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This document is only a summary of the complete home inspection. All major/minor defects are covered in detail with pictures in the full report.

Condition Summary Report

123 Your Street
Murrells Inlet, SC

There were seven major defects found otherwise the rest can be considered minor/cosmetic.

The building is supported on a concrete slab.

Walls are generally concealed by finishes, inside and out, but are assumed to be constructed with 2x4 studs with fiberglass batt insulation inside the wall cavity to provide insulation.

The roof system is constructed with pre-engineered wood trusses supporting a deck of OSB paneling, felt and roofing material. The property has a gable roof covered with asphalt shingles. The roof was observed from the ground using camera and binocular magnification.

The exterior finish system of this house consists of vinyl siding which was found in generally good condition.

The electrical system was found in generally good condition. The service is 200 amp and the meter is located on the left side of the house. Horry Electric Coop main feeder lines run underground.

The distribution panel is located in the utility room. The panel was found to be in generally good condition; appropriate wire sizes and over current protection were found.

A representative number of outlets were tested with a plug tester and each was found to have proper grounding and appropriate polarity, unless otherwise noted in the defects list.

All GFCI outlets were tested and performed as expected.

All wall switches and overhead lights and fans operated as expected unless otherwise noted below.

The HVAC system was found to be operational and appears to have an overall rated capacity of 3 tons which appears adequate to serve the given heated area. The heat pump unit was located on the right side of the property and appeared in good condition. The date of manufacture, as encoded on the device data plate, was found to be 2014 and the manufacturer was Goodman. The usual lifespan of residential HVAC equipment is 12-15 years and this unit is 4 years old.

The air handler was found in the attic in good condition. The air handler appeared to have a manufacture date of 2014 and was made by Goodman.

Twice yearly service is recommended for residential HVAC systems.

Doors appeared in good condition generally, to have appropriate hardware and door stops unless otherwise noted.

All windows opened and locked properly unless otherwise noted.

The plumbing system appeared in good order. The water heater is located in the utility room and appears to be functioning normally. Fixtures were run briefly and were found to function more or less properly with adequate supply flow rates, drain velocities, complete flushes, etc. unless otherwise noted.

The under side of roof decking as seen from the attic did not show any signs of water damage or leakage. I could not observe all the decking. The attic ventilation is a soffit-ridge vent system.

Major/Safety defects are those in which repairs are necessary to place the heating systems, air conditioning systems, electrical systems, plumbing systems, water supply systems, water waste systems to be conveyed in operative condition, to make the roof free of leaks, to address environmental concerns and to make the improvements structurally sound. The seller may be obliged to repair these items. Refer to your real estate contract for the actual language related to repairs.

Major/Safety Defects

1. Observed two termite dirt tubes on the slab. Location is front of house. Also observed active termites. Recommend have the property treated for termites and having a contractor evaluate the damage.
2. Waste vent rubber boot flashing is damaged/split. Recommend having replace by a roofing contractor.
3. The shared bathroom toilet is loose and also observed staining on the floor next to the toilet. Waste water is leaking and staining the floor. Recommend replacing the wax ring then securely reattaching the toilet.
4. Many of the roof shingles have been damaged by wind and have been torn in half. Recommend having repaired by a roofing contractor
5. Slider door will not lock. This is a safety concern. All exterior doors and windows must fully close and lock to provide security for the occupants.
6. The left side kitchen door interior casing has water staining at the bottom. This spot corresponds with damage to the exterior sheathing. Water may be weeping into the house thru the damage exterior wall. May also be some insect damage. Recommend having a building contractor evaluate and repair.
7. Living room has a significant crack in wall above over hang and ceiling drywall tape above crack is separating. Appears to be more than normal settling. Recommend having a contractor evaluate and repair.

Minor issues are often cosmetic, or deal with operational glitches, such as sticking doors and windows, inoperative or improperly operating equipment or hairline cracking in wallboard or concrete, to name a few. While some of these can be important, the seller may not be obliged to repair them. Your inspector includes them in the report to give you an idea of the home's general

condition, not to constitute a comprehensive and exhaustive punch list. Consult with your agent about how to proceed.

Minor/Cosmetic issues.

8. Garbage disposal is noisy beyond its normal operation and may fail soon.
9. Kitchen sink faucet is leaking
10. Caulking has deteriorated between the kitchen exterior door and the linoleum flooring.
11. Shared bathroom is missing door stop and door handle has damaged wall.
12. Door bell does not work
13. Ceiling damage next to return vent in hallway.
14. Caulking needs to be repaired on the kitchen counter top.
15. Utility Room - Observed dry rot and what looks like a tunnel from a carpenter bee in the Lower right side door frame.
17. Some window screens are missing
18. Shared bathroom towel rack is loose and pulling away from wall.
19. Master bathroom window in shower would not open.
20. Observed many nail pops in ceilings
21. Quarter round needs to be finished and painted.
22. Living room wall has home owner nail hole repairs that need to be correctly repaired.
23. Laundry room has past water damage to the ceiling and wall.

The observations contained herein should not be considered exhaustive rather the impressions of a building professional on the day of the inspection. Nothing stated herein should be construed as advice to buy or not to buy any real estate property. The inspection does not cover termite or mold.

Thanks for the opportunity to be of service. Do let me know if I can be of further assistance.

Sincerely,
Tom Cameron
Home Inspector – SCRBI 49149