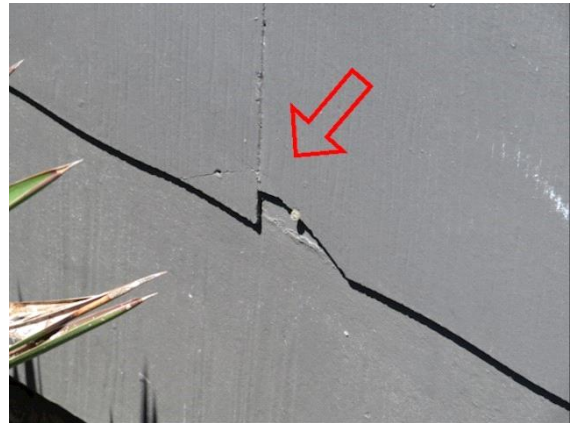
Exterior Surface: View of water damaged eaves around home



Exterior Surface: View of water damaged eaves around home



Exterior Surface: Views of cracked composite siding



Exterior Surface: Views of cracked composite siding

WINDOWS

Metal

Fogged

General Deterioration

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

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1. There is condensation present in many of the windows located around the house. Evidence suggests the desiccant strip designed to absorb moisture from the space between the panes has become saturated and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assemblies may need replacement. Recommend a qualified window repairman to evaluate and make the necessary repairs.

2. There are several windows that have soft wood (water damage) around the window casing, the sill and the window frames. See photos.

3. Many of the windows throughout the home are binding in the frames and will not open. This is likely due to settlement from the age of the home.

***Recommend a licensed general contractor to evaluate all windows and make the necessary repairs.



Windows: Views of damaged wooden window frames



Windows: Views of damaged wooden window frames



Windows: Views of damaged wooden window frames

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EXTERIOR DOORS	<input checked="" type="checkbox"/> Recommend Repairs				
	ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/> Metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Wood					
<input checked="" type="checkbox"/> General Deterioration					

Comments:

- 1.The rear entry door for the enclosed porch, located on the right side of the home, is hitting the top of the frame when closing and has soft, water damaged wood present at the base of the frame. The door frame itself is cracked on the interior, hinge side of the door. See photos.
- 2.The front entry storm door for the enclosed porch, located on the right side of the home, does not latch when closing. The wood trim at the top of the door frame is damaged and in need of repair. See photos.
- 3.The storm door located on the left side of the house is corroded and is rubbing the upper section of the door frame which is preventing the door from closing. See photos.
- 4.The wooden entry door located on the left side of the house is hitting the upper section of the door frame with operation which is preventing the door from closing and locking properly. See photos. Evidence suggests the door needs adjustment to function properly.

***Recommend a qualified general contractor to evaluate points 1-4 and make the necessary repairs.



Exterior Doors: View of rear storm door hitting frame when closing



Exterior Doors: View of water damaged wood on base of rear door frame



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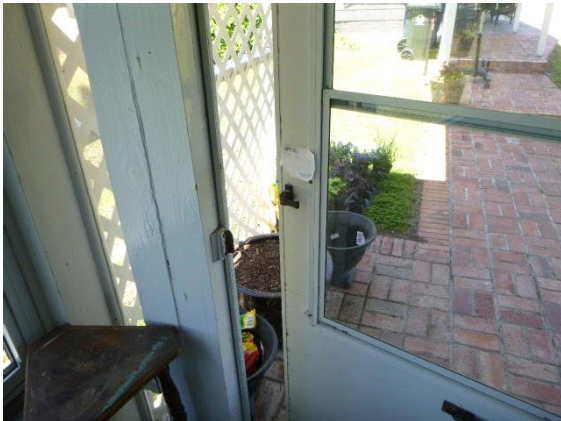
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Exterior Doors: View of water damaged wood on base of rear door frame



Exterior Doors: View of cracked rear door frame



Exterior Doors: View of front storm door not closing properly



Exterior Doors: View of damaged wood trim on front storm door frame



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Exterior Doors: View of side entry storm door hitting frame when closing



Exterior Doors: View of wooden side entry door hitting top of door frame when closing

FOUNDATION - SLAB

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brick

General Deterioration

Comments:

There are cracks present in the brick foundation on the left and right sides of the house. See photos. Evidence suggests this condition is due to ground settlement. Recommend a qualified mason contractor to evaluate the cracks and make the necessary repairs.



Foundation - Slab: Views of cracks in mortar on brick foundation wall



Foundation - Slab: Views of cracks in mortar on brick foundation wall

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Attic / Roof

Method of Inspection Physical Entry 95 % Visible

ATTIC FRAMING/SHEATHING

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plywood / Panel Board / OSB Rafters

Comments:

The attic framing consisted of 2" x 6" roof rafters with purlins that are 16 inches on center with tongue and groove sheathing. See photo. The framing and sheathing are in acceptable condition.

Leaks not always detectable.



Attic Framing/Sheathing: Views of attic framing and sheathing



Attic Framing/Sheathing: Views of attic framing and sheathing

ATTIC VENTILATION

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Gable Additional Vents Needed

Comments:

An attic needs upper and lower vents to provide proper cross ventilation and to prolong the life of the asphalt roof shingles. This home has only gable vents (upper) and no lower vents to circulate the attic air. Recommend a qualified roofing contractor evaluate and make the necessary repairs.



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Attic Ventilation: View of gable vents located on each end of attic



Attic Ventilation: View of gable vents located on each end of attic

ATTIC INSULATION

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Loose Fill

Comments:

There is 10 to 12 inches of loose fill type fiberglass insulation present in the attic area and it is evenly distributed. The attic insulation has an R value of R30 and is in acceptable condition.



Attic Insulation: View showing the depth of insulation located in the attic

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ATTIC ELECTRICAL

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All electrical wiring, receptacles, and junction boxes that were visible at the time of inspection were terminated properly and were in acceptable condition.

Limited visibility due to obstructions. See Electrical Section for additional information.

Interior Foundation

Foundation Type Crawl Space

INTERIOR FOUNDATION

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Limited Observation

Comments:

Limitation: Due to ductwork, plumbing and overall height clearance I was unable to inspect the interior foundation, under floor framing and support and the crawl space. See photos.



Interior Foundation: Views showing ductwork, plumbing and ground to joist clearance in crawl space



Interior Foundation: Views showing ductwork, plumbing and ground to joist clearance in crawl space



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UNDER FLOOR FRAMING & SUPPORT

Limited Observation

	ACC	MAR	NI	NP	RR
BEAMS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PIERS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Limitation: Due to ductwork, plumbing and overall height clearance I was unable to inspect the interior foundation, under floor framing and support and the crawl space.

CRAWL SPACE

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Visual from Access

Comments:

Limitation: Due to ductwork, plumbing and overall height clearance I was unable to inspect the interior foundation, under floor framing and support and the crawl space.

ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: Square D

Main Disconnect Location: Outside next to meter

Undetermined

SERVICE SIZE (Sub Panel)

Undetermined

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Email: office@nationalpropertyinspections.net
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	ACC	MAR	NI	NP	RR
SERVICE <input checked="" type="checkbox"/> Overhead	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUB-PANEL <input checked="" type="checkbox"/> Breaker(s) <input checked="" type="checkbox"/> Laundry room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The smoke detectors, located in and out of the bedrooms, were tested by pushing the test buttons and the alarms sounded at the time of inspection. NOTE: Smoke detector manufacturers recommend replacing smoke detectors every 10 years and their batteries every 6 months for safety purposes.

- 1.The metal brackets used to secure the electrical service mast to the home have detached which is causing the mast to lean away from the home. See photos. Evidence suggests the corroded brackets should be replaced for safety purposes.
- 2.The main electrical panel, located outside under the electric meter, has excessive rust on the covers and along the backside of the enclosure. See photo. Evidence suggests this condition is preventing access to the main circuit breaker, which has created a safety hazard.
- 3.The main electrical panel breakers are not properly marked, which does not provide the home owner with a complete directory for turning off circuit breakers in an emergency situation.
- 4.There are open knock outs, located at the bottom of the electrical sub panel, located in the laundry room. See photo. All electrical enclosures and panels are required to be sealed up with no openings.

***Recommend a licensed electrician evaluate points 1-4 and make the necessary repairs.

*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

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Electrical: Views of detached/corroded brackets on electrical mast



Electrical: Views of detached/corroded brackets on electrical mast



Electrical: View of excessive corrosion on main electrical panel



Electrical: View of main panel not labeled

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Electrical: View of electric sub panel located in the laundry room



Electrical: View of open knock outs located at the bottom of the electric sub panel

PLUMBING

Water Service

Water Public

Sewage Service

Sewage Public

		ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> Cast Iron	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Picture shows plumbing set up located under the sinks. Copper supply pipes and shut off valves with flexible supply hoses that connect to the faucets and PVC drains.

Main utility line, septic systems and gray water systems are excluded from this Inspection.

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Plumbing: Overall view of plumbing pipes below sinks

WATER HEATER

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brand: US Craftmaster
SerialNo: 0147116863

Model: G1F4033S3NV

Size: 40 Gallons

Age: 17 Year(s)

Gas

Faulty Flue Connection

Missing / Improper Pressure Relief Valves / Extension

Rust / Corrosion

Comments:

1. The gas exhaust vent located at the top of the water heater is not properly aligned. See photo. Evidence suggests this condition is allowing the exhaust to enter the laundry room.
2. The T/P relief valve located on the side of the water heater is missing the extension tube which is needed to divert the hot water down and away from harm's way in the event the safety valve opens. See photo.
3. There is excessive rust and corrosion present at the hot water copper pipe fitting, located at the top of the water heater. See photo. When there is heavy corrosion present at a plumbing fitting, it is difficult to predict when the joint may fail.

***Recommend a licensed plumber to evaluate points 1-3 and make the necessary repairs.

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Water Heater: Overall view of water heater located in laundry room



Water Heater: View of water temperature at the kitchen sink



Water Heater: View of flue not properly aligned on top of water heater



Water Heater: View of missing TPR valve extension pipe on the side of water heater



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Water Heater: View of excessive corrosion present at base of the fitting located at the top of water heater



Water Heater: View of excessive corrosion present at base of the fitting located at the top of water heater

LAUNDRY FACILITIES

Location: Laundry room

	ACC	MAR	NI	NP	RR
UTILITY HOOKUPS <input checked="" type="checkbox"/> Electric (Dryer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The laundry appliances are hooked up properly, functioning and in acceptable condition at the time of the inspection.

NOTE: The inspection does not test how well the appliances work, but does verify the appliance connections are in acceptable condition.

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DOWNSTAIRS HEATING

Brand: Goodman Model: GSZ130301AB BTUs: 30000
 Electric Heat Pump

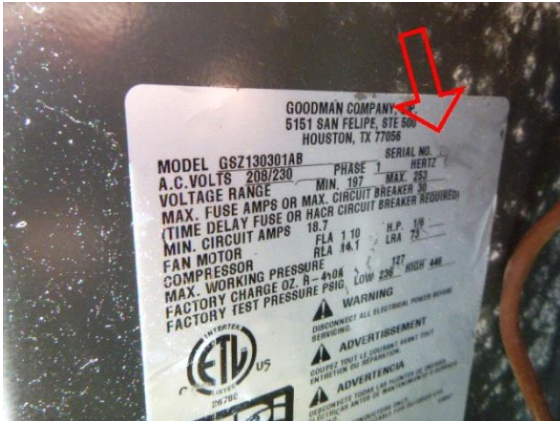
	ACC	MAR	NI	NP	RR
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Did not inspect heat pump in the HEAT mode due to the manufacturer's recommendation to avoid damage to the unit when the weather is warmer than 65 degrees.

NOTE: I could not record the serial number off of the heat pump for the downstairs unit because the data plate was badly faded. See photo.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.



Downstairs Heating: View of faded serial number on data plate

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UPSTAIRS HEATING

Brand: Goodman Model: GSZ130301AG BTUs: 30000 Age: 5 Year(s)
SerialNo: 1308222409

Electric Heat Pump

	ACC	MAR	NI	NP	RR
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Did not inspect heat pump in the HEAT mode due to the manufacturer's recommendation to avoid damage to the unit when the weather is warmer than 65 degrees.

HEATING DISTRIBUTION

Ductwork

	ACC	MAR	NI	NP	RR
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

The thermostat, air flow, and air distribution in each room were checked and operated as intended.

DOWNSTAIRS COOLING

Recommend Repairs

Brand: Goodman Model: GSZ130301AB Size: 2.5 Ton

Electric Heat Pump

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

The HVAC system is a "split" system with the air handler located in the kitchen closet and the condenser located on the right outside. The unit is working within industry standards, with the supply air temperature reading at least 14 to 20 degrees cooler than the return air. The test results were measured using a digital thermometer at each supply register and at the return air grille. The thermostat and blower were checked and work as designed.

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1. The condenser cover and coils, located on the outside HVAC condensing unit, have excessive corrosion present. See photos. Evidence suggests corroded condensing coils can adversely effect the efficiency of the HVAC system.
 2. The black foam insulation on the low pressure suction line on the condensing unit, located outside, is deteriorating and coming off the copper tubing. See photo.
- ***Recommend a licensed HVAC contractor evaluate points 1&2 and make the necessary repairs.



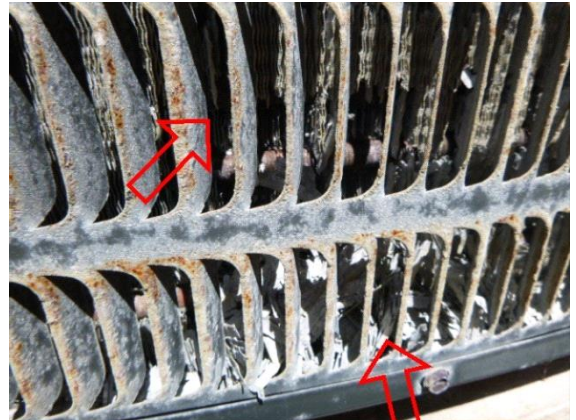
Downstairs Cooling : View of HVAC condenser located on the front side of the house



Downstairs Cooling : View of return air temperature using a digital thermometer in the cooling mode



Downstairs Cooling : View of supply air temperature using a digital thermometer in the cooling mode



Downstairs Cooling : View of excessive corrosion on HVAC condenser and coils

Inspection Date:
04/28/2018

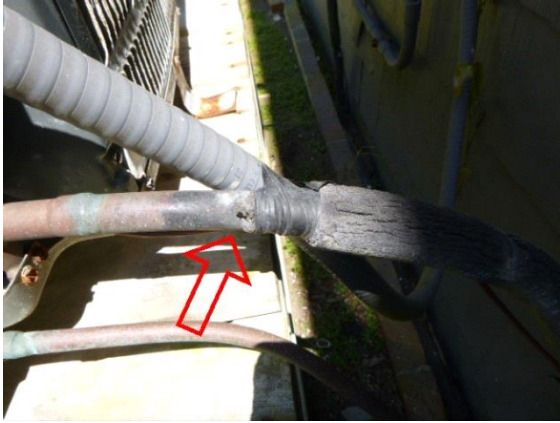
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Downstairs Cooling : View showing the deterioration on the foam insulation on low pressure suction line leading into the HVAC condenser

UPSTAIRS COOLING

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Brand: Goodman
SerialNo: 1308222409

Model: GSZ130301AG

Size: 2.5 Ton

Age: 5 Year(s)

Electric

Heat Pump

Comments:

The HVAC system is a "split" system with the air handler located in the attic and the condenser located on the left outside. The unit is working within industry standards, with the supply air temperature reading at least 14 to 20 degrees cooler than the return air. The test results were measured using a digital thermometer at each supply register and at the return air grille. The thermostat and blower were checked and work as designed.

- 1.The condenser coils, located on the outside HVAC condensing unit, have excessive corrosion present. See photo. Evidence suggests corroded condensing coils can adversely effect the efficiency of the HVAC system.
- 2.The catch pan, located under the air handler in the attic, has rust present throughout the bottom of the metal drain pan. See photo. The condensate water, which is extracted from the evaporator coil, has a primary drain pipe which drains to the outside of the house. If that pipe gets clogged, a secondary drain pipe drains into the drain pan located under the air handler in the attic, then another pipe connected to the drain pan drains out to another location outside. Evidence suggests when there is rust present in the catch pan, the primary drain pipe is clogged and needs to be cleaned out by a qualified HVAC contractor.

***Recommend a licensed HVAC contractor evaluate points 1&2 and make the necessary repairs.

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Upstairs Cooling: View of HVAC condenser located on the front side of the house



Upstairs Cooling: View of air handler located in the attic area



Upstairs Cooling: View of return air temperature using a digital thermometer in the cooling mode

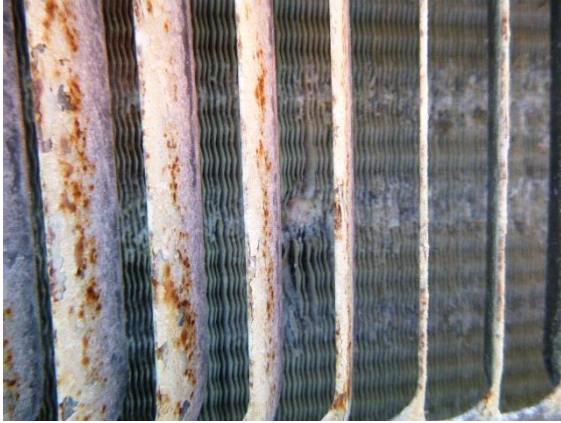


Upstairs Cooling: View of supply air temperature using a digital thermometer in the cooling mode



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Upstairs Cooling: View of excessive corrosion on HVAC condenser and coils



Upstairs Cooling: View of corrosion in catch pan under air handler located in attic

KITCHEN

- Monitor Condition
- Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN <input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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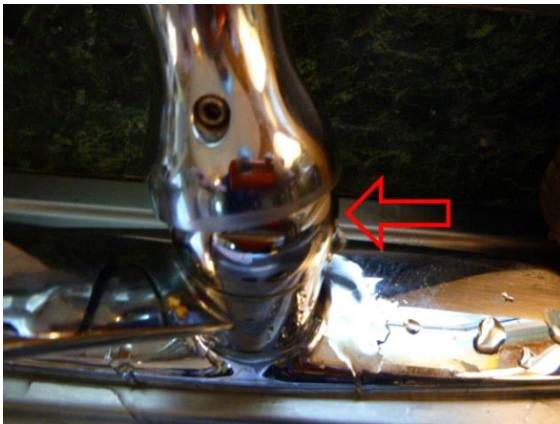
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GARBAGE DISPOSAL

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Comments:

- 1.The kitchen sink faucet is leaking around the swivel-ball socket, located under the faucet handle, when moving the faucet from right to left. See photo. Evidence suggests that there is a worn washer or gasket located inside the faucet.
- 2.With the sink faucet handles turned off, water continually drips. Evidence suggests that there is a worn washer or gasket located inside the faucet valve.
- 3.The kitchen wall receptacles are not required to be GFCI-protected due to the age the house, but have been required after 1987. Consider installing GFCI receptacles throughout the kitchen to bring the electrical safety up to today's standards.
- 4.When the house was built, it was not required for the stove to have an anti-tip device installed (since 1991). An anti-tip device is installed on the floor or wall and locks down one of the stove legs; it prevents the stove from tipping over while pushing down on the oven door while it is open. Recommend a qualified contractor install the missing anti-tip device for safety purposes.



Kitchen: View of kitchen faucet leaking from below handle

FIREPLACE/STOVE

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Gas Log

Masonry Firebox

Comments:

There is a gas log fireplace, located in the living room, that cannot be tested because the gas control knob is turned off at the bottom of log assembly. See photo.

Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.

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Fireplace/Stove: Overall view of gas log fireplace in living room



Fireplace/Stove: View showing the gas valve located inside the fireplace that is in the off position

DOWNSTAIRS BATHROOM

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM <input checked="" type="checkbox"/> Inoperative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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1. The bathroom entry door is hitting the upper door jamb when trying to close the door. See photo. Evidence suggests that the door is not hanging square in the door frame and needs adjustment. Recommend a qualified general contractor evaluate and make the necessary repairs.
2. The bathroom ceiling exhaust fan did not turn on when activating the wall switch. The bathroom exhaust fan does not function as intended. Recommend a licensed electrician evaluate and make the necessary repairs.
3. The light inside of the exhaust fan does not work. See photo. Recommend replacing the light bulb, and if the light still does not work, have a licensed electrician evaluate the light fixture and make the necessary repairs.



Downstairs Bathroom: View of bathroom entry door sticking in door frame



Downstairs Bathroom: View of defective bathroom exhaust fan and ceiling light



National Property Inspections

Megan Waesche, 6210 N Ocean Blvd, Myrtle Beach, SC, 29572

UPSTAIRS RIGHT BATHROOM

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

1. Condensation is present inside the bathroom upper section of the double-pane glass window. Evidence suggests that the desiccant strip, designed to absorb moisture in the space between the panes, has become saturated and can no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, then the window pane assembly will need to be replaced. Recommend further evaluation and repair by a qualified window repair specialist.

2. The bathroom entry door is hitting the upper door jamb when trying to close the door. See photo. Evidence suggests that the door is not hanging square in the door frame and needs adjustment. Recommend a qualified general contractor evaluate and make the necessary repairs.

Inspection Date:
04/28/2018

Inspector: Joel Holland
Inspector Phone: (843) 742-7952

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Upstairs Right Bathroom: View of bathroom entry door hitting top of door frame

UPSTAIRS LEFT BATHROOM

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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DINING ROOM

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There is condensation present inside the upper window pane of the rear dining room double-pane glass window. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified contractor evaluate and make necessary repairs.

LIVING ROOM

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS <input checked="" type="checkbox"/> Stain(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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1. There is a large water stain on the living room ceiling. See photos. When testing the stain with a moisture meter it showed saturation levels of 100%. Evidence suggests there is an active leak from the second floor plumbing or water intrusion from the exterior of the home. Recommend a licensed general contractor or a licensed plumber evaluate and make the necessary repairs.
2. Several of the living room windows are binding and very difficult to open. Evidence suggests the window may need to be reset or lubricated. Recommend having a qualified contractor evaluate and make the necessary repairs.
3. There is condensation present inside the upper window panes of several of the living room double-pane glass windows. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified window specialist evaluate and make necessary repairs.



Living Room: Overall view of water stain on living room ceiling



Living Room: Overall view of water stain on living room ceiling with moisture meter

DOWNSTAIRS BEDROOM

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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UPSTAIRS FRONT RIGHT BEDROOM

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALLS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

1. There is a crack present in the ceiling of the bedroom closet. See photo. Evidence suggests the crack is due to settlement and the overall age of the home.
 2. There is a settlement crack on the wall located below the side bedroom window. See photo. This type of cracking is common due to normal settlement of the house.
 3. There is condensation present inside the upper window pane of the bedroom double-pane glass window. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified window repair specialist evaluate and make necessary repairs.
 4. The side window in the bedroom has soft, water damaged wood present on the window sill. See photo. Evidence suggests the soft wood may need to be replaced to restore the integrity of the window frame.
 5. The bedroom entry door is hitting the top of the door frame when trying to operate. See photo. The door is not sitting square in the door frame. Evidence suggests that an adjustment is needed to ensure proper usage.
- ***Recommend a qualified painting contractor evaluate points 1&2 and make the necessary repairs.
 ***Recommend a qualified contractor to evaluate points 4&5 and make the necessary repairs.

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Upstairs Front Right Bedroom: View of cracked ceiling in bedroom closet



Upstairs Front Right Bedroom: View of wall crack below bedroom window



Upstairs Front Right Bedroom: View of water damaged window sill



Upstairs Front Right Bedroom: View of bedroom entry door hitting top of door frame

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UPSTAIRS REAR RIGHT BEDROOM

Recommend Repairs

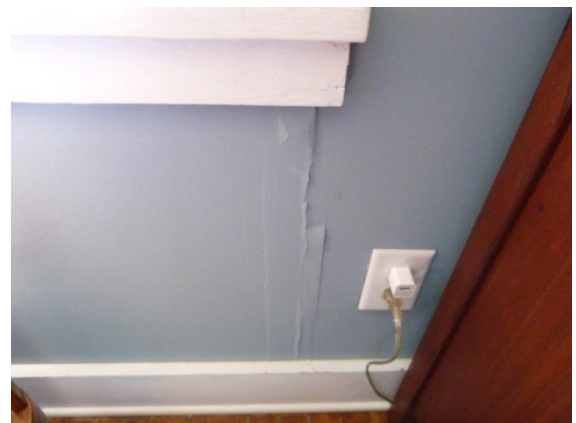
	ACC	MAR	NI	NP	RR
CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

1. The light at the bottom of the ceiling fan did not light when turning on the wall switch. See photo. Recommend replacing the light bulb first, and if the light still does not work, have a licensed electrical contractor evaluate and make the necessary repairs.
2. There is condensation present inside the upper window panes of all four bedroom double-pane glass windows. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified window repair specialist evaluate and make necessary repairs.
3. There are settlement cracks on the walls located above and below the bedroom windows. See photos. This type of cracking is likely due to settlement in accordance with the age of the home. Recommend a qualified painting contractor evaluate and make the necessary repairs.



Upstairs Rear Right Bedroom: View of defective fan light in bedroom



Upstairs Rear Right Bedroom: View of settlement cracks in walls above and below windows

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Upstairs Rear Right Bedroom: View of settlement cracks in walls above and below windows



Upstairs Rear Right Bedroom: View of settlement cracks in walls above and below windows



Upstairs Rear Right Bedroom: View of settlement cracks in walls above and below windows



National Property Inspections

Megan Waesche, 6210 N Ocean Blvd, Myrtle Beach, SC, 29572

UPSTAIRS FRONT LEFT BEDROOM

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There are settlement cracks on the wall located above and below the bedroom rear window. See photos. This type of cracking is likely due to settlement in accordance with the age of the home. Recommend a qualified painting contractor evaluate and make the necessary repairs.



Upstairs Front Left Bedroom: View of settlement cracks in walls above and below windows



Upstairs Front Left Bedroom: View of settlement cracks in walls above and below windows

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UPSTAIRS REAR LEFT BEDROOM

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

1. There is condensation present inside the upper window panes of both rear double-pane glass windows located in the bedroom. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified window repair specialist evaluate and make necessary repairs.
2. The bedroom window screen has a large hole in it. See photo. Evidence suggests this hole creates an avenue for insects to enter the room and then into the house. The window screen does not function as intended and is in need of repair or replacement by a qualified screen repair specialist.
3. When turning on the bedroom ceiling fan, it wobbles excessively. Evidence suggests that the ceiling mount may be loose or the fan needs to be balanced. Recommend a licensed electrician evaluate and make the necessary repairs.



Upstairs Rear Left Bedroom: View of hole in bedroom window screen

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UPSTAIRS HALL CLOSET

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WALLS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

There is microbial growth present on the upstairs hall closet ceiling and walls. See photos. Evidence suggests the growth may have been caused by poor ventilation which has now created a health concern. Recommend a qualified cleaning contractor to evaluate, clean and remove for health purposes.



Upstairs Hall Closet: Views of microbial growth in upstairs hall closet



Upstairs Hall Closet: Views of microbial growth in upstairs hall closet

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Upstairs Hall Closet: Views of microbial growth in upstairs hall closet

STAIRS / RAILINGS

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

The stairs leading to the second floor are pitching towards the interior wall. When using a ruler and a level the stairs showed a negative pitch of over 1 1/2 inches. See photo. Recommend a licensed general contractor evaluate and make the necessary repairs.



Stairs / Railings: View showing negative pitch on stairs

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. IT IS STRONGLY RECOMMENDED THAT YOU PROMPTLY READ THE ENTIRE INSPECTION REPORT. We recommend obtaining firm bids, before closing, on items marked marginal or deficient from licensed contractors. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your NC or SC real estate agent or an attorney.

GRADING / DRAINAGE

RECOMMEND REPAIR

The front and right side of the property have negative slopes. See photos. This means the ground located at the front and right side of the house is pitched toward the foundation. Evidence suggests that during a heavy rain, water is likely to pool up to the foundation walls. Consider having a qualified landscape contractor install additional drainage to prevent any future water damage or water intrusion into the foundation. Recommend a qualified landscape contractor evaluate the grading and make the necessary repairs.

FRONT BRICK WALKWAY

RECOMMEND REPAIR

1. The covered brick walkway located in front of the home has several sections with cracked mortar joints. See photos. Evidence suggests this condition has created an avenue for water intrusion. Recommend a qualified masonry contractor evaluate and make the necessary repairs.
2. There is soft, water damaged wood present at the base of the middle left post supporting the roof of the covered brick walkway. See photo. Evidence suggests the damaged wood needs to be replaced to maintain the integrity of the post. Recommend a qualified general contractor to evaluate and make the necessary repairs.

PAVER WALKWAY

RECOMMEND REPAIR

The ground beneath the front paving stone walkway is sunk down and creates an uneven surface. See photo. Recommend a qualified masonry contractor evaluate and make the necessary repairs.

REAR WOOD WALKWAY

RECOMMEND REPAIR

The wooden walkway, located on the left side of the house, has many weathered boards present, several with exposed nails. Several of the boards are bowed creating a trip hazard. See photos. Recommend a qualified general contractor to evaluate and make the necessary repairs.

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FRONT STOOP

RECOMMEND REPAIR

The wooden trim around the base of the decking on the front stoop has soft, water damaged wood present. See photos. Evidence suggests the damaged wood needs to be replaced. Recommend a qualified general contractor to evaluate and make the necessary repairs.

RIGHT ENCLOSED PORCH

RECOMMEND REPAIR

1. The ceiling of the enclosed porch has several areas with damaged wood present. See photos. Evidence suggests the damaged wood is a result of water intrusion.
2. There is condensation present inside several of the double-pane glass windows located on the porch. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assemblies will need to be replaced. Recommend a qualified glass repair specialist evaluate and make the necessary repairs.
3. Many of the porch windows are binding in the frames and will not open. Evidence suggests this condition is due to settlement.
4. The brick floor of the enclosed porch has humps in the surface with cracked mortar joints. Evidence suggests this condition is due to normal ground settlement. Recommend a qualified masonry contractor evaluate and make the necessary repairs.
5. The wall receptacle, located in the enclosed porch, has no power to it. See photo. The wall receptacle does not function as intended. Recommend a licensed electrician to evaluate and make the necessary repairs.

***Recommend a licensed general contractor to evaluate points 1&3 and make the necessary repairs.

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LEFT COVERED PORCH

RECOMMEND REPAIR

There is soft, water damaged wood present on the wood trim, located on the base of the guardrails, on the covered porch located on the left side of the house. See photos. Evidence suggests the damaged wood needs to be replaced to restore the integrity of the guardrail.

FRONT BRICK PATIO

RECOMMEND REPAIR

The right and left support posts, for the roof covering the patio, have wood rot present at the bases. See photos. Evidence suggests the damaged wood needs to be replaced to restore integrity of the columns.

ROOFING

RECOMMEND REPAIR

There are several roofing nails that have lifted out from the sheathing in various locations around the roof, causing the roof shingles to lift up. See photos. Evidence suggests this creates an avenue for water intrusion and needs to be repaired. Recommend a qualified roofing contractor to evaluate and make the necessary repairs to avoid future roof sheathing damage.

FLASHING/VALLEYS

RECOMMEND REPAIR

1. The plumbing vent pipes have excessive rust present. See photos. It is difficult to determine when a rusted component may fail.
 2. There are exposed nails heads, located at the bottom of the neoprene vent pipe flashings. See photos. Evidence suggests the nail heads need to be sealed with an approved sealant to prevent future leaks.
- ***Recommend a qualified roofing contractor evaluate points 1&2 and make the necessary repairs.

CHIMNEY

RECOMMEND REPAIR

1. There are two brick chimneys, with clay flue pipes, located on the left and right side of the home. The left chimney is used with the gas fireplace located in the living room, while the right is used as a vent for the gas water heater located in the laundry room. Evidence suggests the chimneys should have rain caps present over the flue pipes to prevent water from entering the flu pipes. See photos.
 2. All chimneys that are 30 inches or wider require a "cricket" or saddle at the base of the chimney to help divert rain water away from the chimney. Both chimneys are approximately 34 inches wide and are missing the required "crickets." See photos.
 3. The external masonry chimney, located on the left side of the house, appears to be leaning and separating away from the home with cracked mortar present. See photos. This is could be due to inadequate footings or unconventional construction.
- ***Recommend further evaluation of both chimneys by a qualified masonry contractor or structural engineer to reinstate the structural integrity/stability of the chimneys.

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EXTERIOR SURFACE

Siding/Trim

RECOMMEND REPAIR

Exterior Faucets

RECOMMEND REPAIR

- 1.The exterior faucet located on the left side of the home has a rusted control valve. See photo. Evidence suggests that the corroded valve could fail and cause a water leak. Recommend a licensed plumber evaluate and make the necessary repairs.
- 2.There is soft, water damaged wood present on the exterior wood siding located, in the front and rear, above the second floor of the home, and on the eaves around the perimeter of the house. See photos. Evidence suggests the decaying wood has created avenues for water intrusion. Recommend a licensed general contractor to evaluate and make the necessary repairs.
- 3.The siding on the home appears to be asbestos shingles. Many of the shingles are cracked and have created avenues for water intrusion into the wood framing behind the siding. See photos. Recommend having the shingles tested by an asbestos inspector before having a qualified siding contractor evaluate and make the necessary repairs.

WINDOWS

RECOMMEND REPAIR

- 1.There is condensation present in many of the windows located around the house. Evidence suggests the desiccant strip designed to absorb moisture from the space between the panes has become saturated and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assemblies may need replacement. Recommend a qualified window repairman to evaluate and make the necessary repairs.
- 2.There are several windows that have soft wood (water damage) around the window casing, the sill and the window frames. See photos.
- 3.Many of the windows throughout the home are binding in the frames and will not open. This is likely due to settlement from the age of the home.
***Recommend a licensed general contractor to evaluate all windows and make the necessary repairs.

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EXTERIOR DOORS

RECOMMEND REPAIR

1. The rear entry door for the enclosed porch, located on the right side of the home, is hitting the top of the frame when closing and has soft, water damaged wood present at the base of the frame. The door frame itself is cracked on the interior, hinge side of the door. See photos.
2. The front entry storm door for the enclosed porch, located on the right side of the home, does not latch when closing. The wood trim at the top of the door frame is damaged and in need of repair. See photos.
3. The storm door located on the left side of the house is corroded and is rubbing the upper section of the door frame which is preventing the door from closing. See photos.
4. The wooden entry door located on the left side of the house is hitting the upper section of the door frame with operation which is preventing the door from closing and locking properly. See photos. Evidence suggests the door needs adjustment to function properly.

***Recommend a qualified general contractor to evaluate points 1-4 and make the necessary repairs.

FOUNDATION - SLAB

RECOMMEND REPAIR

There are cracks present in the brick foundation on the left and right sides of the house. See photos. Evidence suggests this condition is due to ground settlement. Recommend a qualified mason contractor to evaluate the cracks and make the necessary repairs.

ATTIC VENTILATION

RECOMMEND REPAIR

An attic needs upper and lower vents to provide proper cross ventilation and to prolong the life of the asphalt roof shingles. This home has only gable vents (upper) and no lower vents to circulate the attic air. Recommend a qualified roofing contractor evaluate and make the necessary repairs.

ELECTRICAL

Service	RECOMMEND REPAIR
Panel	RECOMMEND REPAIR
Sub-Panel	RECOMMEND REPAIR

1. The metal brackets used to secure the electrical service mast to the home have detached which is causing the mast to lean away from the home. See photos. Evidence suggests the corroded brackets should be replaced for safety purposes.
 2. The main electrical panel, located outside under the electric meter, has excessive rust on the covers and along the backside of the enclosure. See photo. Evidence suggests this condition is preventing access to the main circuit breaker, which has created a safety hazard.
 3. The main electrical panel breakers are not properly marked, which does not provide the home owner with a complete directory for turning off circuit breakers in an emergency situation.
 4. There are open knock outs, located at the bottom of the electrical sub panel, located in the laundry room. See photo. All electrical enclosures and panels are required to be sealed up with no openings.
- ***Recommend a licensed electrician evaluate points 1-4 and make the necessary repairs.

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WATER HEATER

RECOMMEND REPAIR

1. The gas exhaust vent located at the top of the water heater is not properly aligned. See photo. Evidence suggests this condition is allowing the exhaust to enter the laundry room.
 2. The T/P relief valve located on the side of the water heater is missing the extension tube which is needed to divert the hot water down and away from harm's way in the event the safety valve opens. See photo.
 3. There is excessive rust and corrosion present at the hot water copper pipe fitting, located at the top of the water heater. See photo. When there is heavy corrosion present at a plumbing fitting, it is difficult to predict when the joint may fail.
- ***Recommend a licensed plumber to evaluate points 1-3 and make the necessary repairs.

DOWNSTAIRS COOLING

RECOMMEND REPAIR

1. The condenser cover and coils, located on the outside HVAC condensing unit, have excessive corrosion present. See photos. Evidence suggests corroded condensing coils can adversely effect the efficiency of the HVAC system.
 2. The black foam insulation on the low pressure suction line on the condensing unit, located outside, is deteriorating and coming off the copper tubing. See photo.
- ***Recommend a licensed HVAC contractor evaluate points 1&2 and make the necessary repairs.

UPSTAIRS COOLING

RECOMMEND REPAIR

1. The condenser coils, located on the outside HVAC condensing unit, have excessive corrosion present. See photo. Evidence suggests corroded condensing coils can adversely effect the efficiency of the HVAC system.
 2. The catch pan, located under the air handler in the attic, has rust present throughout the bottom of the metal drain pan. See photo. The condensate water, which is extracted from the evaporator coil, has a primary drain pipe which drains to the outside of the house. If that pipe gets clogged, a secondary drain pipe drains into the drain pan located under the air handler in the attic, then another pipe connected to the drain pan drains out to another location outside. Evidence suggests when there is rust present in the catch pan, the primary drain pipe is clogged and needs to be cleaned out by a qualified HVAC contractor.
- ***Recommend a licensed HVAC contractor evaluate points 1&2 and make the necessary repairs.

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KITCHEN

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)	MARGINAL
Sink/Faucet	RECOMMEND REPAIR
Stove Anti-Tip Bracket	MARGINAL

- 1.The kitchen sink faucet is leaking around the swivel-ball socket, located under the faucet handle, when moving the faucet from right to left. See photo. Evidence suggests that there is a worn washer or gasket located inside the faucet.
- 2.With the sink faucet handles turned off, water continually drips. Evidence suggests that there is a worn washer or gasket located inside the faucet valve.
- 3.The kitchen wall receptacles are not required to be GFCI-protected due to the age the house, but have been required after 1987. Consider installing GFCI receptacles throughout the kitchen to bring the electrical safety up to today's standards.
- 4.When the house was built, it was not required for the stove to have an anti-tip device installed (since 1991). An anti-tip device is installed on the floor or wall and locks down one of the stove legs; it prevents the stove from tipping over while pushing down on the oven door while it is open. Recommend a qualified contractor install the missing anti-tip device for safety purposes.

DOWNSTAIRS BATHROOM

Interior Doors/Hardware	RECOMMEND REPAIR
Electrical (Random sampling of outlets, switches, fixtures.)	RECOMMEND REPAIR
Exhaust Fan	RECOMMEND REPAIR

- 1.The bathroom entry door is hitting the upper door jamb when trying to close the door. See photo. Evidence suggests that the door is not hanging square in the door frame and needs adjustment. Recommend a qualified general contractor evaluate and make the necessary repairs.
- 2.The bathroom ceiling exhaust fan did not turn on when activating the wall switch. The bathroom exhaust fan does not function as intended. Recommend a licensed electrician evaluate and make the necessary repairs.
- 3.The light inside of the exhaust fan does not work. See photo. Recommend replacing the light bulb, and if the light still does not work, have a licensed electrician evaluate the light fixture and make the necessary repairs.

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UPSTAIRS RIGHT BATHROOM

Windows/Trim

RECOMMEND REPAIR

Interior Doors/Hardware

RECOMMEND REPAIR

1. Condensation is present inside the bathroom upper section of the double-pane glass window. Evidence suggests that the desiccant strip, designed to absorb moisture in the space between the panes, has become saturated and can no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, then the window pane assembly will need to be replaced. Recommend further evaluation and repair by a qualified window repair specialist.
2. The bathroom entry door is hitting the upper door jamb when trying to close the door. See photo. Evidence suggests that the door is not hanging square in the door frame and needs adjustment. Recommend a qualified general contractor evaluate and make the necessary repairs.

DINING ROOM

Windows/Trim

RECOMMEND REPAIR

There is condensation present inside the upper window pane of the rear dining room double-pane glass window. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified contractor evaluate and make necessary repairs.

LIVING ROOM

Ceilings

RECOMMEND REPAIR

Windows/Trim

RECOMMEND REPAIR

1. There is a large water stain on the living room ceiling. See photos. When testing the stain with a moisture meter it showed saturation levels of 100%. Evidence suggests there is an active leak from the second floor plumbing or water intrusion from the exterior of the home. Recommend a licensed general contractor or a licensed plumber evaluate and make the necessary repairs.
2. Several of the living room windows are binding and very difficult to open. Evidence suggests the window may need to be reset or lubricated. Recommend having a qualified contractor evaluate and make the necessary repairs.
3. There is condensation present inside the upper window panes of several of the living room double-pane glass windows. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified window specialist evaluate and make necessary repairs.

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UPSTAIRS FRONT RIGHT BEDROOM

Ceilings	RECOMMEND REPAIR
Walls	RECOMMEND REPAIR
Windows/Trim	RECOMMEND REPAIR
Interior Doors/Hardware	RECOMMEND REPAIR

1. There is a crack present in the ceiling of the bedroom closet. See photo. Evidence suggests the crack is due to settlement and the overall age of the home.

2. There is a settlement crack on the wall located below the side bedroom window. See photo. This type of cracking is common due to normal settlement of the house.

3. There is condensation present inside the upper window pane of the bedroom double-pane glass window. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified window repair specialist evaluate and make necessary repairs.

4. The side window in the bedroom has soft, water damaged wood present on the window sill. See photo. Evidence suggests the soft wood may need to be replaced to restore the integrity of the window frame.

5. The bedroom entry door is hitting the top of the door frame when trying to operate. See photo. The door is not sitting square in the door frame. Evidence suggests that an adjustment is needed to ensure proper usage.

***Recommend a qualified painting contractor evaluate points 1&2 and make the necessary repairs.

***Recommend a qualified contractor to evaluate points 4&5 and make the necessary repairs.

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UPSTAIRS REAR RIGHT BEDROOM

Walls	RECOMMEND REPAIR
Windows/Trim	RECOMMEND REPAIR

- 1.The light at the bottom of the ceiling fan did not light when turning on the wall switch. See photo. Recommend replacing the light bulb first, and if the light still does not work, have a licensed electrical contractor evaluate and make the necessary repairs.
- 2.There is condensation present inside the upper window panes of all four bedroom double-pane glass windows. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified window repair specialist evaluate and make necessary repairs.
- 3.There are settlement cracks on the walls located above and below the bedroom windows. See photos. This type of cracking is likely due to settlement in accordance with the age of the home. Recommend a qualified painting contractor evaluate and make the necessary repairs.

UPSTAIRS FRONT LEFT BEDROOM

Walls	RECOMMEND REPAIR
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There are settlement cracks on the wall located above and below the bedroom rear window. See photos. This type of cracking is likely due to settlement in accordance with the age of the home. Recommend a qualified painting contractor evaluate and make the necessary repairs.

UPSTAIRS REAR LEFT BEDROOM

Windows/Trim	RECOMMEND REPAIR
Window Screens	RECOMMEND REPAIR
Electrical (Random sampling of outlets, switches, fixtures.)	RECOMMEND REPAIR

- 1.There is condensation present inside the upper window panes of both rear double-pane glass windows located in the bedroom. Evidence suggests this indicates the desiccant strip designed to absorb moisture from the space between the panes has become saturated, and will no longer prevent condensation from forming. In some situations repair is possible, but if irreparable damage has occurred, the window pane assembly will need to be replaced. Recommend a qualified window repair specialist evaluate and make necessary repairs.
- 2.The bedroom window screen has a large hole in it. See photo. Evidence suggests this hole creates an avenue for insects to enter the room and then into the house. The window screen does not function as intended and is in need of repair or replacement by a qualified screen repair specialist.
- 3.When turning on the bedroom ceiling fan, it wobbles excessively. Evidence suggests that the ceiling mount may be loose or the fan needs to be balanced. Recommend a licensed electrician evaluate and make the necessary repairs.

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UPSTAIRS HALL CLOSET

Ceilings

RECOMMEND REPAIR

Walls

RECOMMEND REPAIR

There is microbial growth present on the upstairs hall closet ceiling and walls. See photos. Evidence suggests the growth may have been caused by poor ventilation which has now created a health concern. Recommend a qualified cleaning contractor to evaluate, clean and remove for health purposes.

STAIRS / RAILINGS

RECOMMEND REPAIR

The stairs leading to the second floor are pitching towards the interior wall. When using a ruler and a level the stairs showed a negative pitch of over 1 1/2 inches. See photo. Recommend a licensed general contractor evaluate and make the necessary repairs.

MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement. The safety items/systems marked marginal were not required to be present when the home was built. However, it is recommended these items be brought up to current safety standards.

RR (RECOMMEND REPAIR)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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