




Columbia, SC 29212

#363, 100 Old Cherokee Road, Suite F
Lexington, SC 29072
PH 803-233-6398 . FAX 803-233-6415

Client Name: [REDACTED]
Street: [REDACTED]
City: Columbia State: SC Zip: 29210

Date: 08/14/2008

RE: Inspection of [REDACTED] Columbia, SC 29212

Dear [REDACTED]

Per your request an inspector from our office has personally inspected the above cited home on 08/14/2008. The purpose of the inspection is to inspect the above cited subject property to ascertain the adequacy of the major structural and mechanical systems. The inspection was conducted in accordance with appropriate regulations and in the absence of regulations industry standards

This executive summary is not a replacement for the inspection report completed on the above-described day of the inspection. Other items which may require maintenance, repair and or replacement are listed in the body of the URIR (Uniform Residential Inspection Report).

The following is a summary of the most significant conditions that need to be addressed at the above-described property.

Summary List

1. The exterior of the metal chimney is in serviceable condition but recommend that the caulking on the flashing be replaced as it is cracked and missing in places.
2. The roof is in serviceable condition but it is 21 yrs old and near or at the end of its life. It must be cleaned as needed (especially the rear porch roof) and any tree limbs touching it should be trimmed back.
3. The three plumbing vent pipes are in serviceable condition but the boots (flashing) around them are cracked and have voids and must be replaced. There was no obvious water intrusion but some water has to be getting into the attic area down the outside of the piping.
4. There is a small section of step flashing missing at the of the porch roof near the rear entry door.
5. There is an area of the siding on the right side that is not properly secured and should be snapped back into place and secured.
6. The back left bedroom has a cracked storm window. Replace as necessary.
7. There are various screens that are torn, have holes or are missing on windows and the rear screened porch. Replace or repair as necessary.
8. The weather stripping on the rear entry door to the home is torn and needs replacement.
9. The rear screen door to the porch needs to be adjusted to close better and there is no closing hardware on it.
10. The front porch balusters are further than 4" apart and could be a safety issue for small children. The right side of the front porch has an area where the concrete is cracked and falling off exposing wood to the elements. Recommend sealing this area with silicon caulking and covering this with some type of protective material.
11. Recommend sealing at the bottom of the front porch supporting post where they are touching the concrete porch deck.
12. The front porch has no railings and is a safety concern. There are a few areas where there are voids in the concrete that should be repaired to avoid future problems.
13. The rear porch has netting under the deck boards which serves to catch debris and potentially keep the bottom of the deck boards wet. Recommend removing the netting to keep water from being held under the boards.

14. The right side porch and stairs are slippery when wet, are sloped towards the foundation wall, the railing is loose and are generally in a state of needing repair especially the lower steps. Repair or replace.
15. The drive has various cracking. Repair as necessary.
16. Exterior lights in the front and right side failed to operate. Change bulbs and retry. The garage exterior light failed to operate but it is probably operated from a photo cell and a motion detector. Try when darker.
17. The rear exterior outlet by the entry door on the screened porch is not properly secured. Repair.
18. The yard drainage and the grading at the foundation are a concern and must be monitored and addressed as necessary. The biggest concerns are the front and left side. There is an eroded area at the left rear corner of the home. This should be filled (possibly with concrete) and the reason for it should be determined. It may have started with the dogs digging but there also appears to be a water source for the erosion. Build up grading at the foundation walls to direct water away and as necessary create swales to direct water around and away from the home.
19. The basement windows on the right side need to be cleaned of debris and the exterior trim sealed.
20. There was some evidence of dampness on the front basement wall. Along with trying to keep water away on the outside, recommend sealing the inside wall with some type of water sealing paint.
21. The basement stairs are noisy but are serviceable for now. The header does seem to have dropped slightly on the left side (going up). The right side (going up) has no railing which could present a safety issue.
22. The exterior dryer vent should be cleaned or replace as it remains open.
23. The laundry tub should be secured to the floor.
24. The master bath shower tiles (wall & floor) should be thoroughly inspected and the areas needing new grouting be repaired.
25. The basement and master bath toilets are loose at the base. Retighten.
26. There is one breaker (bottom right) that appears to have been overheated and slightly melted. Breaker marked "flood lights". Replace.
27. Add sealant around the HP coolant lines foundation entry hole.
28. The air filters for the heating system need to be changed immediately and on a regular basis.
29. Some windows do not stay in an open position but slide down. The right side window in the dining room slams shut and should be repaired.
30. The fireplace firebox is cracked and should be repaired or replaced before using.
31. The fireplace flue liner should be cleaned before using.

FYI & Recommendations

1. The garage floor is basically flat and will retain spills. The inside garage door opens to the basement living area at the same level. This is noted to be aware that gas fumes (which are heavier than air) could enter under this door. Current codes require a six inch differential from the garage to the living area of the home. Keep seal at the bottom of the door in good repair.
2. Recommend gutters to help keep some water away from the foundation walls.
3. Water heater. State Industries Model CD5 82 20RT973. Serial #L97683610. 82 gal. Electric. Located in basement. 11 yrs old.
4. There is no access for the Jacuzzi plumbing.
5. Recommend replacing a GFCI breaker for the current breaker which controls the Jacuzzi tub in the master bath.

6. The kitchen has no GFCI receptacles. Recommend adding them at least near the sink.
7. Did not test smoke detectors due to the security system. Recommend a smoke detector in each bedroom, outside the bedroom areas and on each floor.
8. The second floor guest bath GFCI receptacle protects the exterior receptacle, and all the other bath receptacles.
9. Heat Pump Payne Model PH3ANA036-C. Serial #1108E10211. New this year. Located in rear under deck. 3 ton unit. Air handler also new.
10. Recommend adding metal braided hoses for the water line connections to the washer.
11. The main water shutoff is located in the left front of the home but it is very deep and would not be easily reached.



Replace caulking on chimney flashing



Replace vent boots on all three plumbing vents



Seal or add flashing to keep water out



Seal at bottom of front porch posts



Basement window – Clean and caulk



Grading at foundation. Increase and remove debris



Eroded area in left rear



Netting under screened porch. Retains water



Seal hole around coolant lines



Main water shutoff

It has been a pleasure assisting you in making a decision regarding this home. Remember every home has defects so take the time to put the conditions that need to be addressed in this home in perspective.

I had included in a flier and a business card in my report book for you to share with a business associate or friend who may be buying or selling their home. By sharing this information, you will assist them in making the best decision they can regarding a home inspector.

I wish you the best of luck.

Sincerely,

Dennis Ducate
LCRI, CRMI, CEHI