

Confidential Inspection Report
2521 5th Drive
Florence, SC



Prepared for: >cY7 i glca Yf

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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SC HOME INSPECTORS LICENSE # 1768
SC RESIDENTIAL BUILDERS LICENSE # 7148

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION: / ROWELL'S HOME INSPECTIONS LLC

1.1 REPORT/ FILE #: 61109.	1.2 DATE OF INSPECTION: June, 11, 2009.	1.3 TIME OF INSPECTION: 1:30 PM.
1.4 PROPERTY OPEN BY: Home Owner.	1.5 CLIENT NAME: >cY7i gltca Yf.	1.6 CLIENT'S REALTOR / AGENCY >cYFYUtr.
1.7 INSPECTION SITE: 2521 5 th Avenue Drive.	1.8 INSPECTION SITE CITY/STATE/ZIP: Florence, SC.	

PAYMENT INFORMATION:

1.9 TOTAL FEE:

300.00.

REPORT LIMITATIONS / CONDITIONS

This inspection report is valid for 90 days from the date of inspection.

Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use only. Use of this report by any other purchasers of this property other than the named [client-buyers] - is not authorized.

This inspection, along with any subsequent re-inspections of the property conditions, is performed in accordance with the

[Standards of practice set by South Carolina Residential Builders Commission LLR], included as part of the inspection report. These guidelines are intended to provide the client with a better understanding of the property conditions, as observed at the time of inspection. It is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. **The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered.** No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: Mold, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest / insect infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; laundry room appliances washers - dryers, refrigerators, freezers, water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity.
Any general comments about these systems and conditions are informational only and do not represent an inspection. Other non inspected items or excluded may be listed in this report.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. **The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts.** This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Rowell's Home Inspections LLC certifies that their inspectors have no interest, present or contemplated, in this property

or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Any dispute controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

The customer requests the visual inspection of the readily accessible areas of the structure. This inspection is limited to visual observation existing at the time of the inspection. The customer agrees and understands that the maximum liability incurred by The Inspector/The Company for errors and omissions in the inspection shall be limited to amount of the fee paid for the inspection.

EXTERIOR -

This inspection is visual in nature and does not attempt to determine drainage performance of the site, site stability or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Driveways and sidewalks and porches often have stress cracks in the concrete or asphalt , these cracks are typical in our area and sealing these when conditions exist is considered typical maintenance. Fencing is not included in this report. Driveways, sidewalks and most general yard conditions are excluded form this inspection. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor vertical type cracks are typical in many foundations and brick exterior walls, most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. *This inspection in no way guarantees the type of construction whether custom, stick built / modular are other construction types.* The inspector is not required to enter a crawl space of less than 18 inches head room or where adverse conditions exists, determine the extent of damage caused by insects or operate sump pumps.

All underground piping and unexposed piping related to water supply, waste, septic tanks or sprinklers use are excluded from this inspection. This includes under ground supply water piping / sewage tank systems and drain line piping. Leakage, corrosion and restrictions in underground piping cannot be detected by a visual inspection.

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed and the fireplace functions properly. We routinely recommend a chimney sweep / fire place maintenance professional evaluate any fire places to be used for wood burning before the close of escrow

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced.

CLIMATIC CONDITIONS:

2.1 Inspection day weather:

Overcast.

2.2 Temperature at time of inspection :

90's.

2.3 Rainfall:

Also some rainfall noted in the area last night - amount undetermined.

OTHER INFORMATION:

2.4 House occupied ?

Yes.

2.5 Client present :

No- Client was not present / *By accepting this report the client agrees to accept fully all conditions contained in this report and the inspection agreement.*

2.6 People present :

Homeowner, Pest Control representative

2.7 Comments :

All apparent cosmetic and other minor deficiencies may not have been listed. This report is not intended to address very single item or to be technically exhaustive.

BUILDING CHARACTERISTICS:

2.8 Estimated age of house:

General estimate of age or year built is - 2000
This is only a estimate of age by using some of the following dated items which may include / date on toilet bowl lid / HVAC serial numbers / water heater manufacture date etc. Actual structures age was not fully determined - Recommend inquiring with your realtor / owner as to structures actual age.

2.9 Building type :

1 story.

LANDSCAPING:

2.10 Condition :

Maintained.

GRADING:

2.11 Site:

The lot is predominately a flat site
No standing water was observed at time of inspection, however storm water may stand in yards for a period of time after rains which is typical in our area.

UTILITY SERVICES/ EXTERIOR

2.12 Water source:

Public / Meter was observed near the street in front yard.

2.13 Sewage disposal :

The property is presumed to have public sewage - Not fully determined - Check MLS listing sheet for details.

Sewage clean out cap missing / damaged @ Left front lot line -
The home owner is in most cases responsible for the sewage line maintenance from the house to the sewage tap. This tap is usually located near the street.



2.14 Utilities status - water / gas etc.

Natural Gas Meter at the exterior -

2.15 Exterior electrical service :

/ Underground electrical service located at exterior
/ 200 Amp - Main exterior disconnect breaker.

EXTERIOR WALLS:

2.16 Material :

Exterior walls are predominately / Vinyl siding.

2.17 Conditions :

Loose unsecured vinyl siding noted in areas around the structure @ Right front side of house. Also there is a loose piece of vinyl J trim adjacent to the front porch -
Recommend a contractor evaluate all vinyl siding areas / repair - secure as needed.



EXTERIOR ENTRANCES

2.18 Exterior entrances:

FRONT ENTRANCE
Front porch support columns have some softness and deterioration noted to the bottom areas .
Recommend a contractor evaluate / repair as needed.



2.19 Rear / Side Entrance:

REAR ENTRANCE -
REAR ENTRANCE - Some softness and deterioration noted to the bottom portions of door unit -brick mold / side jambs .
Recommend a contractor evaluate and repair as needed.

Cosmetic staining noted to interior flooring.



2.20 Entrance door bell :

The front entrance door bell button has a damaged button. This is a low voltage appliance. Recommend a contractor evaluate / repair as needed.

RAISED SLAB ON GRADE:

2.21 Condition:

Slab is not visible due to carpet and / or floor covering , no readily visible problems are noted.

2.22 Type / Materials:

Raised concrete slab type construction / *Interior flooring materials restrict inspection of under floor slab condition / construction.*

ROOF & ATTIC

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector is not required to determine the remaining life of the roof. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. *The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.* The roof inspection is of a visual nature, unexposed shingle nailing patterns and effectiveness cannot be evaluated and are assumed to be installed correctly. The inspector is not required to; walk on roofs ,enter attic spaces where head room is less than 3 feet; enter any space where walk boards are not provided or hazardous conditions or safety concerns exist; evaluate the efficiency of insulation or evaluate ventilation adequacy by means other than visually. Viewing of all roof flashing may be not possible, blind flashing behind siding cannot be fully viewed and is assumed to be installed correctly.

ROOF:

3.1 Style:

Predominately, Gable /

3.2 Type:

Composition shingles / asphalt / fiberglass singles 3 tab type
These shingles are what the manufacturer refers to as a 20 year shingle . In actual practice in this area a 10-17 year life span may be estimated, weather and location being the prime factors . We routinely recommend that you inquire with the owner as to the age of shingles .

3.3 Roof covering / Status:

Appears serviceable / within useful life
It is recommended that the seller provide documentation as to the shingles age / last replacement, repairs. This information may be required / asked by some insurance carriers.

3.4 Roof / Conditions:

The center metal ridge line vents are loose in areas. Also some portions are somewhat crushed / flattened -
There are some vent pipe boots that are not fully sealed to prevent water intrusion -
Slightly raised nails under some shingles -
Some valley shingles may not be fully platted. Shingles slightly turned up in valleys -
Left front end has a damaged end cap shingle -
Recommend contractor evaluate roof with a emphasis on these areas.
Note - Repairs noted at left front gable edges -



3.5 Conditions:



ROOF VENTILATION

3.6 Roof Ventilation:

Ridge vents observed at tops of ridgeline. Gable end vents installed.

ATTIC & VENTILATION:

3.7 Attic Accessibility:

Attic entered by a scuttle hole / hatch.

3.8 Method of Inspection:

Partial entry only was made - All attic areas were not available for close inspection.

Attic insulation, height limitations and incomplete walk boards restricts close viewing or accessibility for viewing of all components and areas, this is a typical limitation in most attics. The inspector is not required to enter areas where no walk boards are provided or walk on open or concealed ceiling joist to gain access to areas for close inspection.

No access was made at left side areas -

3.9 Rafters:

A truss system is installed in the attic cavity that is used to support the roof sheathing.

3.10 Roof Sheathing:

The roof deck supports are sheathing type construction - serviceable condition where visible.

**3.11 Stains in the attic/
Condition**

There is no evidence of current water leaks noted in *accessible attic spaces where viewable*, all areas are not accessible due to limited walk boards, height restriction limitations and other factors restricting complete attic access.

3.12 Attic Ventilation:

There are ridge vents installed at the peaks of the roof.

3.13 Insulation:

Fiberglass insulation is installed with a average of 8-10 inches in the attic- R 24-30.

3.14 Attic Air Handler:

There is a safety pan, safety switch and drain condensation line in the attic /