



**Second Look DBA National Property inspections DBA
National Property Inspections**

29020



Monday, January 21, 2019

Inspector

Hank Shadwell

(803)491-5209

HankShadwell@gmail.com

SC license # RBI1873

Inspection Date:
01/21/2019

Inspector: Hank Shadwell
Inspector Phone: (803)491-5209

Email: HankShadwell@gmail.com
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29020

Pre-Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT
PLEASE READ CAREFULLY

This Inspection Agreement contains the terms and conditions of your contract with (Second Look D/B/A National Property Inspections (the "Company") for an inspection of the Property at the given address. This Inspection Agreement contains limitations on the scope of the inspection, remedies and liability. By signing below, Client represents and warrants that Client has secured all approvals necessary for the Company to conduct the inspection of the Property. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns Client may have regarding the Inspection Report. This inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without the written permission of the Company.

Company encourages Client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help Client understand any comments provided in the Inspection Report. **Client is advised to obtain firm bids from qualified contractors, prior to closing, for repair or replacement of any item(s) rated as "marginal" or "defective" within the Inspection Report.**

1. INSPECTION

Client hereby retains Company to perform a general home inspection and for which Client agrees to pay the agreed upon fee. A general home inspection is a non-invasive, visual examination of the readily accessible built-in appliances, mechanical, electrical, plumbing, heating, ventilation, and air conditioning systems, and the essential internal and external structural components of the residential dwelling under the current Standards of Practice of A.S.H.I. which may be viewed at www.ASHI.org or a copy may be requested from Company, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement.

2. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other fashion. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

- Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component recalls.
- Structural, geological, soil, survey, engineering analysis or testing.
- Termites or other wood destroying insects or organisms, rodents or other pests, dry rot or fungus, or damage from or relating to the preceding.
- Asbestos, radon gas, lead paint, urea formaldehyde, mold or mildew, odors or noise, or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.

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- Private water, sewage, water softeners or purifiers, or solar systems.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Freestanding appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks, furnace heat exchangers.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, life expectancy or adequacy or efficiency of any system or component.

3. DISCLAIMER OF WARRANTY

Company does not expressly or impliedly warrant or guarantee its Inspection, Inspection Report, or the condition of the subject property, in whole or in part, except for the **Limited Warranty** attached hereto and made a part of the Pre-Inspection Agreement. Client acknowledges agreement that the liability of Company will be limited and restricted to the terms and provisions of the **Limited Warranty** and on that basis Company shall undertake and complete the Inspection of the property.

4. NOTICE AND STATUTE OF LIMITATIONS

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repair, alter or modify the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector. Any legal action must be brought within one (1) year from the date of the Inspection. Failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions, or causes of actions that may have arisen therefrom. Should Company prevail in any said action, Client will reimburse Company for its attorney's fees and associated costs. Time is expressly of the essence herein. This time may be shorter than otherwise provided for by the law.

5. LIMITATION OF LIABILITY

Client agrees the fee charged by Company is substantially less than would be charged for technically exhaustive inspection of the property by all of the respective experts (i.e., electricians, plumbers, engineers, etc.), and Client specifically declines such inspection. Client agrees that Company is not an insurer, that Company's liability for the negligent performance or non-performance of any duty, the breach of this Agreement, and/or for any other reason shall be limited to the return of the fee paid by Client multiplied by five (5). Client acknowledges that this limitation of liability is a material term of this Agreement and to the determination of the amount of the fee paid by Client.

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6. DISPUTE RESOLUTION

In the event that any dispute arises out of, or relates to, the Inspection performed, or Inspection Report issued under this Agreement, it is mandatory that such dispute be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to Company within one (1) year of the Inspection. The arbitration shall be conducted pursuant to the "Home Inspection Arbitration Rules and Procedures", administered by Construction Dispute Resolution Services, LLC. (www.constructiondisputes-cdrs.com <<http://www.constructiondisputes-cdrs.com>>) phone number: 888-930-0011. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction.

7. GOVERNING LAW AND SEVERABILITY

This Agreement shall be governed by (South Carolina) law. If any portion of this Agreement is found to be invalid or unenforceable by any court, the remaining terms shall remain in force between the parties.

8. RECEIPT OF REPORT AND SATISFACTION GUARANTEE

The Company's agreement to perform the Inspection is contingent on Client's agreement to the provisions, terms, conditions and limitations of this Agreement. If within thirty (30) calendar days from receipt of the Inspection Report, Client is unsatisfied with Company's Inspection, Client is to write "Null and Void" on the Inspection Report and return it to Company, keeping no copies, with a brief explanation and Company will refund the inspection fee paid. Failure to return the written Inspection Report and/or Client's payment of the inspection fee shall constitute the full acceptance of all the terms of this Agreement by Client.

9. OTHER SERVICES

It is understood and agreed to by the parties that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties.

10. ENTIRE AGREEMENT, MODIFICATION AND THIRD PARTIES

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

11. INSURABILITY

The inspection or Inspection report does not determine whether the property is insurable.

12. ACTIONS TO BE TAKEN BY CLIENT

Client acknowledges that conditions can change after the Inspection. Client agrees to do a "pre-closing walk-thru examination" of the property 48-72 hours prior to closing to insure that all systems/components originally reviewed are still functional. If an issue is discovered during said walk-thru examination, Client agrees to describe the issue in writing and send to Company immediately.

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[Redacted] 29020

ACKNOWLEDGEMENT

Client acknowledges that Second Look DBA National Property inspections, dba National Property Inspections, its employees, owners or agents is an independently-owned and operated franchise and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite 201, Omaha, NE 68114.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Payment for the inspection service constitutes acceptance of this Pre-Inspection Agreement by the Client.

Hank Shadwell

Inspector Signature

Hank Shadwell

1/16/2019

Date

Client Signature

Hank Shadwell

Print Client Name

Date

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No Estimated Age Of Property : 119 Year(s) Property Faces : <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West Type of Property : <input checked="" type="checkbox"/> Single-Family Primary Construction : <input checked="" type="checkbox"/> Wood	Temperature : 30 F Weather : <input checked="" type="checkbox"/> Sunny Soil Conditions : <input checked="" type="checkbox"/> Dry Persons Present :
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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.
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.
DEF (DEFECTIVE)	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 :

Square Footage: 3,069

Square footage and age information is provided by the owner or their agent.

National property inspections wants to remind all clients that W.D.O (wood destroying organism) reports are not part of a general home inspection. That is a specialty field of inspection that requires a certified bonded company specializing in WDO detection to perform. We

It is recommended that all specialty inspections, as well as any contingency evaluations and/or repairs be completed prior to close of escrow.

Homes built prior to 1978 were painted with lead based paints and some popcorn ceilings may contain asbestos. The EPA now recommends that any renovation work performed should be tested for both lead and asbestos prior to work commencing by a lead and asbestos certified contractor. A standard home inspection does not inspect or test for these items.

I always want to encourage the installation of G.F.C.I type receptacles in all wet locations, including but not limited to: Bathrooms, kitchen counter tops, garages, and all outdoor locations. This recommendation is for personal safety consideration and is not to be construed as the home owners responsibility to provide on homes built prior to 2003.

The absence of such receptacles should not reflect in any manner the integrity or viability of the home.

When major systems, such as the roof, HVAC, or water heaters have reached their intended average life expectancies, I will automatically mark them as "marginal", strictly because of their age. This is to give the home owner a more complete picture of the condition of the house. Their condition will be stated as "in operating

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[REDACTED] 29020

GRADING / DRAINAGE

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

Near Level

Comments:



Grading / Drainage:

LANDSCAPING

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

Near Level

Comments:

Keeping vegetation trimmed around the house away from the siding and windows will help prevent moisture, insect and other deleterious issues from developing..



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29020



Landscaping: Shrubbery against siding

DRIVEWAY

Monitor Condition

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

Asphalt

Concrete

Cracks

General Deterioration

Comments:

Noted cracks in the driveway are common and should be filled with crack sealer to help keep from further deterioration.



Driveway: Cracks in concrete

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[REDACTED] 29020

WALKWAYS

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

Brick

Comments:



Walkways:

FRONT ENTRANCE

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

Open

Comments:



Front Entrance:

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[REDACTED] 29020

SIDE ENTRANCE

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

Open

Comments:

REAR ENTRANCE

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

Open

Comments:

PATIO

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

Brick

Comments:



Patio:

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FENCES / GATES				ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Recommend Repairs				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Chain Link	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> General Deterioration	<input checked="" type="checkbox"/> Need Repairs					

Comments:

Recommend keeping wood fence clean and well sealed or painted to promote long life.
Recommend clearing misc. shrubs and weeds from around fencing to help reduce deterioration of fencing.

The chain link fence next to the house on the right side is down, missing support posts and top railing, and needs repairs. Recommend further evaluation and repairs by a licensed fencing contractor.



Fences / Gates: Broken fencing- right side of house



Fences / Gates:

ROOFING				ACC	MAR	NI	NP	DEF
				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age: 10-15 Year(s)	Design Life: 25-30 Year(s)	Layers: 1	100% Visible					
<input checked="" type="checkbox"/> Walked On	<input checked="" type="checkbox"/> Asphalt / Composition							

Comments:

Leaks not always detectable.

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29020



Roofing: Shingles- close up



Roofing:



Roofing:



Roofing:



Roofing:



Roofing:

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[Redacted] 29020



Roofing:



Roofing:

FLASHING / VALLEYS

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

Composition / Membrane

Comments:

PLUMBING VENT BOOT FLASHINGS

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

Composition / Membrane

Comments:



Plumbing vent boot Flashings:

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Second Look DBA National Property inspections DBA National Property Inspections

[Redacted] 29020

GUTTERS/DOWN SPOUTS

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

Aluminum

Comments:

Keeping gutters free and clear of debris with regular maintenance will allow rainwater to move through the system without backups.

CHIMNEY

Recommend Repairs

ACC	MAR	NI	NP	DEF
<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

General Deterioration

Unlined

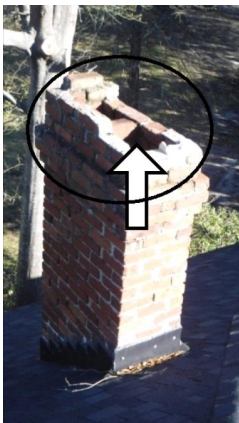
Comments:

Masonry chimneys are missing either clay or metal flue liners and should not be used for wood fires in their current condition..

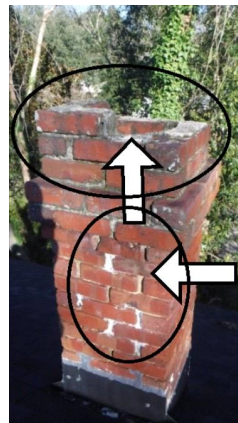
Loose/missing bricks and brick mortar noted around the tops of the chimneys. Recommend repairs by a licensed brick mason.

Recommend installing a rain cap with screening to prevent water and small animals from entering chimneys and spark retention if chimney is used for a wood burning device, by a qualified contractor.

Flue not inspected. Annual cleaning is recommended.



Chimney: Missing bricks and cap



Chimney: Loose/missing mortar between bricks

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[REDACTED] 29020

EXT SURFACE MISC ELECTRICAL ITEM

Recommend Repairs

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

Comments:

The rear door bell does not operate. Recommend further evaluation and repairs by a licensed electrician.



Ext Surface Misc Electrical Item: Rear door bell button



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[Redacted] 29020

ATTIC VENTILATION

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

Gable Ridge Soffit

Comments:

ATTIC INSULATION

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

Blanket Loose Fill

Comments:

Main house-Attic insulation value: 12-14 inches= R 42
Bonus room- 8 Inches = approx. R30



Attic Insulation: Batt insulation over bonus room



Attic Insulation: Blown insulation over main house

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Second Look DBA National Property inspections DBA National Property Inspections

[Redacted] 29020



Attic Insulation: Blown insulation over main house

ATTIC ELECTRICAL

Recommend Repairs

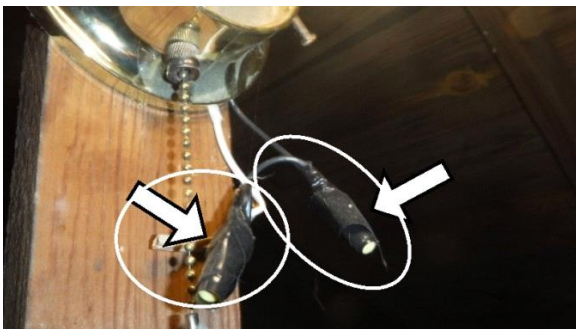
ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Open Splices / Junction Boxes

Comments:

Unable to inspect all of the electrical components in the attic due to insulation cover.

There are open exposed electrical wire splices not enclosed in a junction box noted in the attic space over the bonus room. Recommend installing splices and connections in a proper type of junction box for safety by a licensed electrician.



Attic Electrical: Exposed wires in bonus room attic

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[REDACTED] 29020

ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

Brand: Square D 120 / 240 Volt (Nominal) 200 AMP

SERVICE SIZE (Sub Panel)

70 Amp

Fuses / Breakers Incorrectly Sized Overfused

	ACC	MAR	NI	NP	DEF
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"/>
MAIN DISTRIBUTION PANEL <input checked="" type="checkbox"/> Bedroom closet <input checked="" type="checkbox"/> Breaker(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL <input checked="" type="checkbox"/> Breaker(s) <input checked="" type="checkbox"/> Rear bonus room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BONDING / GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<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"/>
AFCI IN PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

There are circuit breakers in the electrical sub-panel that exceed the current value of the wires they protect (oversized breakers). Most of the electrical outlet circuits have open ground connections at the outlets (see individual rooms for locations). Recommend further evaluations and repairs by a licensed electrician.

Smoke Detectors / GFCI's checked with test button only. Monthly test recommended.

I always like to remind clients to install new batteries in the smoke detectors when you move in and yearly when the time changes.

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[REDACTED] 29020

PLUMBING

Recommend Repairs

Water Service

Water Public

Sewage Service

Sewage Public

General Deterioration

Suspected Leak(s)

		ACC	MAR	NI	NP	DEF
SUPPLY	<input checked="" type="checkbox"/> PEX	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> Cast Iron <input checked="" type="checkbox"/> PVC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> Cast Iron <input checked="" type="checkbox"/> Galvanized <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There is a drain line leak under the rear right corner bathroom in the crawl space. Recommend repairs by a licensed plumber.

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



Plumbing: Drain line leak in crawl space

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[REDACTED] 29020

HEATING- MAIN HOUSE

Recommend Repairs

Brand: Carrier Model: 48XP060 Age: 13 Year(s) Design Life: 15-20 Year(s)
SerialNo: 0806

- Gas Forced Air Needs Normal Maintenance / Cleaning
- Underground Storage tank NOT part of Inspection

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

Comments:

I always recommend a seasonal "tune up " by a licensed HVAC contractor to keep the heating unit(s) operating at their peak performance condition. If there are any potential deficiencies on the horizon, they will often be able to fix small irregularities now that could turn into large problems later.

- There is underground oil tank located on the left side of the house. Recommend removing any residual heating oil and filling the tank with sand to avoid future collapse.

The HVAC unit failed to operate using its normal controls, on the day of the inspection. Recommend further evaluation and repairs by a Licensed HVAC contractor.



Heating- Main house: Gas Pack- does not operate

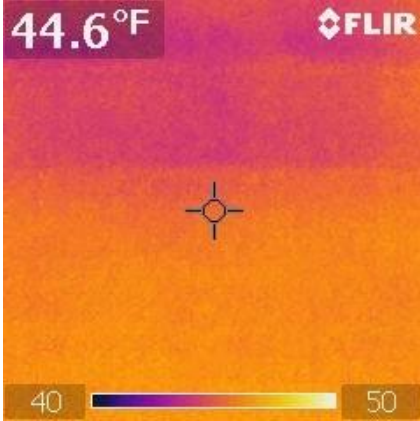


Heating- Main house: Underground oil tank



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[REDACTED] 29020



Heating- Main house: Thermal image of heat at air vent

HEATING- REAR ADDITIONS

Brand: Mitsubishi Model: MXZ3C24 Age: 8 Year(s) Design Life: 15-20 Year(s)
SerialNo: 177U1576

- Electric Mini-split HP Needs Normal Maintenance / Cleaning

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

Comments:

I always recommend a seasonal "tune up " by a licensed HVAC contractor to keep the heating unit(s) operating at their peak performance condition. If there are any potential deficiencies on the horizon, they will often be able to fix small irregularities now that could turn into large problems later.



Heating- Rear additions: Mini Split

Inspection Date:
01/21/2019

Inspector: Hank Shadwell
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SC license # RBI1873



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DRAFT CONTROL / VENT

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

Metal Pipe

Comments:

HVAC DISTRIBUTION

Monitor Condition

Ductwork

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

Comments:

I always want to remind clients to change the air filters when taking possession of the home and monthly thereafter, depending on conditions.

Since the heat was not operational, the thermostat could not be observed as operational. Function should be checked when unit is being repaired by a licensed HVAC contractor.

The metal shroud protecting the ductwork where it enters the house has a hole that should be sealed to properly protect the inside ductwork from moisture (rain) intrusion. Recommend sealing the shroud by ac licensed contractor. .



HVAC Distribution: Exterior ductwork shroud

Inspection Date:
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COOLING- MAIN HOUSE

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

Brand: Carrier Model: 48XP0611 Size: 4 ton Age: 13 Year(s)
 Design Life: 12-15 Year(s) SerialNo: 0806

- Electric Central Air Needs Normal Maintenance / Cleaning
- Outside Temperature too cold to test

Comments:

Ambient temperature was too cold to inspect Cooling portion of HVAC unit. I always recommend a seasonal "tune up" by a licensed HVAC contractor to keep the A/C unit(s) operating at their peak performance condition. If there are any potential deficiencies on the horizon, they will often be able to fix small irregularities now that could turn into large problems later.



Cooling- Main House: Gas Pack

Inspection Date:
01/21/2019

Inspector: Hank Shadwell
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COOLING- REAR ADDITIONS				ACC	MAR	NI	NP	DEF
				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brand: Mitsubishi	Model: MXZ3C24	Size: 2 Ton	Age: 8 Year(s)					
Design Life: 15-20 Year(s)	SerialNo: 177U1576							
<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Mini split HP	<input checked="" type="checkbox"/> Needs Normal Maintenance / Cleaning						
<input checked="" type="checkbox"/> Outside Temperature too cold to test								

Comments:
Ambient temperature was too cold to inspect Cooling portion of HVAC unit. I always recommend a seasonal "tune up" by a licensed HVAC contractor to keep the A/C unit(s) operating at their peak performance condition. If there are any potential deficiencies on the horizon, they will often be able to fix small irregularities now that could turn into large problems later.



Cooling- Rear additions:

KITCHEN	<input checked="" type="checkbox"/> Recommend Repairs	ACC	MAR	NI	NP	DEF
CEILINGS	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<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"/>
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"/>	<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"/>
GARBAGE DISPOSAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The appliances are operated as a courtesy to the buyer and are not inspected in all cycles or functions. Any item or feature may not be operable in some settings.

Ice makers and water features of refrigerators are not inspected.

With the heat being inoperable, unable to verify HVAC airflow.

There are three prong counter top receptacle outlets that are missing their ground connection (open ground condition.) and are not GFCI protected. Recommend further evaluation and repairs by a licensed electrician.



Kitchen: Countertop outlets- open ground connections



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29020

MASTER BATHROOM

Monitor Condition

	ACC	MAR	NI	NP	DEF
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

With the heat being inoperable, unable to verify HVAC airflow.

The window has no lock and may be opened from the exterior of the home. Recommend installing a lock for safety.

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ALL OTHER BATHROOMS

Monitor Condition
 Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILING(S)	<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"/> Missing	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:

With the heat being inoperable, unable to verify HVAC airflow.

The right rear bathroom electrical outlets are not GFCI protected. Recommend further evaluation and repairs by a licensed electrician.

The right rear bathroom shower enclosure grout is missing in places around the bottom course. Recommend sealing shower enclosure to the shower pan to avoid leaks, by a licensed contractor.

Inspection Date:
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MASTER BEDROOM

Recommend Repairs

	ACC	MAR	NI	NP	DEF
CEILINGS <input checked="" type="checkbox"/> Typical Crack(s)	<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF SWITCHES AND LIGHT FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

With the heat being inoperable, unable to verify HVAC airflow.

There are three prong receptacle outlets that have open ground conditions. Recommend further evaluation and repairs by a licensed electrician.

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ALL OTHER BEDROOMS

Monitor Condition
 Recommend Repairs

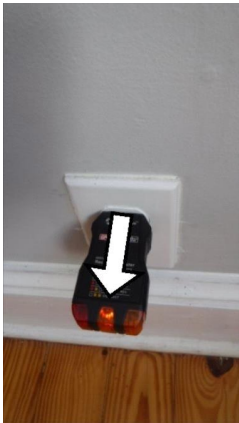
	ACC	MAR	NI	NP	DEF
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF SWITCHES AND LIGHT FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

With the heat being inoperable, unable to verify HVAC airflow.

There are three prong receptacle outlets that have open ground conditions. Recommend further evaluation and repairs by a licensed electrician.

Window(s) do not open in the front right bedroom. Recommend all exterior windows be made operable for fire safety reasons.



All other bedrooms: Open ground connections

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LIVING ROOM

Recommend Repairs

	ACC	MAR	NI	NP	DEF
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 checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF SWITCHES AND LIGHT FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

With the heat being inoperable, unable to verify HVAC airflow.

There are three prong receptacle outlets that have open ground conditions. Recommend further evaluation and repairs by a licensed electrician.



Living room: Electrical outlets- have open ground connections



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DINING ROOM

Monitor Condition
 Recommend Repairs

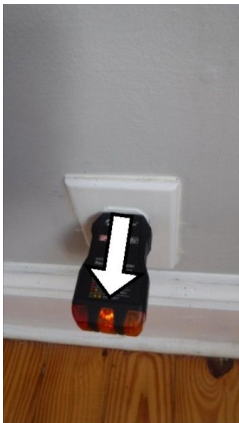
	ACC	MAR	NI	NP	DEF
CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF SWITCHES AND LIGHT FIXTURES.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

With the heat being inoperable, unable to verify HVAC airflow.

There are three prong receptacle outlets that have open ground conditions. Recommend further evaluation and repairs by a licensed electrician.

The light dimmer switch does not operate as designed. (It does not dim the lights). Recommend repairs by a licensed electrician.



Dining Room: Electrical outlets- have open ground connections



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REAR BONUS ROOM

Monitor Condition

	ACC	MAR	NI	NP	DEF
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/>	<input checked="" 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"/> Missing	<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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF SWITCHES AND LIGHT FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HVAC DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Some of the wall paneling has separated between panels. Recommend repairs by a licensed contractor.



Rear bonus room: Loose wall paneling

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STUDY

Monitor Condition
 Recommend Repairs

	ACC	MAR	NI	NP	DEF
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS <input checked="" type="checkbox"/> Missing	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF SWITCHES AND LIGHT FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

With the heat being inoperable, unable to verify HVAC airflow.

Not all of the windows open. Recommend all exterior windows be made operable for fire safety reasons.

The electrical outlets have open ground connections. Recommend further evaluation and repairs by a licensed electrician.

BREAKFAST ROOM

Recommend Repairs

	ACC	MAR	NI	NP	DEF
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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

With the heat being inoperable, unable to verify HVAC airflow.

The electrical outlets have open ground connections. Recommend further evaluation and repairs by a licensed electrician.

Inspection Date:
01/21/2019

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SC license # RB11873



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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 recommended that the client read the complete report.

DRIVEWAY

MARGINAL

Noted cracks in the driveway are common and should be filled with crack sealer to help keep from further deterioration.



DRIVEWAY: Cracks in concrete

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29020

FENCES / GATES

DEFECTIVE

The chain link fence next to the house on the right side is down, missing support posts and top railing, and needs repairs. Recommend further evaluation and repairs by a licensed fencing contractor.



FENCES / GATES: Broken fencing- right side of house

CHIMNEY

DEFECTIVE

Masonry chimneys are missing either clay or metal flue liners and should not be used for wood fires in their current condition..

Loose/missing bricks and brick mortar noted around the tops of the chimneys. Recommend repairs by a licensed brick mason.

Recommend installing a rain cap with screening to prevent water and small animals from entering chimneys and spark retention if chimney is used for a wood burning device, by a qualified contractor.

Inspection Date:
01/21/2019

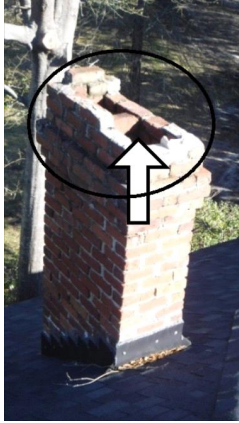
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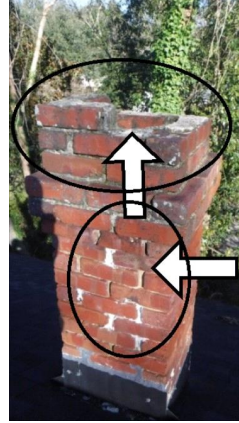


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CHIMNEY: Missing bricks and cap



CHIMNEY: Loose/missing mortar between bricks



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EXTERIOR SURFACE

Exterior Electrical Outlets

DEFECTIVE

The rear exterior outlet has an open ground connection and is not GFCI protected. Recommend further evaluation and repairs by a Licensed electrician.



EXTERIOR SURFACE: Exterior electrical outlet- open ground connection

Inspection Date:
01/21/2019

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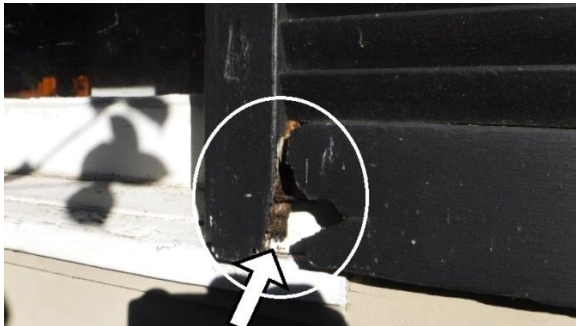
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29020

WINDOWS

MARGINAL

Some of the window shutters are deteriorating and need repairs. Recommend further evaluation and repairs by a licensed contractor.



WINDOWS: Deteriorating window shutters

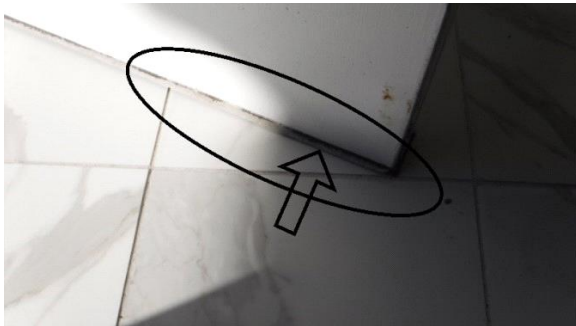


WINDOWS: Broken/ deteriorating window shutters

DOORS

MARGINAL

The rear entrance door scrapes across the entry floor tile and has damaged the door's weatherstripping, that may need replacing. Recommend further evaluation and repairs by a licensed contractor.



DOORS: Rear door- drags across flooring

Inspection Date:
01/21/2019

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EXTERIOR FOUNDATION

MARGINAL

Missing and loose brick mortar is noted in several locations around the house. Recommend further evaluation and repointing loose mortar joints to maintain foundation wall integrity, by a licensed brick mason.



EXTERIOR FOUNDATION: Loose/missing mortar between bricks

Inspection Date:
01/21/2019

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SC license # RB11873



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29020

EXT SURFACE MISC ELECTRICAL ITEM

DEFECTIVE

The rear door bell does not operate. Recommend further evaluation and repairs by a licensed electrician.



EXT SURFACE MISC ELECTRICAL ITEM: Rear door bell button



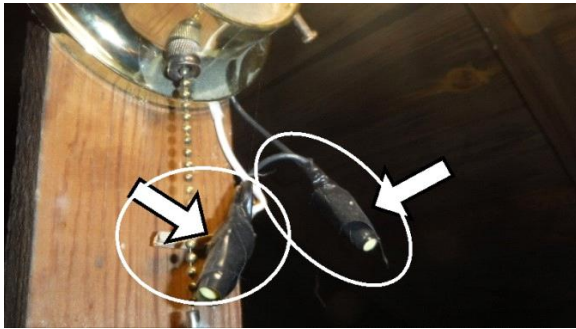
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ATTIC ELECTRICAL

DEFECTIVE

There are open exposed electrical wire splices not enclosed in a junction box noted in the attic space over the bonus room. Recommend installing splices and connections in a proper type of junction box for safety by a licensed electrician.



ATTIC ELECTRICAL: Exposed wires in bonus room attic

Inspection Date:
01/21/2019

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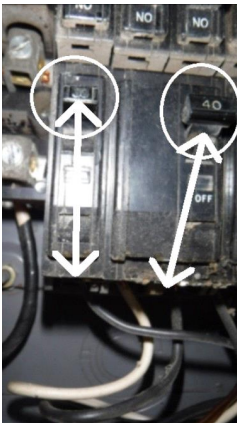
29020

ELECTRICAL

Branch Circuits

DEFECTIVE

There are circuit breakers in the electrical sub-panel that exceed the current value of the wires they protect (oversized breakers). Most of the electrical outlet circuits have open ground connections at the outlets (see individual rooms for locations). Recommend further evaluations and repairs by a licensed electrician.



ELECTRICAL: Sub-panel- oversized breakers

Inspection Date:
01/21/2019

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PLUMBING

Drains

DEFECTIVE

There is a drain line leak under the rear right corner bathroom in the crawl space. Recommend repairs by a licensed plumber.



PLUMBING: Drain line leak in crawl space

HEATING- MAIN HOUSE

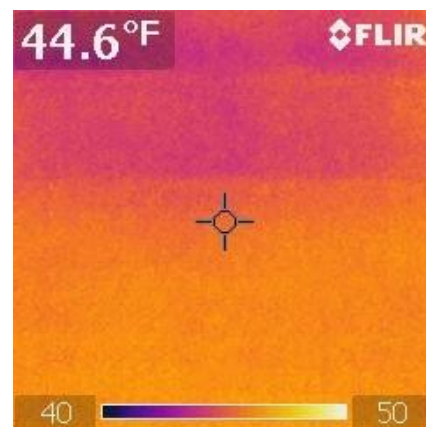
Operation

DEFECTIVE

The HVAC unit failed to operate using its normal controls, on the day of the inspection. Recommend further evaluation and repairs by a Licensed HVAC contractor.



HEATING- MAIN HOUSE: Gas Pack- does not operate



HEATING- MAIN HOUSE: Thermal image of heat at air vent

Inspection Date:
01/21/2019

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SC license # RBI1873



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HVAC DISTRIBUTION

Distribution

MARGINAL

The metal shroud protecting the ductwork where it enters the house has a hole that should be sealed to properly protect the inside ductwork from moisture (rain) intrusion. Recommend sealing the shroud by ac licensed contractor. .



HVAC DISTRIBUTION: Exterior ductwork shroud

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01/21/2019

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KITCHEN

Electrical (Random sampling of outlets, switches, fixtures.)

DEFECTIVE

There are three prong counter top receptacle outlets that are missing their ground connection (open ground condition.) and are not GFCI protected. Recommend further evaluation and repairs by a licensed electrician.



KITCHEN: Countertop outlets- open ground connections

Inspection Date:
01/21/2019

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FIREPLACE

DEFECTIVE

Recommend not using the fireplaces in current conditions, as they are not lined, their dampers are stuck in the closed position and do not open properly. Cracks in fire bricks, cracks in base concrete and loose mortar noted. Recommend further evaluation and repairs by a licensed fireplace contractor.



FIREPLACE: Dampers- do not open



FIREPLACE: Loose/ missing mortar between bricks



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MASTER BATHROOM

Windows/Trim

MARGINAL

The window has no lock and may be opened from the exterior of the home. Recommend installing a lock for safety.

ALL OTHER BATHROOMS

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

DEFECTIVE

Tile Work/Enclosure

MARGINAL

The right rear bathroom electrical outlets are not GFCI protected. Recommend further evaluation and repairs by a licensed electrician.

The right rear bathroom shower enclosure grout is missing in places around the bottom course.

Recommend sealing shower enclosure to the shower pan to avoid leaks, by a licensed contractor.

MASTER BEDROOM

Electrical (Random sampling of outlets.)

DEFECTIVE

There are three prong receptacle outlets that have open ground conditions. Recommend further evaluation and repairs by a licensed electrician.

Inspection Date:
01/21/2019

Inspector: Hank Shadwell
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SC license # RB11873



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29020

ALL OTHER BEDROOMS

Windows/Trim

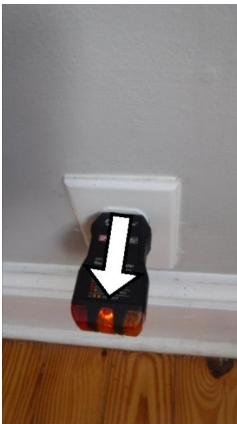
MARGINAL

Electrical (Random sampling of outlets)

DEFECTIVE

There are three prong receptacle outlets that have open ground conditions. Recommend further evaluation and repairs by a licensed electrician.

Window(s) do not open in the front right bedroom. Recommend all exterior windows be made operable for fire safety reasons.



ALL OTHER BEDROOMS: Open ground connections

Inspection Date:
01/21/2019

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LIVING ROOM

Electrical (Random sampling of outlets)

DEFECTIVE

There are three prong receptacle outlets that have open ground conditions. Recommend further evaluation and repairs by a licensed electrician.



LIVING ROOM: Electrical outlets- have open ground connections



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DINING ROOM

Electrical (Random sampling of outlets)

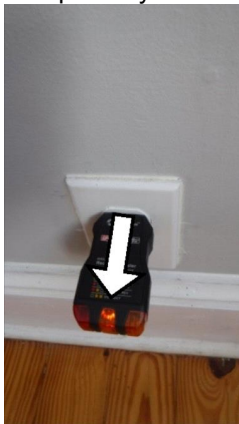
DEFECTIVE

Electrical (Random sampling of switches and light fixtures.)

MARGINAL

There are three prong receptacle outlets that have open ground conditions. Recommend further evaluation and repairs by a licensed electrician.

The light dimmer switch does not operate as designed. (It does not dim the lights). Recommend repairs by a licensed electrician.



DINING ROOM: Electrical outlets- have open ground connections



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REAR BONUS ROOM

Walls

MARGINAL

Some of the wall paneling has separated between panels. Recommend repairs by a licensed contractor.



REAR BONUS ROOM: Loose wall paneling

STUDY

Windows/Trim

MARGINAL

Electrical (Random sampling of outlets)

DEFECTIVE

Not all of the windows open. Recommend all exterior windows be made operable for fire safety reasons.

The electrical outlets have open ground connections. Recommend further evaluation and repairs by a licensed electrician.

BREAKFAST ROOM

Electrical (Random sampling of outlets, switches, fixtures.)

DEFECTIVE

The electrical outlets have open ground connections. Recommend further evaluation and repairs by a licensed electrician.

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.

DEF (DEFECTIVE)

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

Inspection Date:
01/21/2019

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Second Look DBA National Property inspections DBA National Property Inspections

29020

Limited Warranty

The Limited Warranty, for mechanical systems and appliances, is free of charge in conjunction with a home inspection performed by Hank Shadwell with the following conditions:

1. The fee for the home inspection must be received by National Property Inspections within 10 days from the date of the inspection.
2. This warranty begins when the fee for the home inspection is received and expires 180 days from the date of the inspection.
3. If there are any other insurance policies or warranties applicable, this warranty becomes excess.
4. This warranty applies only to those mechanical systems and/or appliances identified in the NPI Inspection Report which details the inspector's findings at the property.

Address of Property Inspected: 1505 Littleton St.

Date inspected: 1/21/2019

The following items are excluded from protection under this Limited Warranty due to the fact that they need servicing, were dysfunctional or inoperative at the time of the inspection or near the end of their normal life expectancy.

Gas Pack HVAC unit

TERMS, LIMITATIONS AND DEDUCTIBLE -- READ CAREFULLY.

National Property Inspections (hereinafter NPI) will, during the term of this Limited Warranty, repair or replace at its option, the protected items and components should they become inoperative due to mechanical failure, subject to the terms, limitations, and deductible specified below. This Limited Warranty covers only those mechanical systems and appliances listed below.

- I. Warranty Limit:
 - A. NPI's maximum liability under this warranty for all mechanical defects arising during, and not pre-existing to, the 180 days warranty term is limited to \$2,500. All mechanical claims carry a \$250 deductible.
- II. To present a claim:
 - A. Call the NPI inspector first, not a service contractor. NPI will not pay for any service that is not authorized in advance. The client is expected to make any necessary temporary repairs to prevent any further damage to the item(s) in question.
 - B. Payment of the \$250 deductible is the responsibility of the client for each service call for each protected item. The deductible must be paid directly to the contractor affecting authorized repairs or replacement.
 - C. NPI has the sole option to repair or replace.
 - D. The client must promptly notify NPI when any covered item(s) has a mechanical failure. NPI shall have no responsibility for claims which are not reported within 5 days of its mechanical failure.

Inspection Date:
01/21/2019

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Email: HankShadwell@gmail.com
SC license # RB11873



Second Look DBA National Property inspections DBA National Property Inspections

29020

III. Protection Limit:

- A. NPI will not pay for repair or replacement as a result of fire, wind, rain, hail, freezing, smoke, lightning, flood, earthquake, storm, theft, accidents, vandalism, riot, power failure, pest or insect damage, lack of capacity, inadequacy, improper installation, negligence, alterations, modifications, consequential damages of any kind, or acts of God.
- B. NPI will make no reimbursement for materials or labor it did not authorize.
- C. NPI will not be liable for the expense to open or close walls, floors, or ceilings, nor for the removal and replacement of tiles, carpet, wallpaper or vinyl to perform a covered service.
- D. If the client performs or authorizes any repairs, alterations, or installations, or modifies any protected item or component or causes any consequential damage, NPI will have no responsibility with regard to that item
- E. If the covered property is a condominium or similar ownership, NPI will not pay for repairs or service beyond the interior of the client's unit.
- F. NPI will not be liable for damage that results from contractor's delay of service such as riots or unavailability of parts or labor. NPI will not be responsible for color match.
- G. NPI will not pay to improve or upgrade an item or items due to lack of capacity, design or failure to meet building code or zoning requirements. Any expense incurred to meet code or zoning requirements, above that needed to remedy the mechanical failure, is the client's sole responsibility.

IV. The NPI warranty is non-transferable. Should the client sell, vacate or rent the covered property, the warranty becomes null and void.

V. If NPI waives a right under the warranty, it does not waive any additional or future rights.

PROTECTED ITEMS :

INTERIOR ELECTRICAL SYSTEMS: (\$1,000 maximum)

Covered: General wiring and components within the perimeter of the main foundation; the electrical panel and subpanel. The following items are limited to a \$100.00 payment: fire alarm system; door bells; smoke detection systems; garage door openers; receptacles.

Not Covered: Power failure or shortages; overload or inadequate wiring capacity; intercom systems; garage door opener sending units; burglar alarm systems; exhaust, wall, attic, or ceiling fans; light fixtures; any pre-existing condition.

INTERIOR PLUMBING SYSTEMS: (\$1,000 maximum)

Covered: Gas, water, drain, vent and waste lines within the perimeter of the main foundation; electric or gas water heaters, tankless water heaters, plumbing fixtures; faucets; toilet tank, bowl and internal components.

Not Covered: Any plumbing outside the perimeter of the main foundation or contained in or under the main foundation or concrete slab, or wrapped in asbestos; conditions of excessive or insufficient water pressure; water quality; holding tanks; solar hot water systems; septic tank systems; sewage ejector pumps; sewer and water laterals; wells; any condition caused by rust, corrosion or chemical deposits; galvanized pipes; solar systems; jet and sump pumps; pressure tanks; holding tanks; shower stalls, enclosures, doors and base pans; caulking or grouting; hot tubs; whirlpools and spas and their mechanical components including electrical

Inspection Date:
01/21/2019

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SC license # RBI1873



Second Look DBA National Property inspections DBA National Property Inspections

29020

components; repairs of walls, floors, or ceilings when plumbing repairs are made; sprinkler systems; any pre-existing condition.

AIR CONDITIONING: (primary system only) (\$1,000 maximum)

Covered: Central air conditioning system using ductwork for the distribution of air; condensers; compressors; thermostats; condenser fan motors; blower fan motors; interior refrigerant lines; accessible ductwork.

Not Covered: Window, wall, gas, or portable air condition units; electronic air cleaners; dehumidifiers, deionizers; ductwork that is concrete encased or otherwise inaccessible; registers; filters; grill guards or condenser housings; exterior refrigerant lines; any condition caused by rust or corrosion; any pre-existing condition.

CENTRAL HEATING: (primary system only) (\$1,000 maximum)

Covered: Central forced air, gravity, heat pump systems; hot water boiler systems; electric baseboard heat, if it is the only source of heat; built-in humidifiers; accessible ductwork and piping.

Not Covered: Steam boiler systems; heat exchanger; ductwork or steam or radiant heating coils or lines that are wrapped in asbestos, encased in concrete or otherwise inaccessible; ceiling, wall or floor radiant heating systems; dehumidifiers, wood burning stoves; individual space heaters; outside fuel storage tanks and lines; electronic air filters; registers; filters; solar heating systems; fireplaces; fireplace inserts and components of any kind; any condition caused by rust or corrosion; any pre-existing condition.

APPLIANCES: (\$500 maximum)

Covered: Primary refrigerator; oven; range; garbage disposal; dishwasher; built-in micro-wave; range exhaust fan.

Not Covered: Individual freezer; washer; dryer; compactor; timers or clocks; rotisseries; meat probes; removable racks or baskets; lock or key assemblies; ice makers; filters; gaskets; scratches, marring or dents; self-cleaning components of oven; any condition caused by rust or corrosion; any pre-existing condition.

VI. Cancellation:

NPI may cancel this warranty for any fraud or misrepresentation on the part of the client.

VII. Additional exclusions and conditions:

- A. **Excluded From Protection Under This Limited Warranty** is any item in the report which is said to be deficient, faulty, inoperable, in need of repair or in any way impaired, of suspect utility, at or beyond its normal life expectancy, or specifically excluded, as well as any item identified as not inspected or not tested, as indicated by any words or phrases which, by reasonable interpretation, would communicate any of the foregoing.

Also Excluded From Protection is any item, device, component, element, part or class of items at, in, on, or pertinent to the subject property premises which are inaccessible, concealed or a latent defect and which is not included in or specifically mentioned in the report.

- B. Since each item or system in a house has a normal life expectancy, this warranty will pay for repair, or replacement on a prorated basis.

DEFINITIONS:

1. **Mechanical Failure:** Condition which causes a covered item or system to stop performing its designed

Inspection Date:
01/21/2019

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Email: HankShadwell@gmail.com
SC license # RB11873



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29020

function.

2. **Inaccessible:** That which cannot be readily accessed for inspection due to design and/or obstacles, such as permanent partitions, chimney, etc.
3. **Service:** Repair or replacement of non-functioning covered item.
4. **Pre-Existing Condition:** Condition which caused a covered item to fail, which after prudent investigation, is determined to have existed prior to this warranty's effective date.
5. **Consequential Damage** Condition which results from any cause other than the direct mechanical failure of that item or system.
6. **Building Code or Zoning Violations:** Condition which does not meet building code specifications or zoning board requirements.
7. **Concealed or Latent Defect:** A deficient condition which is not visible or not readily accessible.

Inspection Date:
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