



National Property Inspections

Ronald Buyer, 38 Lyndon Dr, Little River, SC, 29566



Monday, December 31, 2018

Inspector

Joel Holland

(843) 742-7952

office@nationalpropertyinspections.net

SCLHI# 49133

Inspection Date:
12/31/2018

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 : 62 F
Estimated Age Of Property : 25 Year(s)	Weather :
Property Faces : <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Overcast
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Damp/Wet
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Seller

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

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

Positive Slope

Comments:

The property consists of positive slopes on all four sides of the house. See photos. This condition is providing good drainage away from the foundation.



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

Recommend Repairs

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

Concrete

Cracks

Comments:

There are several large cracks present in the concrete driveway. See photos. Evidence suggests that cracks this wide are an indication of excessive settlement, and further suggests that repairs are needed. Recommend a qualified masonry contractor to evaluate and make the necessary repairs.



Driveway: View of cracks located in concrete driveway



Driveway: View of cracks located in concrete driveway

WALKS / STEPS

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

Handrail Loose / Missing

Comments:

- 1.The brick steps, located at the front and rear of the house, have several cracked mortar joints. See photos. Evidence suggests this condition may create an avenue for water intrusion and may eventually loosen the bricks. Recommend a qualified masonry contractor evaluate and make the necessary repairs.
- 2.The wood handrail on the stairs located behind the home is loose. See photo. Evidence suggests that the handrail post needs to be reinforced for stability. Recommend a qualified general contractor evaluate and make the necessary repairs.
- 3.There is a minor crack present in the rear concrete walkway. See photo. This is common and is caused by normal ground settlement. Recommend filling crack(s) with an approved concrete filler or sealant to prevent further damage due to water intrusion.

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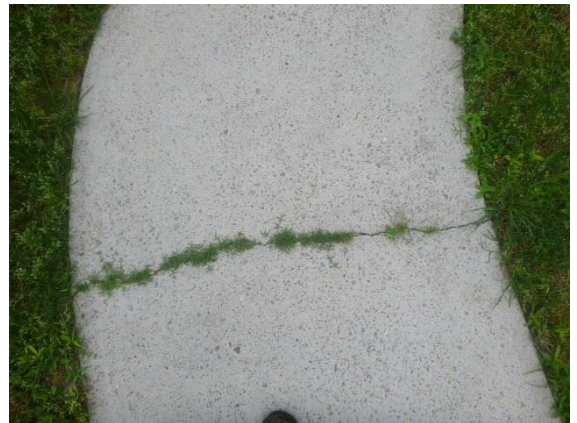
Walks / Steps: View showing the deteriorated mortar joints located between bricks on steps



Walks / Steps: View showing the deteriorated mortar joints located between bricks on steps



Walks / Steps: View of loose handrail located on the rear steps



Walks / Steps: View of minor cracking in rear concrete walkway



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PORCHES / STOOPS

Recommend Repairs

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

Open

General Deterioration

Comments:

One of the balusters has detached from the base of the guardrail, located on the front concrete porch. See photo. Recommend a qualified contractor evaluate and make the necessary repairs.



Porches / Stoops: View of loose baluster on front porch

PATIO

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

Concrete

Comments:

There is a concrete patio located at the rear of the house, which is in acceptable condition.

FENCES / GATES

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

Chain Link

Comments:

There is a 42 inch high chain link fence with one gate which encloses the rear of the house. The fence and gate are in acceptable condition.

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ROOFING

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

Age: 5-10 Year(s)

Layers: 1

95% Visible

Walked On

Aerial Mast From Ground

Asphalt / Composition

Comments:

The asphalt composite roof shingles were inspected by physically walking the roof and by 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. The roof is in acceptable condition at the time of inspection.

Leaks not always detectable.



Roofing:



Roofing:



Roofing:



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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:

1. All metal and neoprene roof flashings were inspected. Several of the metal vent flashings have exposed nail heads present. See photos. Evidence suggests the exposed nail heads have created avenues for water intrusion and that the nail heads need to be properly sealed.

2. Both of the older plumbing vents located on the rear section of the roof have corrosion present on the vent caps. See photos. It is difficult to determine when a rusted component may fail.

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



Flashing/Valleys: Views of exposed nail head on vent flashings



Flashing/Valleys: Views of exposed nail head on vent flashings



Flashing/Valleys: Views of exposed nail head on vent flashings



Flashing/Valleys: Views of rusted caps/flashing on vents

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Flashing/Valleys: Views of rusted caps/flashing on vents

GUTTERS/DOWN SPOUTS

Recommend Repairs

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

Aluminum

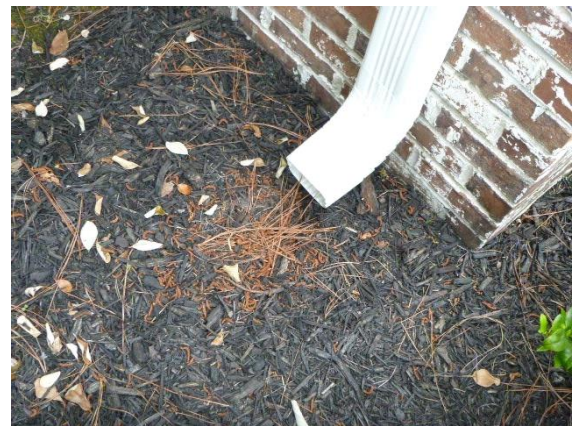
Missing Extension / Splash Block

Comments:

There are no splash blocks or extension hoses present on any of the downspouts. See photos. Small holes are starting to form in the ground at the bottom of the downspouts. Recommend installing splash blocks or downspout extensions to help divert water way from the foundation.



Gutters/Down Spouts: View showing missing splash blocks/extension hoses at the end of downspouts



Gutters/Down Spouts: View showing missing splash blocks/extension hoses at the end of downspouts

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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"/>

Framed

Deteriorated / Missing Cap(s)

Comments:

The metal rain cap used to enclose the vinyl chase chimney is rusted. See photo. It is difficult to determine when a rusted component is going to fail and it is recommended to replace the rusted metal cap to ensure years of service. Recommend a qualified roofing contractor to evaluate and make the necessary repairs.

Flue not inspected. Annual cleaning is recommended.



Chimney: Overall view of chimney



Chimney: View of rusted metal chimney cap



Chimney: View of rusted metal chimney cap

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EXTERIOR SURFACE

Recommend Repairs

Metal

Vinyl

Cracked

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

Comments:

1. The vinyl trim, located on the left rear corner of the hose, is cracked. See photo. Evidence suggests the cracked siding has created avenues for water intrusion.
2. The vinyl siding and trim located at the base of the chimney is cracked and damaged. See photos. Evidence suggests the damaged was caused by a weed whacker.
3. The exterior GFCI receptacle, located left of the front entry door, has reversed polarity (black and white wires reversed). This condition has created a safety hazard.
4. The wall receptacle, located on the rear exterior wall of the home, is not GFCI-protected. See photo. All exterior receptacles have been required to be GFCI-protected since 1973. The receptacle does not function as intended and needs further evaluation and repair.

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

***Recommend a licensed electrician evaluate points 3&4 and make the necessary repairs.



Exterior Surface: View of cracked vinyl trim



Exterior Surface: View of damaged vinyl siding and trim at base of vinyl chase



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Exterior Surface: View of GFCI receptacle with reversed polarity



Exterior Surface: View of exterior wall receptacle that is not GFCI protected

WINDOWS

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

Metal

Comments:

The exterior condition of all the single hung, single pane aluminum windows and storm units appear to be in acceptable condition.

EXTERIOR DOORS

Recommend Repairs

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

Fiberglass

Metal

Comments:

The front entry door is hitting the upper section of the door frame when operating. See photo. Evidence suggests that the door is sagging and is not set square in the door frame. Recommend a qualified contractor to evaluate and make the necessary repairs.

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Exterior Doors: View of front entry door hitting 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

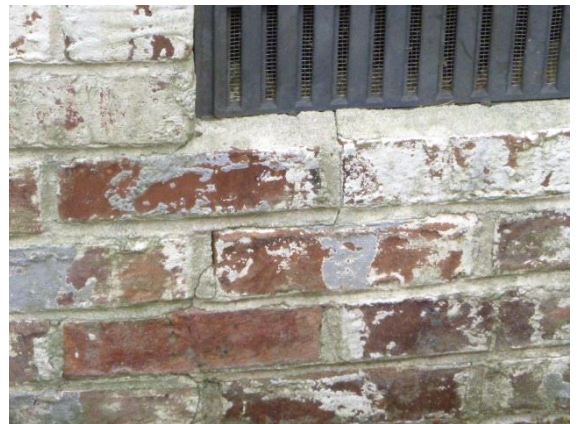
Step Cracks

Comments:

There are several areas below the crawlspace vents that have step cracks in the mortar of the brick foundation walls. See photos. Evidence suggests the cracks are due to normal settlement. Recommend a qualified contractor to evaluate and repair the cracks to prevent future water intrusion.



Foundation - Slab: Views of cracked mortar below crawl space vents



Foundation - Slab: Views of cracked mortar below crawl space vents

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Foundation - Slab: Views of cracked mortar below crawl space vents



Foundation - Slab: Views of cracked mortar below crawl space vents

GARAGE/CARPORT

Recommend Repairs

1 Car

Detached

Cracked

General Deterioration

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ROOF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

1. There are several drywall ceiling tape seams, where the drywall tape is separating from the drywall ceiling. See photos. Evidence suggests this condition is usually caused by the humid conditions present inside the garage. Recommend a qualified painting contractor to evaluate drywall and make the necessary repairs.
2. There are many sections of damaged vinyl siding and trim located around the perimeter of the garage. See photos. Evidence suggests the damaged siding has created avenues for water intrusion.
3. The side entry door for the detached garage is rubbing the threshold when operating. Evidence suggests the door is not sitting squarely in the frame and needs adjusting.
4. The three tab asphalt shingles covering the roof of the detached garage have excessive granular loss. See photos. Evidence suggests the roof may be near the end of its life expectancy. Recommend a qualified roofing contractor evaluate and make necessary repairs.

***Recommend a qualified contractor evaluate points 2&3 and make the necessary repairs.

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Garage/Carport: View of failing drywall tape on garage ceiling



Garage/Carport: Views of damaged vinyl siding and trim on garage exterior



Garage/Carport: Views of damaged vinyl siding and trim on garage exterior



Garage/Carport: Views of damaged vinyl siding and trim on garage exterior



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Garage/Carport: Views of damaged vinyl siding and trim on garage exterior



Garage/Carport: Views of damaged vinyl siding and trim on garage exterior



Garage/Carport: Views of excessive granular loss on garage roof shingles



Garage/Carport: Views of excessive granular loss on garage roof shingles

OVERHEAD GARAGE DOORS

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

Metal

Comments:

The garage door is a metal type door with rubber weather-stripping, located along the bottom. The door does not have an automatic opener. The door was inspected and opened manually.

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Attic / Roof

Method of Inspection No Access / Limited

ATTIC FRAMING/SHEATHING

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

Comments:

The attic framing and sheathing cannot be inspected because there is no attic access in a manufactured house.

Leaks not always detectable.

ATTIC VENTILATION

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

Comments:

The attic ventilation was not inspected because there is no attic access in a manufactured home.

ATTIC INSULATION

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

Comments:

The attic insulation was not inspected because there was no attic access in a manufactured house.

ATTIC ELECTRICAL

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

Comments:

The attic electrical was not inspected because there is no attic access in a manufactured house.

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

Interior Foundation

Foundation Type Crawl Space

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INTERIOR FOUNDATION

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

Comments:

This is a HUD manufactured home and it uses concrete block piers with footings spaced evenly to provide proper support underneath the entire home. It also has metal tie-down straps attached to the framing of the manufactured home and to the ground which provides stability during high wind conditions. See photos. The framing supports are in acceptable condition.



Interior Foundation: View of concrete block piers located in the crawl space



Interior Foundation: Typical view of metal tie down straps located in the crawl space

UNDER FLOOR FRAMING & SUPPORT

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

Comments:

The floor joists are resting inside metal "I" beam channels which are being supported by concrete block piers. See photo. The floor joists, sub-flooring, and insulation are not visible because there is a black plastic vapor barrier covering the entire underside of the home.

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Under Floor Framing & Support: Views of I beam resting on block piers



Under Floor Framing & Support: Typical view of black plastic vapor barrier installed on the underside of floor joists

CRAWL SPACE

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

60% Visible

Physical Entry

Comments:

The crawl space was accessed through an access door, located on the rear left side of the house. The crawl space was dry and had the proper plastic vapor barrier present on the ground. There were no leaks from the plumbing fixtures above or signs of water intrusion coming in from the foundation walls at time of inspection.

NOTE: Could not inspect the crawl space area located on the rear right side of the home due to the plumbing drain line and HVAC duct work that was lying on the ground.

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Crawl Space: View of HVAC ductwork laying on the ground

ELECTRICAL

SERVICE SIZE (Main Panel)

Brand: Siemens

Main Disconnect Location: Laundry room

120 / 240 Volt (Nominal)

200 AMP

	ACC	MAR	NI	NP	RR
SERVICE <input checked="" type="checkbox"/> Underground	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/> Laundry room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

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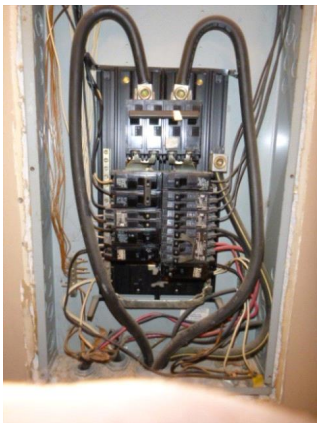
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Comments:

The main electric panel, located in the laundry room, has been installed very neatly, is well marked, and has been installed in a professional manner. See photo. The electric panel is in acceptable condition.
 The smoke detectors, located in the hallway outside the bedrooms, and in the living room 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.

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



Electrical: View of main electric panel and circuit breaker located in the laundry room



Electrical: All smoke detectors were checked and are operational

PLUMBING

Water Service

- Water Public
 Shut Off Location: In ground by street

Sewage Service

- Sewage Public

		ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/> CPVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> ABS	<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"/> ABS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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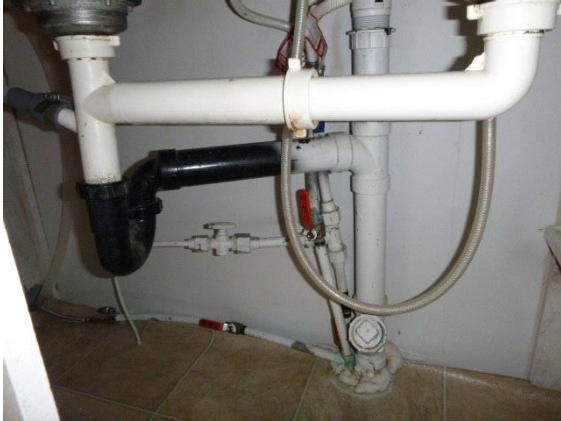
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Comments:

NOTE: Picture shows plumbing set up located under sinks. All sink water supplies are plastic (CPVC) pipe with flex tubing going up to the faucets and have plastic (ABS) drain and vent pipes. The plumbing checked and was found to be in acceptable condition with no leaks at the time of inspection.

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



Plumbing: Overall view of plumbing pipes below sinks

WATER HEATER

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

Brand: AO Smith
SerialNo: 1806109189519

Model: ENS-40 110

Size: 40 Gallons

Age: <1 Year(s)

Electric

Comments:

The electric water heater, located in the master bathroom closet, is properly installed and is working as designed with the water temperature reading 116 degrees at the kitchen sink.

Inspection Date:
12/31/2018

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

Email: office@nationalpropertyinspections.net
SCLHI# 49133



National Property Inspections

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Water Heater: Overall view of water heater located in master bathroom closet



Water Heater: View of water temperature at the kitchen sink

LAUNDRY FACILITIES

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

Comments:

There was no washing machine or dryer installed at the time of the inspection

HEATING

Brand: Payne Model: PH1ZNA036000AAAA BTUs: 36000 Age: 16 Year(s)

SerialNo: 2002G12672

Electric Heat Pump

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

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Comments:

The heat pump system is a package unit with the air handler and the condenser, located in the outside metal enclosure. See photo. The system is working within industry standards with the supply air temperature reading at least 14 to 20 degrees warmer than the return air. The test results are measured using a digital thermometer at each supply register and at the return air grille. The thermostat and blower were checked and are working as designed.

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



Heating: View of return air temperature using a digital thermometer in the heating mode



Heating: View of supply air temperature using a digital thermometer in the heating mode

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.



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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: Payne
SerialNo: 2002G12672

Model: PH1ZNA036000AAAA Size: 3 Ton

Age: 16 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 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 wiring for the evaporator fan is not properly secured. See photo. The wiring is currently secured to the cover with a plastic zip tie which could break and allow the wiring to come in contact with the fan blades.
- 2.The outside HVAC cover has excessive corrosion present at the base. See photo. It is difficult to determine when a rusted appliance may fail.

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



Cooling: View of HVAC package unit located on the back side of the house



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

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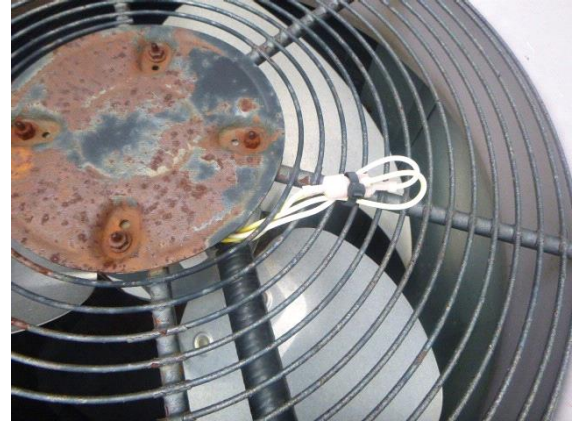


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Cooling: View of supply air temperature using a digital thermometer in the cooling mode



Cooling: View of wiring for evaporator fan not properly secured



Cooling: View of rust at base of HVAC cover



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KITCHEN

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 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"/>
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"/>
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"/> Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

The kitchen counter top receptacle, located left of the sink, is not GFCI-protected. The kitchen counter top receptacles have been required to be GFCI-protected within 6 feet from either side of the kitchen sink since 1987. Recommend a licensed electrician to evaluate and make the necessary repairs.

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Kitchen: View of kitchen wall receptacle that is not GFCI protected

FIREPLACE/STOVE

Recommend Repairs

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

Fireplace Insert

Woodburning

Recommend Cleaning

Comments:

Inspected the damper operation and the fire blocks on the wood burning fireplace, located in the family room addition. When opening the flue, a lot of soot came out. Recommend a qualified chimney sweep clean and inspect the flue before using.

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

GUEST 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 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 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"/>

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

Comments:

The bathroom sink is draining very slowly. See photo. Evidence suggests that there is a restriction in the drain pipe or trap located under the sink. Recommend a licensed plumber evaluate and make the necessary repairs.



Guest Bathroom: View showing the sink filling up when running the faucet



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MASTER 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"/>	<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"/> Loose at Base	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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:

- Both bathroom sinks are draining very slowly. See photos. Evidence suggests that there is a restriction in the drain pipe or traps located under the sinks.
- The toilet is loose at the base with movement from left to right. A loose toilet over time will damage the wax seal located between the toilet and the drain pipe and can create a water leak.

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

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Master Bathroom: View showing the sink filling up when running the faucet



Master Bathroom: View showing the sink filling up when running the faucet

DINING ROOM

	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 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 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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LIVING ROOM

	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 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:

FAMILY 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

- 1.The side window screen, located in the family room, 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.
- 2.The bedroom door connecting the family room to the laundry room does not latch shut when closed. The door hardware does not function as intended, and is need of repair or adjustment. Recommend a qualified contractor evaluate and make the necessary repairs.

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Family Room: View of hole in family room window screen

FRONT GUEST 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"/>

Comments:

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REAR GUEST 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"/>

Comments:

MASTER 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"/>

Comments:

Inspection Date:
12/31/2018

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

Email: office@nationalpropertyinspections.net
SCLHI# 49133



National Property Inspections

Ronald Buyer, 38 Lyndon Dr, Little River, SC, 29566

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.

DRIVEWAY

RECOMMEND REPAIR

There are several large cracks present in the concrete driveway. See photos. Evidence suggests that cracks this wide are an indication of excessive settlement, and further suggests that repairs are needed. Recommend a qualified masonry contractor to evaluate and make the necessary repairs.

WALKS / STEPS

RECOMMEND REPAIR

1. The brick steps, located at the front and rear of the house, have several cracked mortar joints. See photos. Evidence suggests this condition may create an avenue for water intrusion and may eventually loosen the bricks. Recommend a qualified masonry contractor evaluate and make the necessary repairs.
2. The wood handrail on the stairs located behind the home is loose. See photo. Evidence suggests that the handrail post needs to be reinforced for stability. Recommend a qualified general contractor evaluate and make the necessary repairs.
3. There is a minor crack present in the rear concrete walkway. See photo. This is common and is caused by normal ground settlement. Recommend filling crack(s) with an approved concrete filler or sealant to prevent further damage due to water intrusion.

PORCHES / STOOPS

RECOMMEND REPAIR

One of the balusters has detached from the base of the guardrail, located on the front concrete porch. See photo. Recommend a qualified contractor evaluate and make the necessary repairs.

FLASHING/VALLEYS

RECOMMEND REPAIR

1. All metal and neoprene roof flashings were inspected. Several of the metal vent flashings have exposed nail heads present. See photos. Evidence suggests the exposed nail heads have created avenues for water intrusion and that the nail heads need to be properly sealed.
2. Both of the older plumbing vents located on the rear section of the roof have corrosion present on the vent caps. See photos. It is difficult to determine when a rusted component may fail.
***Recommend a qualified roofing contractor evaluate points 1&2 and make the necessary repairs.

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GUTTERS/DOWN SPOUTS

RECOMMEND REPAIR

There are no splash blocks or extension hoses present on any of the downspouts. See photos. Small holes are starting to form in the ground at the bottom of the downspouts. Recommend installing splash blocks or downspout extensions to help divert water way from the foundation.

CHIMNEY

RECOMMEND REPAIR

The metal rain cap used to enclose the vinyl chase chimney is rusted. See photo. It is difficult to determine when a rusted component is going to fail and it is recommended to replace the rusted metal cap to ensure years of service. Recommend a qualified roofing contractor to evaluate and make the necessary repairs.

EXTERIOR SURFACE

Siding/Trim

RECOMMEND REPAIR

Exterior Electrical Outlets

RECOMMEND REPAIR

- 1.The vinyl trim, located on the left rear corner of the hose, is cracked. See photo. Evidence suggests the cracked siding has created avenues for water intrusion.
- 2.The vinyl siding and trim located at the base of the chimney is cracked and damaged. See photos. Evidence suggests the damaged was caused by a weed whacker.
- 3.The exterior GFCI receptacle, located left of the front entry door, has reversed polarity (black and white wires reversed). This condition has created a safety hazard.
- 4.The wall receptacle, located on the rear exterior wall of the home, is not GFCI-protected. See photo. All exterior receptacles have been required to be GFCI-protected since 1973. The receptacle does not function as intended and needs further evaluation and repair.

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

***Recommend a licensed electrician evaluate points 3&4 and make the necessary repairs.

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EXTERIOR DOORS

RECOMMEND REPAIR

The front entry door is hitting the upper section of the door frame when operating. See photo. Evidence suggests that the door is sagging and is not set square in the door frame. Recommend a qualified contractor to evaluate and make the necessary repairs.

FOUNDATION - SLAB

RECOMMEND REPAIR

There are several areas below the crawlspace vents that have step cracks in the mortar of the brick foundation walls. See photos. Evidence suggests the cracks are due to normal settlement. Recommend a qualified contractor to evaluate and repair the cracks to prevent future water intrusion.

GARAGE/CARPORT

Floor/Walls/Ceiling/Electrical

RECOMMEND REPAIR

Roof

RECOMMEND REPAIR

Siding/Trim

RECOMMEND REPAIR

1. There are several drywall ceiling tape seams, where the drywall tape is separating from the drywall ceiling. See photos. Evidence suggests this condition is usually caused by the humid conditions present inside the garage. Recommend a qualified painting contractor to evaluate drywall and make the necessary repairs.
 2. There are many sections of damaged vinyl siding and trim located around the perimeter of the garage. See photos. Evidence suggests the damaged siding has created avenues for water intrusion.
 3. The side entry door for the detached garage is rubbing the threshold when operating. Evidence suggests the door is not sitting squarely in the frame and needs adjusting.
 4. The three tab asphalt shingles covering the roof of the detached garage have excessive granular loss. See photos. Evidence suggests the roof may be near the end of its life expectancy. Recommend a qualified roofing contractor evaluate and make necessary repairs.
- ***Recommend a qualified contractor evaluate points 2&3 and make the necessary repairs.

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COOLING

RECOMMEND REPAIR

1. The wiring for the evaporator fan is not properly secured. See photo. The wiring is currently secured to the cover with a plastic zip tie which could break and allow the wiring to come in contact with the fan blades.

2. The outside HVAC cover has excessive corrosion present at the base. See photo. It is difficult to determine when a rusted appliance may fail.

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

KITCHEN

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

RECOMMEND REPAIR

The kitchen counter top receptacle, located left of the sink, is not GFCI-protected. The kitchen counter top receptacles have been required to be GFCI-protected within 6 feet from either side of the kitchen sink since 1987. Recommend a licensed electrician to evaluate and make the necessary repairs.

FIREPLACE/STOVE

RECOMMEND REPAIR

Inspected the damper operation and the fire blocks on the wood burning fireplace, located in the family room addition. When opening the flue, a lot of soot came out. Recommend a qualified chimney sweep clean and inspect the flue before using.

GUEST BATHROOM

Water Pressure/Flow/Drainage

RECOMMEND REPAIR

The bathroom sink is draining very slowly. See photo. Evidence suggests that there is a restriction in the drain pipe or trap located under the sink. Recommend a licensed plumber evaluate and make the necessary repairs.

MASTER BATHROOM

Toilet

RECOMMEND REPAIR

1. Both bathroom sinks are draining very slowly. See photos. Evidence suggests that there is a restriction in the drain pipe or traps located under the sinks.

2. The toilet is loose at the base with movement from left to right. A loose toilet over time will damage the wax seal located between the toilet and the drain pipe and can create a water leak.

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

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FAMILY ROOM

Window Screens

RECOMMEND REPAIR

Interior Doors/Hardware

RECOMMEND REPAIR

1. The side window screen, located in the family room, 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.

2. The bedroom door connecting the family room to the laundry room does not latch shut when closed. The door hardware does not function as intended, and is need of repair or adjustment. Recommend a qualified 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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