



# Inspection Report

**Mr. and Mrs. Smith**

**Property Address:**

1234 Main st  
Johns Island SC



**DP Inspections**

**David Drake RBI 49167  
2014 Pierce st  
Daniel Island, SC 29492  
843-872-7008**

## Table of Contents

<a href="#">Cover Page</a> .....	1
<a href="#">Table of Contents</a> .....	2
<a href="#">Intro Page</a> .....	3
<a href="#">1 Roofing</a> .....	4
<a href="#">2 Exterior</a> .....	5
<a href="#">3 Garage</a> .....	8
<a href="#">4 Interiors</a> .....	9
<a href="#">5 Structural Components</a> .....	15
<a href="#">6 Plumbing System</a> .....	16
<a href="#">7 Electrical System</a> .....	18
<a href="#">8 Heating / Central Air Conditioning</a> .....	21
<a href="#">9 Insulation and Ventilation</a> .....	24
<a href="#">10 Built-In Kitchen Appliances</a> .....	26
<a href="#">Summary</a> .....	28
<a href="#">Invoice</a> .....	36

<b>Date:</b> 9/17/2018	<b>Time:</b> 01:30 PM	<b>Report ID:</b> 1
<b>Property:</b> 1234 Main St.	<b>Customer:</b> Mr. and Mrs. Smith	<b>Real Estate Professional:</b>

### **Comment Key or Definitions**

The following definitions of comment descriptions represent 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:**

Customer

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

New Construction

**Temperature:**

Below 65 (F) = 18 (C)

**Weather:**

Hot and Humid

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

# 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:**

Binoculars

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

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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

**Siding Style:**

Shiplap

**Siding Material:**

Cement-Fiber

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Covered porch

**Driveway:**

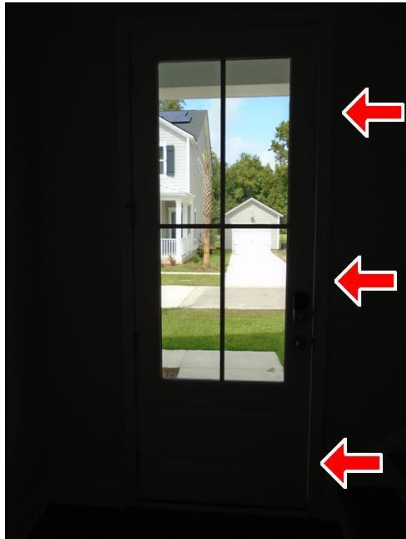
Concrete

		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	•			
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

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Comments:

**2.1 (1)** The front door and back door are missing the weather stripping around the door frame. This can lead to the loss of air conditioning or heat if not repaired. I recommend repair by a qualified professional.



2.1 Item 1(Picture)



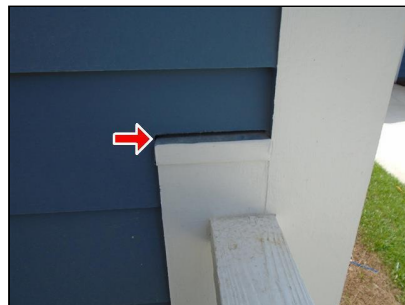
2.1 Item 2(Picture)

**2.1 (2)** The dead bolt is not aligned with the striker plate and will not lock. I recommend repair by a qualified professional.



2.1 Item 3(Picture)

**2.3** This area (right side of the front porch when facing the house) is not caulked and could allow water intrusion behind the cladding. I recommend repair.



2.3 Item 1(Picture)

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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:**

One 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)	•			
		IN	NI	NP	RR

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**Comments:**

**3.5** The garage door will reverse when met with resistance.



# 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

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet  
Laminated T&G

**Interior Doors:**

Hollow core

**Window Types:**

Double-hung

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Granite

		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

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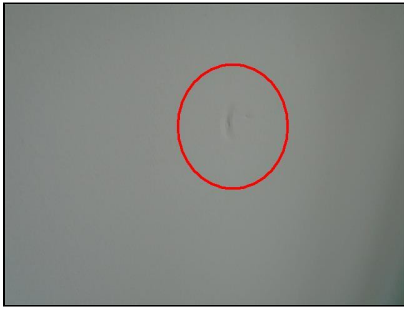
## Comments:

**4.0** There is a small ceiling crack at the top of the stairs. This is most likely caused by the house settling. This is considered cosmetic and repair as needed.



4.0 Item 1(Picture)

**4.1** (1) The dry wall behind the front door is damaged. This was most likely caused by the door handle (Item 2). I recommend installing a door stopper to prevent the door from hitting the wall and repair as needed.



4.1 Item 1(Picture)



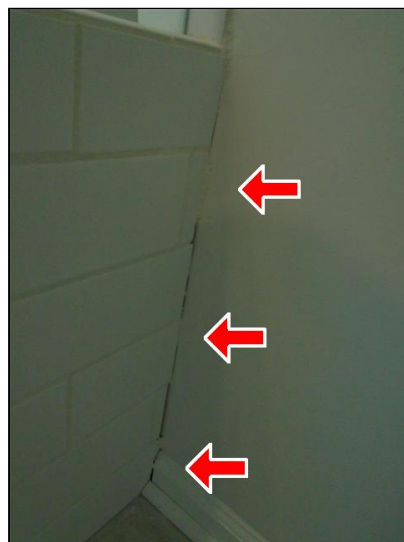
4.1 Item 2(Picture)

**4.1** (2) This is one representation of the baseboard corners throughout the house. Many of the baseboard corners have not been caulked. These cracks are cosmetic and recommend repair as needed.



4.1 Item 3(Picture)

**4.1** (3) The caulking is missing between the wall and the shower tile in the master bathroom. This is considered cosmetic and recommend repair as needed.

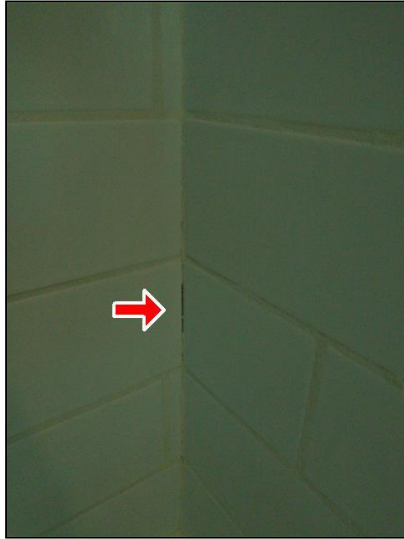


4.1 Item 4(Picture)

**4.1** (4) The master bedroom shower has several areas that the caulking is missing or deteriorated. This can lead to water intrusion behind the shower walls. I recommend repair by a qualified professional.



4.1 Item 5(Picture)



4.1 Item 6(Picture)



4.1 Item 7(Picture)

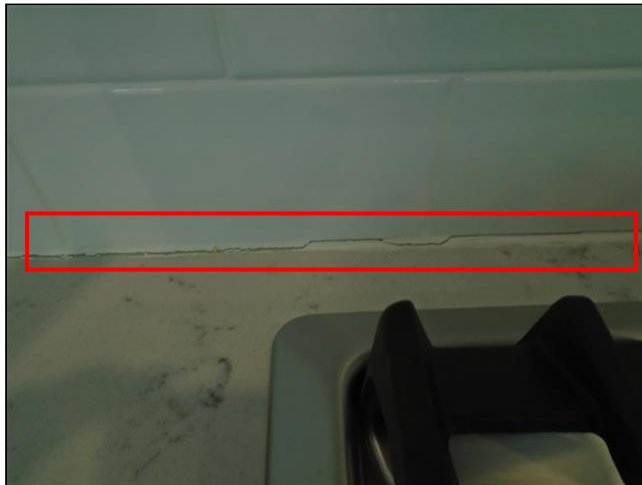


4.1 Item 8(Picture)

**4.1** (5) The caulking in the kitchen area is cracked or missing in these areas. I recommend repair by a qualified professional.



4.1 Item 9(Picture)



4.1 Item 10(Picture)



4.1 Item 11(Picture)



4.1 Item 12(Picture)

**4.4** (1) During the inspection I opened all the cabinet doors and counter drawers in the bathrooms and the kitchen.

**4.4** (2) The bottom drawer under the stove top is not installed correctly and will not open or close. I recommend repair by a qualified professional.



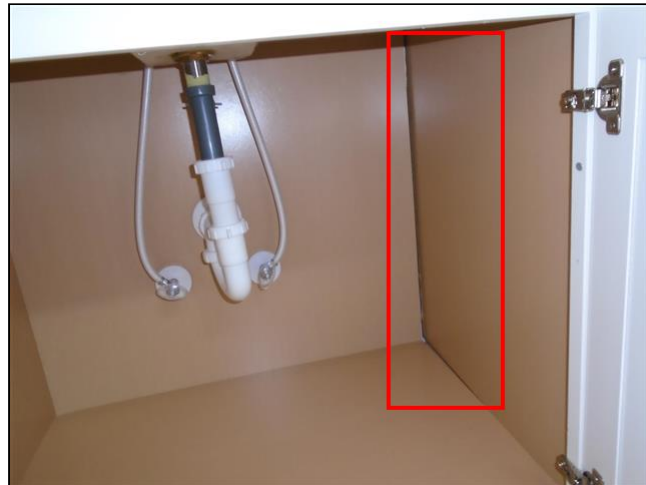
4.4 Item 1(Picture)

**4.4** (3) The cabinet drawer under the double oven does not work smoothly. Recommend repair or replace as necessary.



4.4 Item 2(Picture)

**4.4** (4) The cabinet under the master bath sink is broken and separated. This could allow water penetration behind the sink wall. I recommend repair by a qualified professional.



4.4 Item 3(Picture)

**4.5** (1) The door latch in the master bathroom (water closet) does not align with the striker plate. The door will not remain shut unless corrected. I recommend repair by a qualified professional.



4.5 Item 1(Picture)

**4.5** (2) The kitchen pantry door is missing the hardware. I recommend repair by a qualified professional.



4.5 Item 2(Picture)

**4.6** I opened and closed all windows in the house. All windows operated as designed.

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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

**Foundation:**

Poured concrete

**Floor Structure:**

Slab

**Wall Structure:**

Not visible

**Ceiling Structure:**

Not visible

**Roof Structure:**

Not visible

**Roof-Type:**

Hip

**Method used to observe attic:**

Walked

**Attic info:**

Scuttle hole

		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	Floors (Structural)	•			
5.3	Ceilings (Structural)	•			
5.4	Roof Structure and Attic	•			
		IN	NI	NP	RR

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## Comments:

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

**5.2** The floor in the home is covered with carpet and laminate flooring materials. Structural components were not visible. No obvious problems discovered. I could not see under these coverings.

**5.3** The ceilings in the home are covered with gypsum. I was able to access the attic but blown insulation covered the structural members. No obvious problems discovered.

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

**Water Source:**

Public

**Plumbing Water Supply (into home):**

Pex

**Plumbing Water Distribution (inside home):**

PEX

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

Gas (quick recovery)

**Water Heater Capacity:**

Tankless

**Water Heater Location:**

Outside

**WH Manufacturer:**

RANNAI

		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	Main Fuel Shut-off (Describe Location)	•			
		IN	NI	NP	RR

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## Comments:

**6.2** The tankless hot water is located on the left side of the house (front facing). For you information tankless water heaters heat water directly without the use of a storage tank. When a hot water tap is turned on, cold water travels through a pipe into the unit. As a result, tankless water heaters deliver a constant supply of hot water.



6.2 Item 1(Picture)



**6.3** The main shut off is located outside in the ground in front of the house.



6.3 Item 1(Picture)

**6.4** Gas shut off is located on the left side of the house (front facing)



6.4 Item 1(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:**

Unknown

**Panel Type:**

- Circuit breakers
- GFCI Breakers
- AFCI Breakers

**Electric Panel Manufacturer:**

ENTON

**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 Compatability 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

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Comments:

**7.3** (1) The outside light on the garage is not attached to the wall cladding and is being held up by the wires. I recommend repair by a qualified professional.



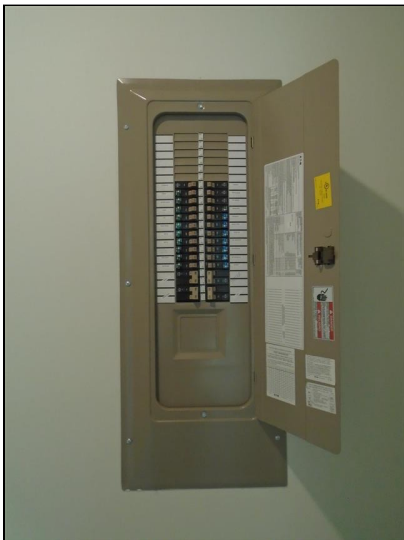
7.3 Item 1(Picture)

**7.3** (2) The light in the kitchen panty is not secured to the ceiling. I recommend repair by a qualified professional.

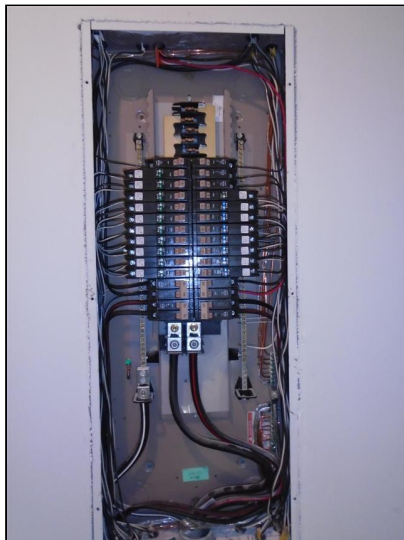


7.3 Item 2(Picture)

**7.7** (1) The main distribution panel is located in the laundry room on the second floor. There is no main power shut off located in the panel. I recommend asking the builder where the main power shut off is located prior to moving in.

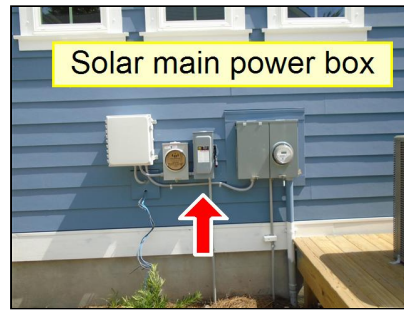


7.7 Item 1(Picture)



7.7 Item 2(Picture)

**7.7** (2) The home is also equipped with solar energy and does not appear to be hooked up at this time. I would recommend having the system tested prior moving in.



7.7 Item 3(Picture)

**7.8** The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

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> Two
<b>Heat System Brand:</b> LENNOX	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Types of Fireplaces:</b> Vented gas logs	<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> LENNOX	

		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	Gas/LP Firelogs and Fireplaces		•		
8.7	Cooling and Air Handler Equipment	•			
8.8	Normal Operating Controls	•			
8.9	Presence of Installed Cooling Source in Each Room	•			
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

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Comments:

**8.0** Our company does not perform a functional test on heating equipment when the outside ambient air temperature is above 65 degrees (F).

**8.3** The support straps seem to be tight around the duct work and may be restricting the flow of air through the ducts which could lead to higher heating and cooling costs. I recommend repair by a qualified professional.



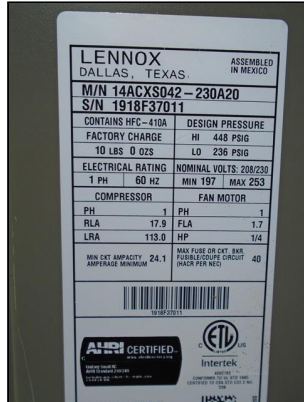
8.3 Item 1(Picture)

**8.6** The gas fire place was not inspected as it did not appear to be functional at this time. I recommend having it tested prior to moving into the home.

**8.7** (1) The HAVC system was manufactured in 2018. Most organizations and companies can agree that homeowners can see between 15-25 years in their system's lifetime. As long as you maintain the system well and have regular tune-ups/servicing, you'll find your system lasts a very long time. Many homeowners decide to replace it after about 10-15 years for a new.



8.7 Item 1(Picture)



8.7 Item 2(Picture)



8.7 Item 3(Picture)

**8.7** (2) The ambient air test was performed by using thermometers on the air handler of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 56 degrees, and the return air temperature was 72 degrees. This indicates the range in temperature drop is normal.



8.7 Item 4(Picture)



8.7 Item 5(Picture)

**8.8** There are two thermostat controls in the home. One is located in the hallway at the main entry and the second is located in the hallway on the second floor.

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

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Metal

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Ventilation of Attic and Foundation Areas	•			
9.2	Venting Systems (Kitchens, Baths and Laundry)	•			
9.3	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 (1)** There is insulation distributed through the attic and look to be sufficiently deep. The images provided are for your information.



9.0 Item 1(Picture)



9.0 Item 2(Picture)





9.0 Item 3(Picture)

**9.0 (2)** Item 4(Picture) is the current attic access panel that is being used and it is not insulated. The attic access hole insulation needs to fill the entire space and be in significant contact with all four sides of the wood 'dam' that is built inside the attic for the access panel to slide up through. When the insulation piece is too small, it doesn't touch all four sides and allows for heat loss. Item 5(Picture) appears to be the proper attic access panel that is sitting (located) in the attic. I recommend that the proper attic access panel be in place prior to moving into the home.



9.0 Item 4(Picture)



9.0 Item 5(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

**Dishwasher Brand:**

FRIGIDAIRE

**Disposer Brand:**

BADGER

**Exhaust/Range hood:**

FRIGIDAIRE

**Range/Oven:**

FRIGIDAIRE

**Built in Microwave:**

FRIGIDAIRE

		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

## Comments:

**10.0** The dishwasher was not inspected as it still contained the packaging material. I recommend testing the dishwasher prior to moving into the home.



10.0 Item 1(Picture)

**10.1** All stove top burners were functional when I operated the controls.



10.1 Item 1(Picture)

**10.2** All controls on the range hood were functional.

**10.3** The food waste disposer was not hooked up at the time of inspection. I recommend testing the disposal prior to moving into the home.



10.3 Item 1(Picture)

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

**2014 Pierce st  
Daniel Island, SC 29492  
843-872-7008**

#### **Customer**

Mr. and Mrs. Smith

#### **Address**

1234 Main St.  
Johns Island SC

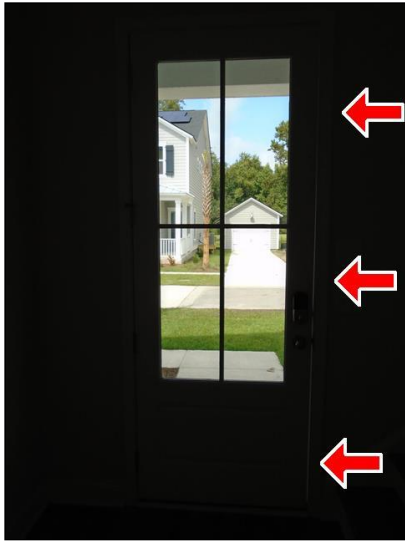
The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for 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.

## 2. Exterior

### 2.1 Doors (Exterior)

#### **Inspected, Repair or Replace**

(1) The front door and back door are missing the weather stripping around the door frame. This can lead to the loss of air conditioning or heat if not repaired. I recommend repair by a qualified professional.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

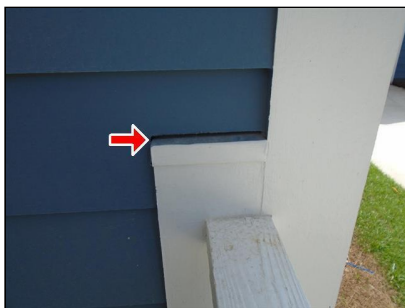
(2) The dead bolt is not aligned with the striker plate and will not lock. I recommend repair by a qualified professional.



2.1 Item 3(Picture)

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

This area (right side of the front porch when facing the house) is not caulked and could allow water intrusion behind the cladding. I recommend repair.



2.3 Item 1(Picture)

## 4. Interiors

### 4.0 Ceilings

#### Inspected, Repair or Replace

There is a small ceiling crack at the top of the stairs. This is most likely caused by the house settling. This is considered cosmetic and repair as needed.



4.0 Item 1(Picture)

### 4.1 Walls

#### Inspected, Repair or Replace

(1) The dry wall behind the front door is damaged. This was most likely caused by the door handle (Item 2). I recommend installing a door stopper to prevent the door from hitting the wall and repair as needed.



4.1 Item 1(Picture)



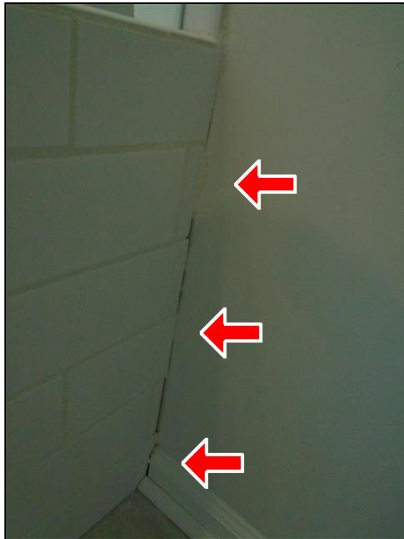
4.1 Item 2(Picture)

(2) This is one representation of the baseboard corners throughout the house. Many of the baseboard corners have not been caulked. These cracks are cosmetic and recommend repair as needed.



4.1 Item 3(Picture)

(3) The caulking is missing between the wall and the shower tile in the master bathroom. This is considered cosmetic and recommend repair as needed.

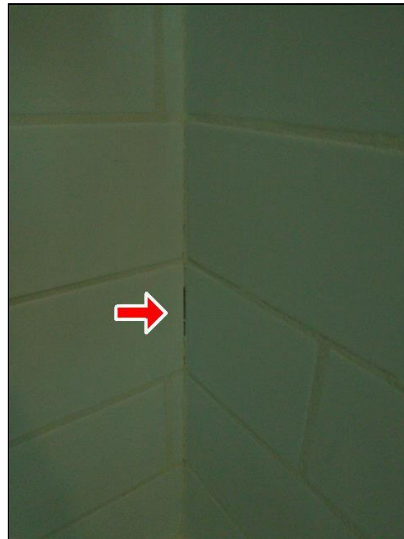


4.1 Item 4(Picture)

(4) The master bedroom shower has several areas that the caulking is missing or deteriorated. This can lead to water intrusion behind the shower walls. I recommend repair by a qualified professional.



4.1 Item 5(Picture)



4.1 Item 6(Picture)



4.1 Item 7(Picture)



4.1 Item 8(Picture)

(5) The caulking in the kitchen area is cracked or missing in these areas. I recommend repair by a qualified professional.



4.1 Item 9(Picture)



4.1 Item 10(Picture)



4.1 Item 11(Picture)



4.1 Item 12(Picture)

**4.4 Counters and Cabinets (representative number)**

**Inspected, Repair or Replace**

(1) During the inspection I opened all the cabinet doors and counter drawers in the bathrooms and the kitchen.

(2) The bottom drawer under the stove top is not installed correctly and will not open or close. I recommend repair by a qualified professional.



4.4 Item 1(Picture)

(3) The cabinet drawer under the double oven does not work smoothly. Recommend repair or replace as necessary.





4.4 Item 2(Picture)

(4) The cabinet under the master bath sink is broken and separated. This could allow water penetration behind the sink wall. I recommend repair by a qualified professional.



4.4 Item 3(Picture)

**4.5 Doors (representative number)**

**Inspected, Repair or Replace**

(1) The door latch in the master bathroom (water closet) does not align with the striker plate. The door will not remain shut unless corrected. I recommend repair by a qualified professional.



4.5 Item 1(Picture)

(2) The kitchen pantry door is missing the hardware. I recommend repair by a qualified professional.



4.5 Item 2(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)

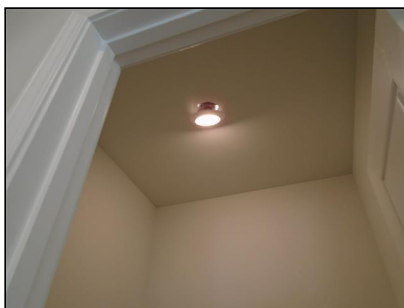
#### Inspected, Repair or Replace

(1) The outside light on the garage is not attached to the wall cladding and is being held up by the wires. I recommend repair by a qualified professional.



7.3 Item 1(Picture)

(2) The light in the kitchen pantry is not secured to the ceiling. I recommend repair by a qualified professional.



7.3 Item 2(Picture)

## 8. Heating / Central Air Conditioning

### 8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Inspected, Repair or Replace

The support straps seem to be tight around the duct work and may be restricting the flow of air through the ducts which could lead to higher heating and cooling costs. I recommend repair by a qualified professional.



8.3 Item 1(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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# INVOICE

**DP Inspections**  
**2014 Pierce st**  
**Daniel Island, SC 29492**  
**843-872-7008**  
**Inspected By: David Drake**

**Inspection Date: 9/17/2018**  
**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
<b>Customer's Real Estate Professional:</b>	Johns Island SC

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:** Check  
**Payment Status:** Paid  
**Note:** Thank you