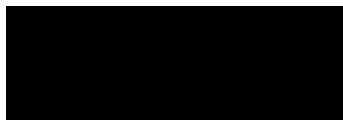




# Inspection Report



Property Address:





**DP Inspections LLC**

**David Drake Lic.#49167  
1228 Gatch Ct.  
Mount Pleasant, SC 29464**





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<b>Date:</b> 2/15/2023	<b>Time:</b> 08:30 AM	<b>Report ID:</b> 1 [REDACTED]
<b>Property:</b> [REDACTED] Mount Pleasant SC 29466	[REDACTED]	<b>Real Estate Professional:</b> [REDACTED]

**Comment Key or Definitions**

The following are definitions of comment descriptions used in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Agent and Inspector

**Type of building:**

Single Family (1 story)

**Style of Home:**

Ranch

**Approximate age of building:**

Over 25 Years

**Home Faces:**

West

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear and Sunny

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No





# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

**Roof Covering:**  
Architectural

**Viewed roof covering from:**  
Walked roof

**Sky Light(s):**  
None

**Chimney (exterior):**  
Cement Fiber

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			•
1.2	Skylights, Chimneys and Roof Penetrations	•			•
1.3	Roof Drainage Systems	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## Comments:

**1.0** I walked the roof, and overall the shingles are in good shape. One section of the roof is starting to show signs of granular loss. With the age of the roof, that is common. No obvious problems were discovered. Pictures are for your reference.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



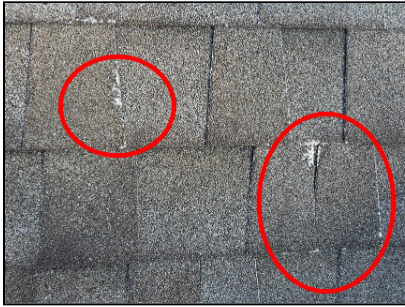
1.0 Item 5(Picture)



1.0 Item 6(Picture)







1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)

**1.1** The base of the chimney, around the cricket flashing, has severe moisture damage. In addition, there is wood rot on the trim, and the siding has moisture damage. It appears this area holds water, and the cricket flashing may need to be larger, or another flashing may need to be installed. I recommend further evaluation by a qualified professional and correct it as needed.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

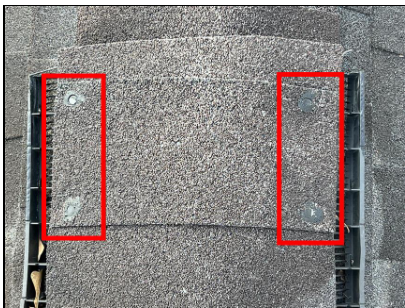


1.1 Item 5(Picture)



1.1 Item 6(Picture)

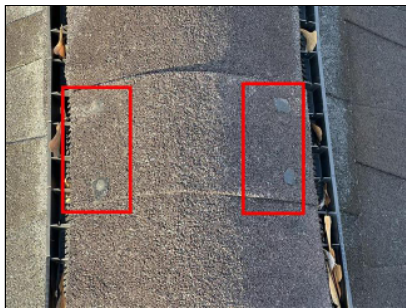
**1.2** The nail heads on the ridge caps are exposed. Exposed nail heads can increase the chance of water penetration into the house. I recommend having the nail heads sealed with a roof sealant.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



.....

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

<b>Siding Style:</b>	<b>Siding Material:</b>	<b>Exterior Entry Doors:</b>
Lap	Cement-Fiber	Wood
<b>Appurtenance:</b>	<b>Driveway:</b>	
Deck	Concrete	

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			•
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•
2.5	Eaves, Soffits and Fascias	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

**2.0 (1)** There is moisture damage on the siding below the gutter on the chimney. The damage is most likely caused by water overflowing the gutters. I recommend further evaluation by a qualified professional and correct it as needed.



2.0 Item 1(Picture)





**2.0 (2)** A piece of trim has come off under the window at the back of the house. I recommend repair by a qualified professional.



2.0 Item 2(Picture)

**2.0 (3)** Several pieces of the siding are damaged or have cracks. Cracks are usually caused by poor installation and should be sealed to prevent water intrusion. I recommend repair by a qualified professional.



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)



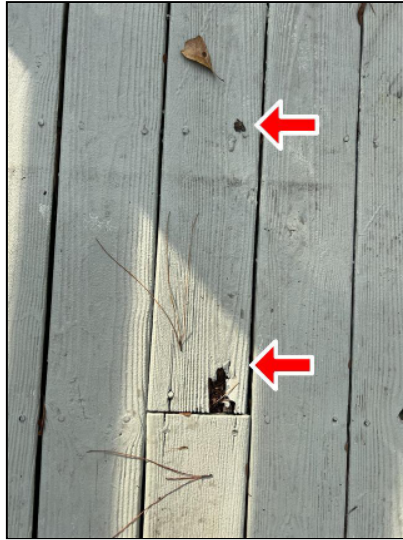
2.0 Item 10(Picture)



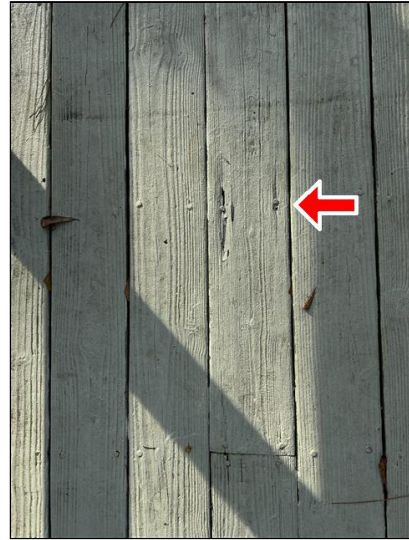
**2.3** Several boards on the back deck have wood rot. I recommend repair by a qualified professional.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

**2.4 (1)** The palmetto tree next to the garage is in contact with the roof and siding. The branches can damage the shingles and siding. I recommend having the trimmed away from the house.



2.4 Item 1(Picture)

**2.4 (2)** The driveway is showing signs of settlement cracks. The most common reasons for settlement cracks in the driveway are settlement, shrinking, improper installation, and poor drainage. Small cracks are common and could be nothing to worry about. However, I recommend monitoring the floor, and if the cracks become bigger, I recommend repair by a qualified professional.



2.4 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



3. Garage

Styles & Materials

Garage Door Type:  
Two automatic

Garage Door Material:  
Fiberglass

Auto-opener Manufacturer:  
LIFT-MASTER

		IN	NI	NP	RR
3.0	Garage Ceilings	•			•
3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			•
3.6	Garage window (s)			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

**3.0** There is a settlement crack running through the garage ceiling. There are several reasons for settlement cracks, with the most common being house settlement and the studs' movement due to expanding and contracting. This is considered cosmetic. Repair if desired.



3.0 Item 1(Picture)

**3.5** The sensors are in place on the garage doors and will reverse when the sensor is blocked. However, the garage door on the right will not reverse when met with resistance. This is a safety issue as the weight and pressure involved in closing a garage door can cause serious injury to someone in the path of the door, especially children. I recommend repair by a qualified professional.



3.5 Item 1(Picture)



4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Carpet Hardwood T&G Laminated T&G Unfinished
<b>Interior Doors:</b> Hollow core	<b>Window Types:</b> Thermal/Insulated Double-hung Tilt feature	<b>Window Manufacturer:</b> NA
<b>Cabinetry:</b> Wood	<b>Countertop:</b> Quartz	

		IN	NI	NP	RR
4.0	Ceilings	•			•
4.1	Walls	•			
4.2	Floors	•			•
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			•
4.6	Windows (representative number)	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

**4.0** There are a few settlement cracks on the ceiling in the FROG. There are several reasons for settlement cracks, with the most common being house settlement and the studs' movement due to expanding and contracting. This is considered cosmetic. Repair if desired.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

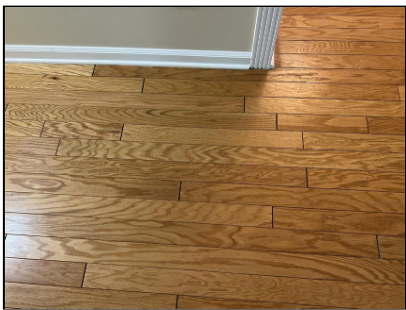


4.0 Item 3(Picture)

**4.2 (1)** The floors in the foyer and living room have wide gaps between several boards. Gaps in wood floors are normal and occur when the wood loses its moisture content. Several factors can be the cause, such as the flooring being installed during periods of higher humidity and during the winter; when the heat is on, the gaps appear. However, the large gaps are only showing up in theses two areas. I recommend further evaluation by a qualified flooring professional and correct it as needed.



4.2 Item 1(Picture)



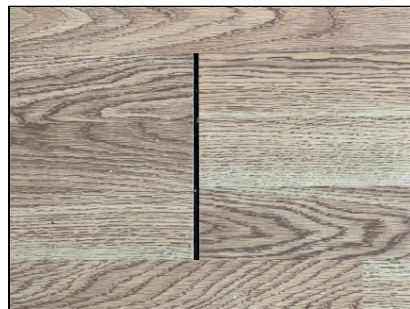
4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 (2) There were a couple of significant gaps in the dining room flooring. However, I could close the gap by pushing on the flooring. This is a floating floor, and the gaps were probably formed due to the weather change. If the gaps reappear, all you need to do is slide the floor to close the gap.



4.2 Item 4(Picture)



4.2 Item 5(Picture)



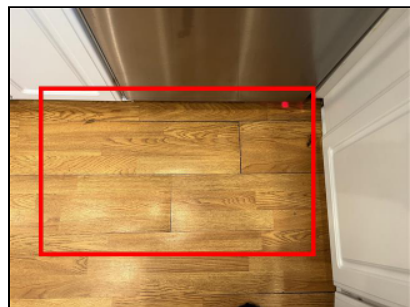
4.2 Item 6(Picture)

4.2 (3) The threshold to the laundry room is not attached. I recommend repair by a qualified professional.



4.2 Item 7(Picture)

4.2 (4) The flooring in front of the dishwasher has moisture damage. At one time, the dishwasher leaked and damaged the floor. This section will most likely need to be replaced. I recommend repair by a qualified professional.



4.2 Item 8(Picture)



4.2 Item 9(Picture)

**4.5** The front door is missing the pneumatic opener at the top, and the door handle does not engage the striker. I recommend repair by a qualified professional.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

**4.6** The window in the master bathroom has lost the gas seal. A common problem with thermal windows is the seals around the edges of the glass fail, allowing the inert gas to escape and outside air to enter the space between the glass panes. As a result, moisture in the infiltrating air can condense when conditions are right, causing the glass to develop hazy foggiess. I recommend repair by a qualified professional.



4.6 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

## Styles & Materials

<b>Foundation:</b> Poured concrete	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Floor Structure:</b> Slab
<b>Wall Structure:</b> Not visable	<b>Columns or Piers:</b> NA	<b>Ceiling Structure:</b> Not visible
<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> Walked	<b>Attic info:</b> Pull Down stairs Door

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Columns or Piers			•	
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



## Comments:

**5.1** The walls in the home are covered with gypsum and structural members are not visible. I could not see behind these coverings. No obvious problems discovered.

**5.3** The floors in the home are covered with wood, carpeting, and tile and structural members are not visible. I could not see beneath these coverings. No obvious problems discovered.

**5.4** The ceilings in the home are covered with gypsum and structural members are not visible. I could not see behind these coverings. No obvious problems discovered.

**5.5 (1)** There are a couple of 2x4s in the attic that are bowing. This could be from excessive weight or humidity in the attic. I don't know how or if this affects the roof's structure. I recommend further evaluation by a qualified professional and correct it as needed.



5.5 Item 1(Picture)



5.5 Item 2(Picture)

**5.5 (2)** One of the cross beams in the attic has pulled out and is no longer nailed in. I recommend repair by a qualified professional.



5.5 Item 3(Picture)



5.5 Item 4(Picture)

**5.5 (3)** The roof structure in the attic of home is covered with foil insulation and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.



5.5 Item 5(Picture)



5.5 Item 6(Picture)



5.5 Item 7(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.





# 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

## Styles & Materials

<b>Water Source:</b>	<b>Plumbing Water Supply (into home):</b>	<b>Plumbing Water Distribution (inside home):</b>
Well	Polybutylene	Polybutylene
Public		
<b>Washer Drain Size:</b>	<b>Plumbing Waste:</b>	<b>Water Heater Power Source:</b>
2" Diameter	PVC	Electric
<b>Water Heater Capacity:</b>	<b>Water Heater Location:</b>	<b>WH Manufacturer:</b>
50 Gallon (2-3 people)	Garage	WHIRLPOOL

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			•
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			•
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•
6.3	Main Water Shut-off Device (Describe location)	•			
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
6.5	Main Fuel Shut-off (Describe Location)			•	
6.6	Sump Pump			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## Comments:

**6.0** The master bathroom sink (right) drained very slow. Typically, the cause of a slow-draining bathtub is a clog that is restricting water flow. Clogs are usually made up of knotted hair, dirt, grease, and/or soap. I recommend further evaluation by a qualified professional and correct as needed.



6.0 Item 1(Picture)



**6.1** (1) The hot and cold are reversed in the guest bathroom shower. Cold water should always be on the right side of the faucet and hot on the left. This is an industry standard throughout North America. I recommend repair by a qualified professional.



6.1 Item 1(Picture)

**6.1** (2) The plumbing supply in the home contains polybutylene (PB) with copper crimp rings. Polybutylene piping expands and contracts a good deal and the abrasive effects can be damaging. I did not observe any leaks at exposed joints I could see during the inspection. However, given the history of polybutylene piping I recommend you consider having a licensed plumber further evaluate the system.



6.1 Item 2(Picture)



6.1 Item 3(Picture)



6.1 Item 4(Picture)



6.1 Item 5(Picture)



6.1 Item 6(Picture)



6.1 Item 7(Picture)

**6.1** (3) The house does have a pump for well water. Our company does not test or operate well pumps. I recommend having a well and pump company test and service the pump before use.



6.1 Item 8(Picture)

**6.1** (4) The outside hose bibs are missing backflow preventers. Without a backflow prevention device between your hose and hose bib (spigot or outside faucet), the contents of the hose and anything it is connected to can backflow into the piping system and could contaminate the drinking water. I recommend adding backflow preventers to the hose bibs.



6.1 Item 9(Picture)

**6.2** The water heater's manufacture date is 2008. Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. The water temperature was taken at the fixtures, and the highest temperature I could get was 115 degrees. This could be as simple as they have the temperature turned down at the water heater. The EPA does recommend 120 degrees because it is hot enough to stop diseases and not hot enough to cause scalding. Additionally, the top connections are starting to rust. Once they rust, the connections could burst. Due to the age of the water heater, and the rust, I would recommend replacing the water heater.



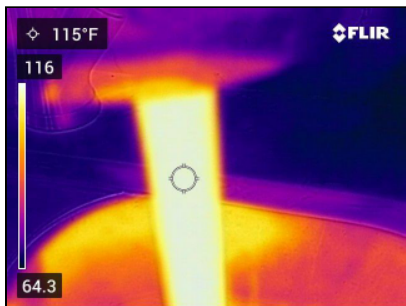
6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)

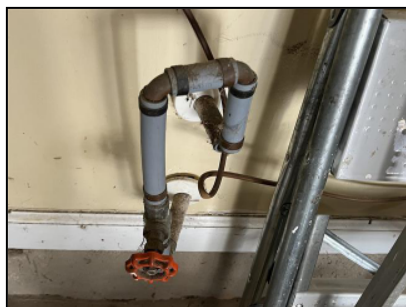


6.2 Item 4(Picture)

**6.3** The main shut off is located outside in the ground near the main road. There is an additional shut off located in the garage.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel Capacity:**

200 AMP

**Panel Type:**

Circuit breakers

GFCI Breakers

AFCI Breakers

**Electric Panel Manufacturer:**

SQUARE D

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			•
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•
7.6	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
7.7	Location of Main and Distribution Panels	•			
7.8	Smoke Detectors		•		
7.9	Carbon Monoxide Detectors		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**7.0** The main service entrance is located at the side of the home.



7.0 Item 1(Picture)

**7.3 (1)** There are two outlet covers missing. Missing outlet covers are a safety hazard. I recommend adding outlet covers.



7.3 Item 1(Picture)



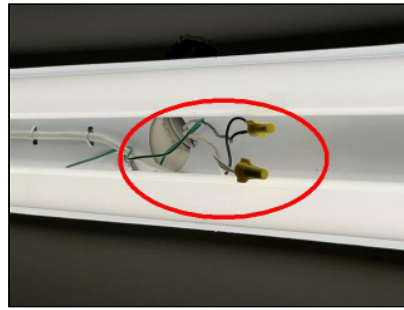
7.3 Item 2(Picture)

**7.3 (2)** The fan in the garage is missing the junction box, exposing the wires. Exposed wires are a safety hazard. I recommend repair by a qualified professional.



7.3 Item 3(Picture)

**7.3 (3)** There are exposed wires in the closet light in the guest bedroom. Exposed wires are a safety hazard. I recommend repair by a qualified professional.



7.3 Item 4(Picture)

**7.3 (4)** I could not find the remote to test the fan in the master bathroom. I recommend asking the seller for the remote and testing it before moving into the house.



7.3 Item 5(Picture)

**7.3 (5)** The light in the guest bathroom is not working. This could be as simple as replacing a bulb. I recommend replacing the bulb. If that does not fix the issue, I recommend further evaluation by a qualified professional and correct as needed.



7.3 Item 6(Picture)

**7.4** The outlet for the washing machine in the laundry room is within six feet of a plumbing fixture, and it is not GFCI protected. This is due to the age of the house. As an upgrade, I would recommend adding a GFCI outlet.



7.4 Item 1(Picture)

**7.5** Several of the outlets in the garage are not GFCI-protected. This is due to the age of the house. As an upgrade, I



recommend adding GFCI-protected outlets to the garage.



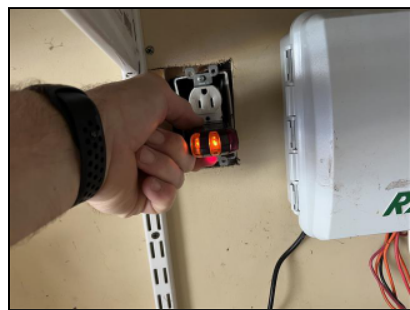
7.5 Item 1(Picture)



7.5 Item 2(Picture)



7.5 Item 3(Picture)

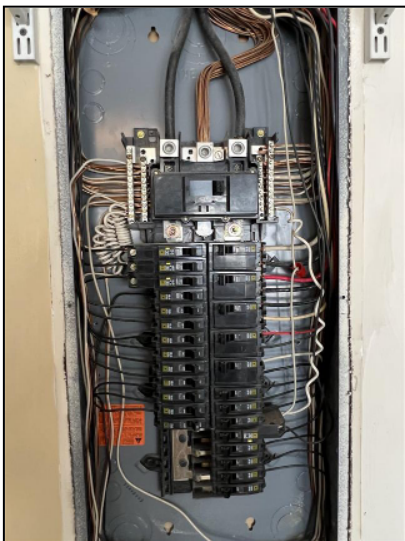


7.5 Item 4(Picture)

**7.7** The main distribution panel is located in the garage. I removed the cover of the distribution panel. No obvious problems were observed.



7.7 Item 1(Picture)



7.7 Item 2(Picture)



**7.8** Our company does not perform a functional test of smoke detectors. We recommend all smoke detectors be tested upon moving into the home.

**7.9** Our company does not perform a functional test of carbon monoxide detectors. We recommend all carbon monoxide detectors be tested upon moving into the home.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> AMERICAN STANDARD	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Types of Fireplaces:</b> Vented gas logs	<b>Operable Fireplaces:</b> One	<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)
<b>Cooling Equipment Energy Source:</b> Electricity	<b>Number of AC Only Units:</b> One	<b>Central Air Brand:</b> AMERICAN STANDARD

		IN	NI	NP	RR
8.0	Heating Equipment	•			
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.7	Gas/LP Firelogs and Fireplaces		•		
8.8	Cooling and Air Handler Equipment	•			•
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

**8.0** A visual inspection of the heating equipment was performed. Our company does not perform a functional test of the heating system when the outside ambient air temperature is above 65 degrees (F).

**8.7** The fireplace was not tested, as there was no propane tank.



8.7 Item 1(Picture)

**8.8 (1)** The manufacture date of the HVAC is 2021. The average life expectancy of an air conditioner or heat pump in South Carolina is 15-20 years. However, attempts were made to turn on the HVAC to test the air conditioning, but it would not turn on. I recommend further evaluation by a qualified professional and correct it as needed.



8.8 Item 1(Picture)



8.8 Item 2(Picture)



8.8 Item 3(Picture)



8.8 Item 4(Picture)

**8.8 (2)** The air handler in the attic is missing the seismic straps. Seismic straps are designed to hold the air handler in place during an earthquake so no damage is done to the lines. I recommend adding seismic straps and securing the air handler to the structure.



8.8 Item 5(Picture)



.....

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Blown

**Ventilation:**

Ridge vents

Soffit Vents

**Exhaust Fans:**

Fan with light

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Metal

**Floor System Insulation:**

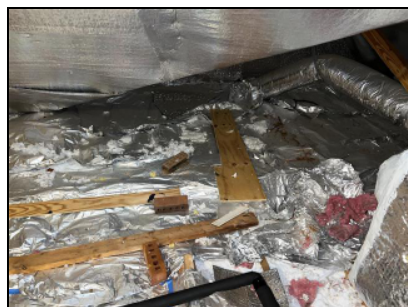
Slab

		IN	NI	NP	RR
9.0	Insulation in Attic		•		
9.1	Insulation Under Floor System			•	
9.2	Vapor Retarders (in Crawlspace or basement)			•	
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			
9.5	Ventilation Fans and Thermostatic Controls in Attic			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**9.0** I could not inspect the insulation due to the foil material installed in the attic.



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

## Styles & Materials

**Disposer Brand:**  
IN SINK ERATOR

**Exhaust/Range hood:**  
VENTED

**Range/Oven:**  
WHIRLPOOL

**Built in Microwave:**  
GENERAL ELECTRIC

**Dishwasher:**  
BOSCH

		IN	NI	NP	RR
10.0	Dishwasher	•			
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Food Waste Disposer	•			
10.4	Microwave Cooking Equipment	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.





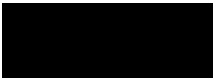
# Summary



DP Inspections LLC

1228 Gatch Ct.  
Mount Pleasant, SC 29464

Customer



Address



Mount Pleasant SC 29466

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.1 Flashings

Inspected, Repair or Replace

The base of the chimney, around the cricket flashing, has severe moisture damage. In addition, there is wood rot on the trim, and the siding has moisture damage. It appears this area holds water, and the cricket flashing may need to be larger, or another flashing may need to be installed. I recommend further evaluation by a qualified professional and correct it as needed.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)

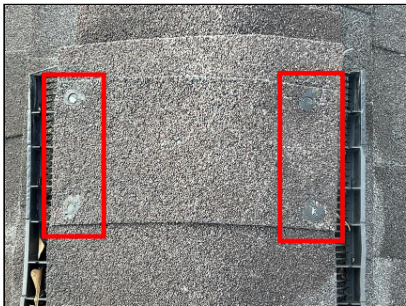


1.1 Item 6(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

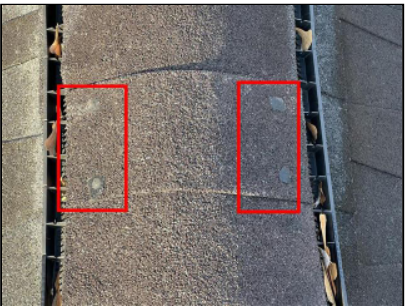
The nail heads on the ridge caps are exposed. Exposed nail heads can increase the chance of water penetration into the house. I recommend having the nail heads sealed with a roof sealant.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

2. Exterior

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

(1) There is moisture damage on the siding below the gutter on the chimney. The damage is most likely caused by water overflowing the gutters. I recommend further evaluation by a qualified professional and correct it as needed.



2.0 Item 1(Picture)





(2) A piece of trim has come off under the window at the back of the house. I recommend repair by a qualified professional.



2.0 Item 2(Picture)

(3) Several pieces of the siding are damaged or have cracks. Cracks are usually caused by poor installation and should be sealed to prevent water intrusion. I recommend repair by a qualified professional.



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)



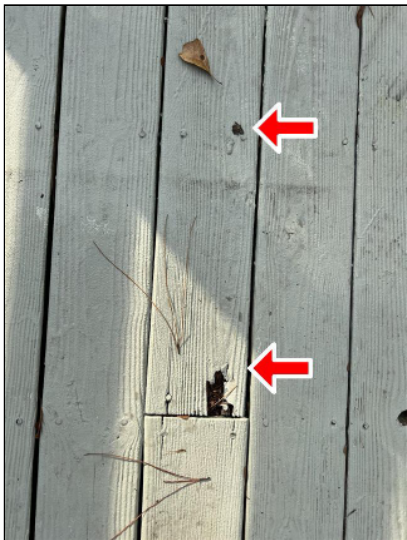
2.0 Item 10(Picture)

**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace**

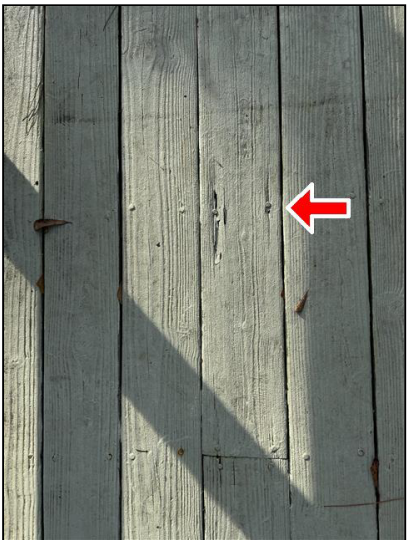
Several boards on the back deck have wood rot. I recommend repair by a qualified professional.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Inspected, Repair or Replace**

(1) The palmetto tree next to the garage is in contact with the roof and siding. The branches can damage the shingles and siding. I recommend having the trimmed away from the house.



2.4 Item 1(Picture)

(2) The driveway is showing signs of settlement cracks. The most common reasons for settlement cracks in the driveway are settlement, shrinking, improper installation, and poor drainage. Small cracks are common and could be nothing to worry about. However, I recommend monitoring the floor, and if the cracks become bigger, I recommend repair by a qualified professional.



2.4 Item 2(Picture)

3. Garage

**3.0 Garage Ceilings**

**Inspected, Repair or Replace**



There is a settlement crack running through the garage ceiling. There are several reasons for settlement cracks, with the most common being house settlement and the studs' movement due to expanding and contracting. This is considered cosmetic. Repair if desired.

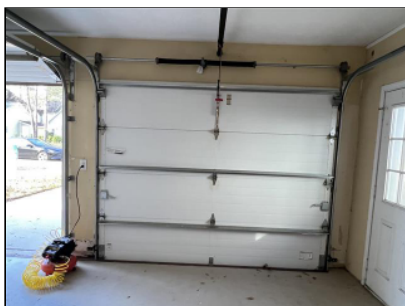


3.0 Item 1(Picture)

### 3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

#### Inspected, Repair or Replace

The sensors are in place on the garage doors and will reverse when the sensor is blocked. However, the garage door on the right will not reverse when met with resistance. This is a safety issue as the weight and pressure involved in closing a garage door can cause serious injury to someone in the path of the door, especially children. I recommend repair by a qualified professional.



3.5 Item 1(Picture)

## 4. Interiors

### 4.0 Ceilings

#### Inspected, Repair or Replace

There are a few settlement cracks on the ceiling in the FROG. There are several reasons for settlement cracks, with the most common being house settlement and the studs' movement due to expanding and contracting. This is considered cosmetic. Repair if desired.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)

4.2 Floors

Inspected, Repair or Replace

(1) The floors in the foyer and living room have wide gaps between several boards. Gaps in wood floors are normal and occur when the wood loses its moisture content. Several factors can be the cause, such as the flooring being installed during periods of higher humidity and during the winter; when the heat is on, the gaps appear. However, the large gaps are only showing up in these two areas. I recommend further evaluation by a qualified flooring professional and correct it as needed.



4.2 Item 1(Picture)

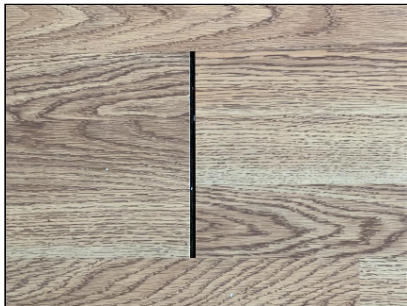


4.2 Item 2(Picture)



4.2 Item 3(Picture)

(2) There were a couple of significant gaps in the dining room flooring. However, I could close the gap by pushing on the flooring. This is a floating floor, and the gaps were probably formed due to the weather change. If the gaps reappear, all you need to do is slide the floor to close the gap.



4.2 Item 4(Picture)



4.2 Item 5(Picture)



4.2 Item 6(Picture)

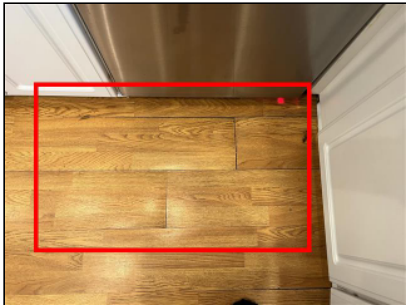
(3) The threshold to the laundry room is not attached. I recommend repair by a qualified professional.





4.2 Item 7(Picture)

(4) The flooring in front of the dishwasher has moisture damage. At one time, the dishwasher leaked and damaged the floor. This section will most likely need to be replaced. I recommend repair by a qualified professional.



4.2 Item 8(Picture)



4.2 Item 9(Picture)

**4.5 Doors (representative number)**

**Inspected, Repair or Replace**

The front door is missing the pneumatic opener at the top, and the door handle does not engage the striker. I recommend repair by a qualified professional.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

**4.6 Windows (representative number)**





**Inspected, Repair or Replace**

The window in the master bathroom has lost the gas seal. A common problem with thermal windows is the seals around the edges of the glass fail, allowing the inert gas to escape and outside air to enter the space between the glass panes. As a result, moisture in the infiltrating air can condense when conditions are right, causing the glass to develop hazy fogging. I recommend repair by a qualified professional.



4.6 Item 1(Picture)

**5. Structural Components****5.5 Roof Structure and Attic****Inspected, Repair or Replace**

(1) There are a couple of 2x4s in the attic that are bowing. This could be from excessive weight or humidity in the attic. I don't know how or if this affects the roof's structure. I recommend further evaluation by a qualified professional and correct it as needed.



5.5 Item 1(Picture)



5.5 Item 2(Picture)

(2) One of the cross beams in the attic has pulled out and is no longer nailed in. I recommend repair by a qualified professional.



5.5 Item 3(Picture)



5.5 Item 4(Picture)



(3) The roof structure in the attic of home is covered with foil insulation and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.



5.5 Item 5(Picture)



5.5 Item 6(Picture)



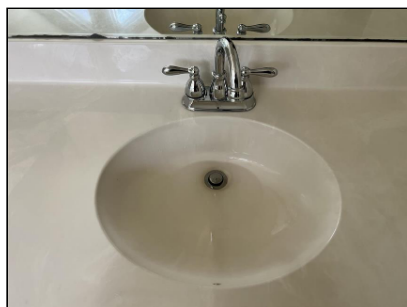
5.5 Item 7(Picture)

## 6. Plumbing System

### 6.0 Plumbing Drain, Waste and Vent Systems

#### Inspected, Repair or Replace

The master bathroom sink (right) drained very slow. Typically, the cause of a slow-draining bathtub is a clog that is restricting water flow. Clogs are usually made up of knotted hair, dirt, grease, and/or soap. I recommend further evaluation by a qualified professional and correct as needed.



6.0 Item 1(Picture)

### 6.1 Plumbing Water Supply, Distribution System and Fixtures

#### Inspected, Repair or Replace

(1) The hot and cold are reversed in the guest bathroom shower. Cold water should always be on the right side of the faucet and hot on the left. This is an industry standard throughout North America. I recommend repair by a qualified professional.

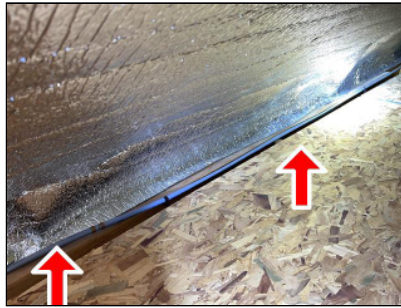


6.1 Item 1(Picture)

(2) The plumbing supply in the home contains polybutylene (PB) with copper crimp rings. Polybutylene piping expands and contracts a good deal and the abrasive effects can be damaging. I did not observe any leaks at exposed joints I could see during the inspection. However, given the history of polybutylene piping I recommend you consider having a licensed plumber further evaluate the system.



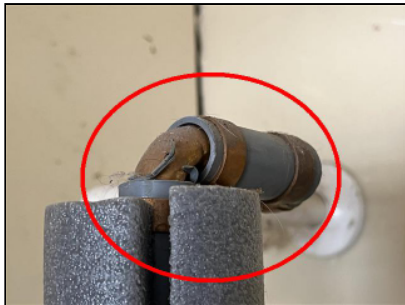
6.1 Item 2(Picture)



6.1 Item 3(Picture)



6.1 Item 4(Picture)



6.1 Item 5(Picture)



6.1 Item 6(Picture)



6.1 Item 7(Picture)

(3) The house does have a pump for well water. Our company does not test or operate well pumps. I recommend having a well and pump company test and service the pump before use.



6.1 Item 8(Picture)

(4) The outside hose bibs are missing backflow preventers. Without a backflow prevention device between your hose and hose bib (spigot or outside faucet), the contents of the hose and anything it is connected to can backflow into the piping system and could contaminate the drinking water. I recommend adding backflow preventers to the hose bibs.



6.1 Item 9(Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

The water heater's manufacture date is 2008. Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. The water temperature was taken at the fixtures, and the highest temperature I could get was 115 degrees. This could be a simple as they have the temperature turned down at the water heater. The EPA does recommend 120 degrees because it is hot enough to stop diseases and not hot enough to cause scalding. Additionally, the top connections are starting to rust. Once they rust, the connections could burst. Due to the age of the water heater, and the rust, I would recommend replacing the water heater.



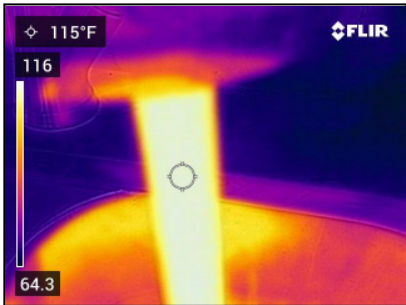
6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)



6.2 Item 4(Picture)

7. Electrical System

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(1) There are two outlet covers missing. Missing outlet covers are a safety hazard. I recommend adding outlet



covers.

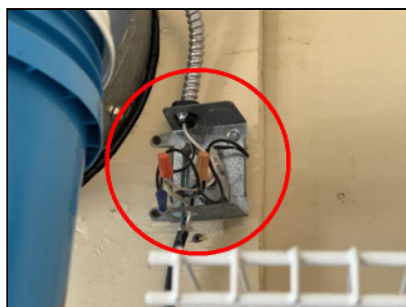


7.3 Item 1(Picture)



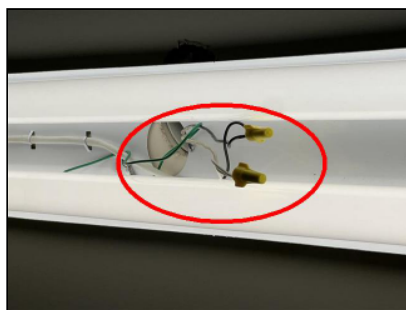
7.3 Item 2(Picture)

(2) The fan in the garage is missing the junction box, exposing the wires. Exposed wires are a safety hazard. I recommend repair by a qualified professional.



7.3 Item 3(Picture)

(3) There are exposed wires in the closet light in the guest bedroom. Exposed wires are a safety hazard. I recommend repair by a qualified professional.



7.3 Item 4(Picture)

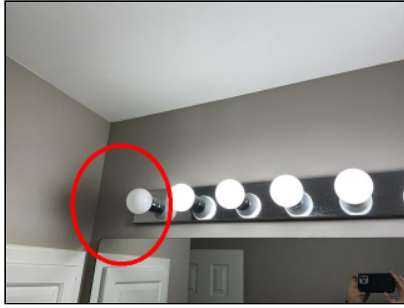
(4) I could not find the remote to test the fan in the master bathroom. I recommend asking the seller for the remote and testing it before moving into the house.



7.3 Item 5(Picture)

(5) The light in the guest bathroom is not working. This could be as simple as replacing a bulb. I recommend replacing the bulb. If that does not fix the issue, I recommend further evaluation by a qualified professional and correct as needed.





7.3 Item 6(Picture)

**7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

**Inspected, Repair or Replace**

The outlet for the washing machine in the laundry room is within six feet of a plumbing fixture, and it is not GFCI protected. This is due to the age of the house. As an upgrade, I would recommend adding a GFCI outlet.



7.4 Item 1(Picture)

**7.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Inspected, Repair or Replace**

Several of the outlets in the garage are not GFCI-protected. This is due to the age of the house. As an upgrade, I recommend adding GFCI-protected outlets to the garage.



7.5 Item 1(Picture)



7.5 Item 2(Picture)



7.5 Item 3(Picture)



7.5 Item 4(Picture)

8. Heating / Central Air Conditioning

8.8 Cooling and Air Handler Equipment

Inspected, Repair or Replace

(1) The manufacture date of the HVAC is 2021. The average life expectancy of an air conditioner or heat pump in South Carolina is 15-20 years. However, attempts were made to turn on the HVAC to test the air conditioning, but it would not turn on. I recommend further evaluation by a qualified professional and correct it as needed.



8.8 Item 1(Picture)





8.8 Item 4(Picture)

(2) The air handler in the attic is missing the seismic straps. Seismic straps are designed to hold the air handler in place during an earthquake so no damage is done to the lines. I recommend adding seismic straps and securing the air handler to the structure.



8.8 Item 5(Picture)

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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