



A CLOSER LOOK INSPECTIONS, LLC
112 Tranquil Lane
Ladson SC 29456
(843)607-8486
acloserlookinspections1@gmail.com

Printed Wednesday, September 28, 2022

Inspected By:
Peter Newman

Referral Information
Ditech Account #49004376

Client Information: Record Number 3691

Sample, S
Sample
Sample, SC

Inspected 8/20/22 1:00 PM

FRONT VIEW

PHOTO



Inspection Summary

A CLOSER LOOK INSPECTIONS, LLC
112 Tranquil Lane
Ladson SC 29456
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Record 3691 - Sample, S Sample, Sample, SC

Major Defect

None noted

Safety Concern

None noted

Service/Repair

EXTERIOR

Siding

Section of siding is loose over front corner gable end louver garage; should be re fastened.
Right side cover over Freon/drain lines should be replaced.
Suggest further evaluation/repairs as needed@siding.



GROUNDINGS

Hand Rail

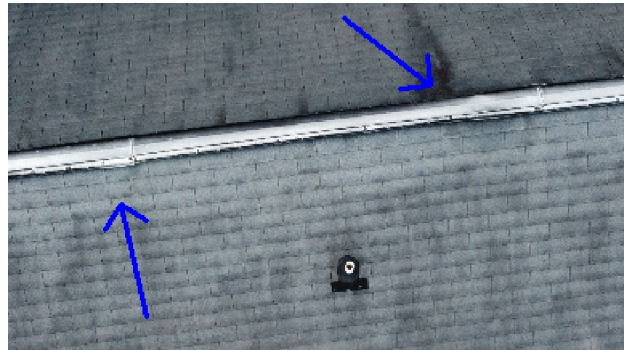
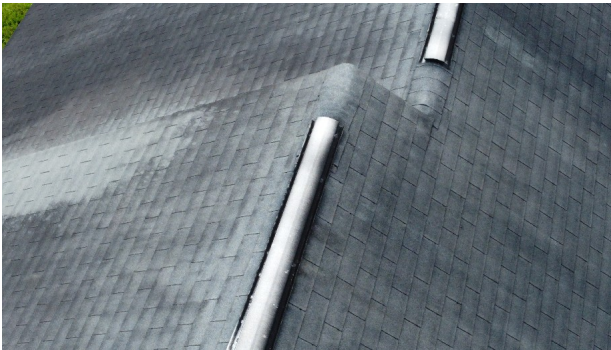
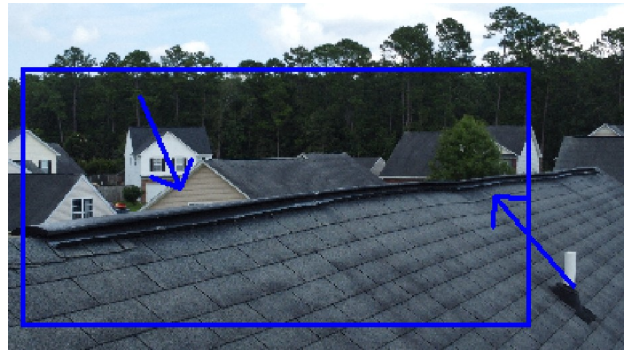
Spindles @ rails are loose at several hand/guard rails. Will need to be refastened per on going maintenance.
Suggest evaluation/ refastening spindles as needed.

Service/Repair

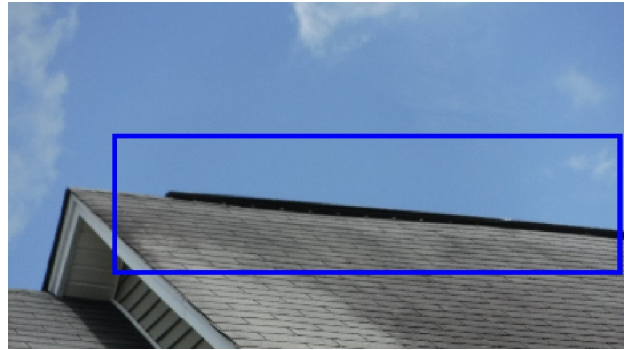
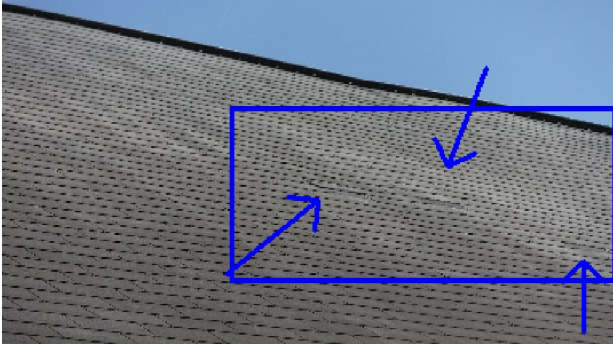
ROOF

ROOF

Roof is about 14 yrs old with a 3 tab 20 year shingle. Normal wear noted. That being said some normal age related maintenance follow ups/ repairs needed @ the roof. Suggest the entire roofing system be evaluated & repairs made as needed by a licensed professional. Defects at the roofing shingles to include but not limited too: shingles are chipped, broken off at right side mid (should be replaced), upper front ridge vent is dented, dinged (a number of exposed nail heads noted/ tar, seal). Exposed nail heads should be tarred and sealed @ the front porch flashing. Several nails have worked their way loose @ flashing. Repairs needed.



Service/Repair

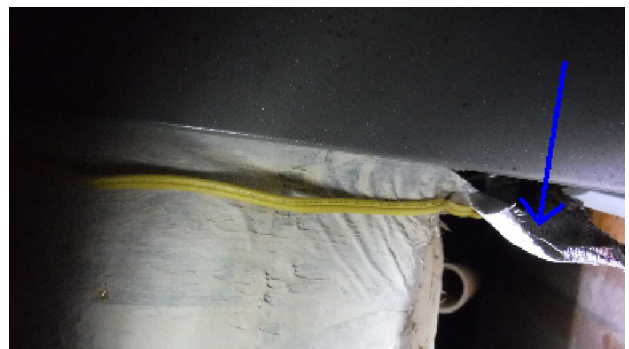
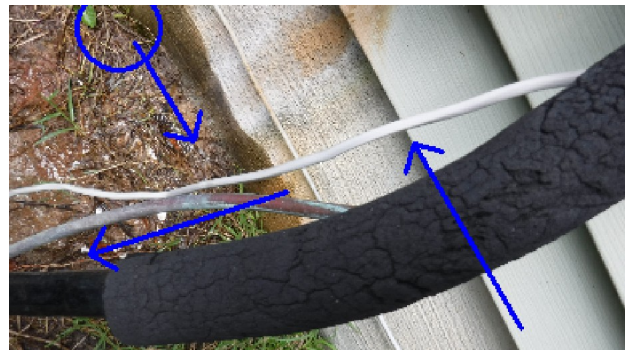
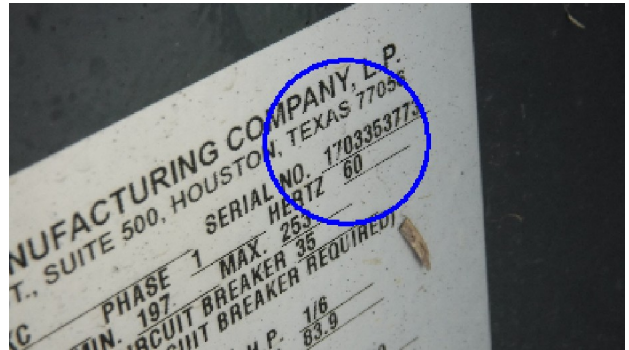
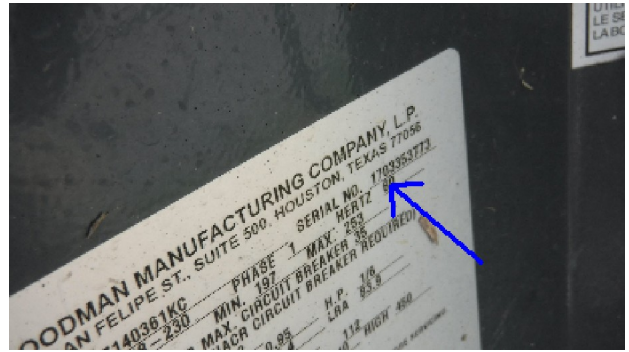


Service/Repair

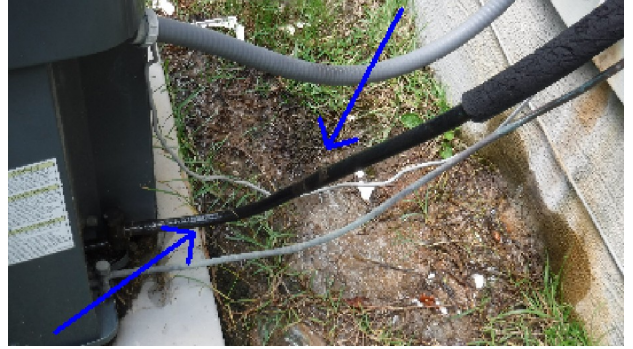
COOLING

COOLING SYSTEM

Temperature differentials are low on the AC cooling. Recommend service, evaluation & freon charge prior to closing.
Drain line at right side by compressor should be pushed away from the home. Standing water noted by compressor at yard from a good bit of water coming off unit. Add some sort of tubing.
Wire at compressor should be in conduit. Cover over Freon/drain lines (vinyl) should be put back in place. Has broken off.
Freon line insulation is torn/ missing; suggest replacing.
Ductwork trunk line in attic by air handler needs to be resealed/ re taped.



Service/Repair



Differential Temp 1

Return temp = 74 Supply temp = 69-64 Differential Temp = 5-10
Temperature differentials are slightly low on AC cooling. Suggest evaluation, service & freon charge prior to closing.
Zone thermostat controls 1 upstairs, 1 downstairs operational.



Service/Repair

ELECTRIC

ELECTRICAL SYSTEM

200 amp under ground service noted. Minimal electrical defects noted to conditions observed.

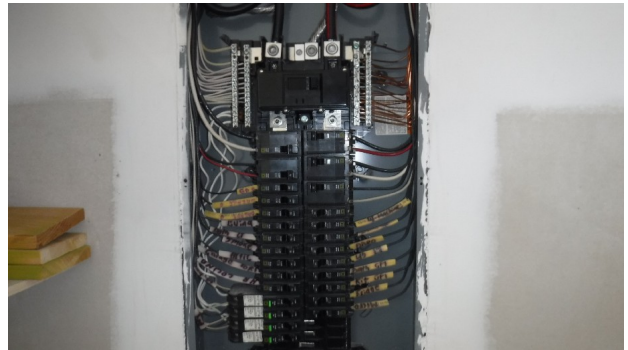
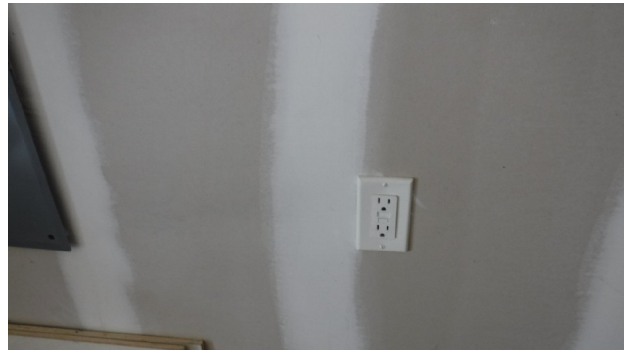
Picture of panel box with cover removed.

GFCI reset rear garage for exteriors, hall bath for bathrooms.

Several loose receptacles at kitchen sink, exteriors. Should be resecured.

Wire splices underneath the sink at disposal should be placed into disposal.

Lens cover is missing at right side mid bedroom ceiling fan.



Service/Repair

KITCHEN

KITCHEN

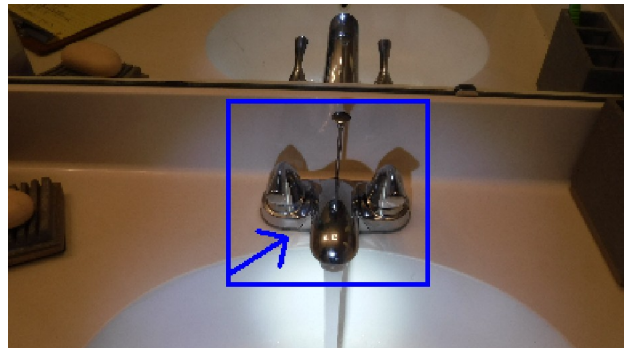
Several upgrades noted in the kitchen to include: Granite countertops & energy efficient appliances
Most appliances are operational at the time of the inspection.
Water dispenser at the refrigerator is not working. Control button may be massed up.



BATHROOM

BATHROOM

Ran bathroom plumbing 10 minutes
Right side master bath vanity sink control atop sink (slight leaks where meet the sink). Suggest resetting, making leakfree prior to closing.
Toilet seat cover is loose. Should be properly refastened.



Service/Repair

ATTIC

Attic Insulation Approx. R. Value

Insulation should be rehung @ the attic entry wall. Few sections have come loose. Should be refastened.



INTERIOR

Stairways

Upper handrail is loose at stairs. Should be refastened/secured.



Monitor/Maintain

EXTERIOR

Window Character Type

Other =Single hung
Cannot be 100% certain glass is condensated at several windows until cleaned; do not think they are or if they are condensation is minimal.
Master bathroom window by the tub is condensated.
FYI- Generally glass condensation @ windows is considered a cosmetic issue & will not be covered in home repairs.



GARAGE

GARAGE

Stuff in garage makes areas inaccessible. In the process of moving at this time.



Inspection Definition/Limitation

EXTERIOR

Exposed Foundation

Raised slab



Inspection Definition/Limitation

PLUMBING

Main Water Shut Off

Garage



W. HEATER

WATER HEATER

General Comment

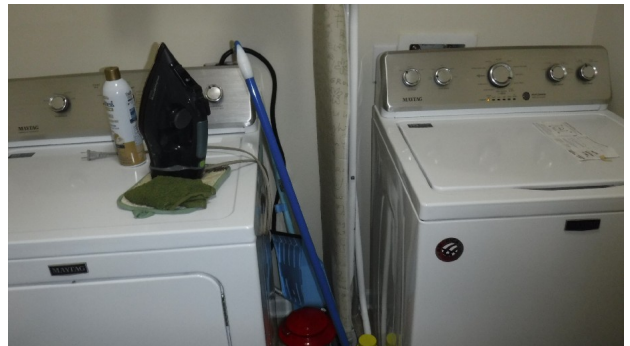
Water heater is working properly at this time.



LAUNDRY

LAUNDRY

Washer & dryer connected, operational. No leaks at this time.



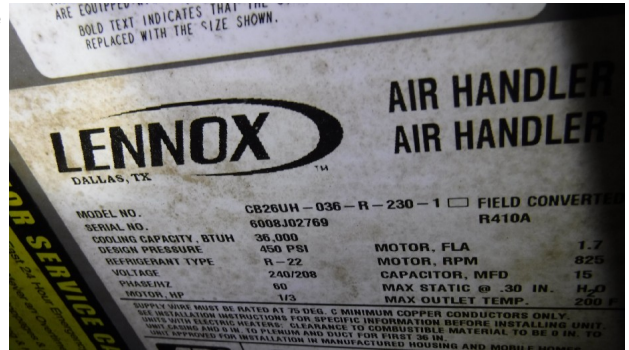
Inspection Definition/Limitation

FURNACE

FURNACE

Heat not tested; exterior temperatures are too warm & could damage the unit.

Pictures of unit in attic.



Thermostat

Zone thermostat controls noted. One upstairs one downstairs.



Inspection Definition/Limitation

ATTIC

ATTIC

Have added other pictures of attic. For your information.



Inspection Report Details

Record 3691 - Sample, S Sample, Sample, SC

EXTERIOR

Satisfactory

EXTERIOR - General Comment

The exterior of home is in decent condition. Pride of ownership is exhibited.

Satisfactory

Outside Outlets - Sample Number Tested

Satisfactory

Type of Home - Frame, 2 Story

3-4 bedroom, 3 bath home with 1 car garage, rear, front porch overhang, front porch & fenced yard

Inspection
Definition/Limitation

Exposed Foundation - Poured Concrete

Raised slab

Satisfactory

More Exposed Foundation - Poured Concrete

Satisfactory

Soffit\Fascia - Aluminum

Satisfactory

Grading - Adequate

Service/Repair

Siding - Vinyl

Section of siding is loose over front corner gable end louver garage; should be re fastened.
Right side cover over Freon/drain lines should be replaced.
Suggest further evaluation/repairs as needed@siding.

Satisfactory

Trim Work - Wood

Satisfactory

Entry Doors - Metal, Raised Panel\Glass

Satisfactory

Window Character Material - Aluminum

Monitor/Maintain

Window Character Type - Other

Other =Single hung
Cannot be 100% certain glass is condensated at several windows until cleaned; do not think they are or if they are condensation is minimal.
Master bathroom window by the tub is condensated.
FYI- Generally glass condensation @ windows is considered a cosmetic issue & will not be covered in home repairs.

Satisfactory

Glass - Insulated

Satisfactory

Windows Storm\Screen - MFG Screens

Satisfactory

Weather Stripping - Rubber\Vinyl

Weather stripping is worn/ torn at back door "should be replaced".

EXTERIOR

Satisfactory **Caulking - Penetrations**

Caulking should be improved.
Suggest caulking/ sealing "gaps" at window/ door openings as on going maintenance.

GROUNDS

Satisfactory **GROUNDS - General Comment**

Satisfactory **Walks - Concrete**

Cracks and some settlement noted.

Satisfactory **Steps - Concrete, Wood**

Cracks and some settlement noted.

Satisfactory **Porches - Concrete**

Satisfactory **Driveway - Concrete**

Some cracks noted.

Service/Repair **Hand Rail - Wood**

Spindles @ rails are loose at several hand/guard rails. Will need to be refastened per on going maintenance. Suggest evaluation/ refastening spindles as needed.

ROOF

Service/Repair **ROOF - General Comment**

Roof is about 14 yrs old with a 3 tab 20 year shingle.
Normal wear noted. That being said some normal age related maintenance follow ups/ repairs needed @ the roof.
Suggest the entire roofing system be evaluated & repairs made as needed by a licensed professional. Defects at the roofing shingles to include but not limited too: shingles are chipped, broken off at right side mid (should be replaced), upper front ridge vent is dented, dinged (a number of exposed nail heads noted/ tar, seal). Exposed nail heads should be tarred and sealed @ the front porch flashing. Several nails have worked their way loose @ flashing. Repairs needed.

Satisfactory **How Inspected - From Ground, Ladder, Other**

Binoculars
Drone

Satisfactory **Roof Style - Gable**

Satisfactory **Roof Covering - Fiberglass**

Satisfactory **Approx. Age - 10 thru 15**

Satisfactory **Number of Layers - 1**

Satisfactory **Roof Ventilation System - Ridge, Soffit**

We recommend adding a vent fan in the attic to add to the roof life & help with electric bills.

Satisfactory **Flashing - Aluminum**

ROOF

Satisfactory Plumbing Vents - PVC

COOLING

Service/Repair **COOLING SYSTEM - General Comment**

Temperature differentials are low on the AC cooling. Recommend service, evaluation & freon charge prior to closing. Drain line at right side by compressor should be pushed away from the home. Standing water noted by compressor at yard from a good bit of water coming off unit. Add some sort of tubing. Wire at compressor should be in conduit. Cover over Freon/drain lines (vinyl) should be put back in place. Has broken off. Freon line insulation is torn/ missing; suggest replacing. Ductwork trunk line in attic by air handler needs to be resealed/ re taped.

Satisfactory **Cooling System 1 Brand - Goodman manufacturing**

Run thru- a derivative/sister company of Trane

Satisfactory **Cooling System 1 Tonnage - 3 Ton**

Satisfactory **Cooling System 1 Approx. Age - 5**

Satisfactory **Heat Pump - Air to Air**

Satisfactory **Cooling System Coils and Fins - Clean**

Satisfactory **Cooling System Electrical - Ext. Disconnect**

Satisfactory **Cooling Lines - Insulation**

Satisfactory **Condensate Drain - Plastic**

Service/Repair **Differential Temp 1 - Details**

Return temp = 74 Supply temp = 69-64 Differential Temp =5- 10
Temperature differentials are slightly low on AC cooling. Suggest evaluation, service & freon charge prior to closing. Zone thermostat controls 1 upstairs, 1 downstairs operational.

GARAGE

Monitor/Maintain **GARAGE - General Comment**

Stuff in garage makes areas inaccessible. In the process of moving at this time.

Satisfactory **Garage Type - 1 Car Attached**

Satisfactory **Garage Exterior Walls - Same as House**

Satisfactory **Garage Roof Framing Type - Truss, 2X4, 2X6**

GARAGE

- Satisfactory **Garage Electrical System - Underground, GFCI**
- Satisfactory **Auto Garage Door Lift Controls - Auto Opener, Auto Safety Reverse, Electronic Eye**
- Satisfactory **Garage Interior Walls - Drywall\Plaster**
- Satisfactory **Garage Interior Ceiling - Drywall\Plaster**
- Satisfactory **Garage Floor - Concrete**
- Satisfactory **Garage Doors - Overhead, Metal\Aluminum**

ELECTRIC

Service/Repair **ELECTRICAL SYSTEM - General Comment**

200 amp under ground service noted. Minimal electrical defects noted to conditions observed.
Picture of panel box with cover removed.
GFCI reset rear garage for exteriors, hall bath for bathrooms.
Several loose receptacles at kitchen sink, exteriors. Should be resecured.
Wire splices underneath the sink at disposal should be placed into disposal.
Lens cover is missing at right side mid bedroom ceiling fan.

- Satisfactory **Main Electrical Service - Underground Lateral Cable**
- Satisfactory **Main Electrical Service Wire - Copper Clad Aluminum**
- Satisfactory **Voltage Available - 110 / 220**
- Satisfactory **Main Electrical Distribution Panel Accessibility - Typical**
- Satisfactory **Main Electrical Distribution Panel Location - Garage**
- Satisfactory **Main Electrical Disconnect - Breaker**
- Satisfactory **Main Panel - 200**
- Satisfactory **Interior Wiring - Copper**
- Satisfactory **Type of Wire - Romex**

ELECTRIC

Satisfactory **Grounding - Driven Rod**

PLUMBING

Satisfactory **PLUMBING - General Comment**

Satisfactory **Water Source - Municipal**

Satisfactory **Municipal Main Supply Size - 3/4**

Satisfactory **Municipal Main Supply Type - PVC**

Inspection Definition/Limitation **Main Water Shut Off - Garage**

Garage

Satisfactory **Interior Visible Water Pipes - PEX**

Satisfactory **Waste System - Municipal**

Satisfactory **Interior Waste/Vent Pipes - PVC**

Most piping concealed supply and drain.

Satisfactory **Number of Outside Spigots - 2**

Satisfactory **Type of Outside Spigots - Frost Free**

Satisfactory **Well Pump Type - Submersible**

W. HEATER

Inspection Definition/Limitation **WATER HEATER - General Comment**

General Comment
Water heater is working properly at this time.

Satisfactory **Water Heater 1 Mfg. - A O Smith**

Satisfactory **Water Heater 1 Approx. Age - 14**

Satisfactory **Water Heater 1 Size - 40**

W. HEATER

- Satisfactory** Water Heater Fuel - Electric
- Satisfactory** Water Heater Cold Water Valve - Present
- Satisfactory** Temp. Pressure Relief Valve and Pipe - Present

LAUNDRY

Inspection Definition/Limitation LAUNDRY - General Comment

Washer & dryer connected, operational. No leaks at this time.

Satisfactory Dryer Vented - Wall, Ceiling

We recommend having the dryer vent cleaned to help dissipate heat & make the dryer run more efficiently.

Satisfactory Laundry Energy Source - 220 Electric

FURNACE

Inspection Definition/Limitation FURNACE - General Comment

Heat not tested; exterior temperatures are too warm & could damage the unit.
Pictures of unit in attic.

Satisfactory Forced Air System 1 Mfg. - Lennox

Satisfactory Forced Air System 1 Approx. Age - 14

Satisfactory Forced Air System Energy Source - Electric

Satisfactory Hot Air System - Direct Drive

Satisfactory Heat Pump - Electric

Satisfactory Distribution System Type - Up Flow, Down Flow, Side Flow

Satisfactory Distribution System Material - Metal Duct, Insul. Flex Duct

Inspection Definition/Limitation Thermostat - Multi Zones

Zone thermostat controls noted. One upstairs one downstairs.

KITCHEN

Service/Repair **KITCHEN - General Comment**

Several upgrades noted in the kitchen to include: Granite countertops & energy efficient appliances
 Most appliances are operational at the time of the inspection.
 Water dispenser at the refrigerator is not working. Control button may be massed up.

- | | |
|---------------------|--|
| Satisfactory | Kitchen Walls - Drywall |
| Satisfactory | Kitchen Ceiling - Drywall |
| Satisfactory | Kitchen Floors - Vinyl |
| Satisfactory | Kitchen Heating Source - Central |
| Satisfactory | Kitchen Cooling Source - Central |
| Satisfactory | Kitchen Doors Windows - Tested |
| Satisfactory | Kitchen Cabinets - Custom Wood |
| Satisfactory | Kitchen Sink Faucet - Single Lever |
| Satisfactory | Kitchen Drain and Trap - PVC |
| Satisfactory | Garbage Disposal - Continuous Feed |
| Satisfactory | Dishwasher Approx. Age - 10 or older |
| Satisfactory | Dishwasher Mfg. - GE
Ran dishwasher full cycle. Operating properly at this time. |
| Satisfactory | Exhaust Fan Hood - Hood Ductless |
| Satisfactory | Range Oven - Free Standing |
| Satisfactory | Surface Cooktop - Electrical |
| Satisfactory | Kitchen Wall Receptacles - GFI Protected |
| Satisfactory | Kitchen Switches Fixtures - Fixed |

BATHROOM

Service/Repair **BATHROOM - General Comment**

Ran bathroom plumbing 10 minutes
Right side master bath vanity sink control atop sink (slight leaks where meet the sink). Suggest resetting, making leakfree prior to closing.
Toilet seat cover is loose. Should be properly refastened.

Satisfactory **Bathroom Doors, Windows - Door Lock**

Satisfactory **Bathroom Electric Switches and Fixtures - Wall**

Satisfactory **Bathroom Receptacles - GFCI**

Satisfactory **Bathroom Walls and Ceilings - Drywall**

Satisfactory **Bathroom Heating Cooling - Central Sys**

Satisfactory **Bathroom Sink Faucets - Individual**

Satisfactory **Bathroom Sink Stopper - Push Pull**

Satisfactory **Bathroom Sink Basin - Cast Marble**

Satisfactory **Bathroom Sink Drain and Trap - PVC**

Satisfactory **Toilet Bowl and Tank - 2 Piece, 1 Piece, Anchored**

Satisfactory **Toilet Operation - Flushes, Drains, Refills**

Satisfactory **Bathtub Faucets - Single Lever**

Satisfactory **Bathtub Stopper - Pop Up**

Satisfactory **Seal Around Tub - 1 Piece Shower Tub**

Satisfactory **Tub Wall Encl. - Fiberglass**

Satisfactory **Bathroom Ventilation - Window, Fan**

Satisfactory **Bathroom Floor - Vinyl**

BATHROOM

Satisfactory Shower Stall Walls - Plastic Tile

Satisfactory Shower Drain - Floor Drain Stall

Satisfactory Shower Faucets - Individual

Satisfactory Number of Full Baths - 3

ATTIC

Inspection Definition/Limitation ATTIC - General Comment

Have added other pictures of attic. For your information.

Satisfactory Attic Accessibility - Access restricted

Satisfactory Attic Entry Access - Pull Down Steps

Satisfactory Attic Access Location - Bedroom

Satisfactory Attic Structural Framing Type - Trusses

Satisfactory Attic Structural Framing Spacing - 24 inches on Center

Satisfactory Attic Sheathing - Particle Board

Satisfactory Attic Floor Insulation - Fiberglass

Satisfactory Attic Insulation Thickness - 10 inches

Service/Repair Attic Insulation Approx. R. Value - 30

Insulation should be rehung @ the attic entry wall. Few sections have come loose. Should be refastened.

Satisfactory Attic Ventilation - Ridge, Soffit

Satisfactory Attic Vent Pipes - Vented Outside

Satisfactory Attic Exhaust - Vents Outside

INTERIOR

Satisfactory Visible Flues and DMPs - Operated

Satisfactory Interior Floors - Carpet, Tile, Other

Satisfactory Number of Bedrooms - 3, 4

Satisfactory Interior Rooms - Living Room

Satisfactory INTERIOR ROOMS - General Comment

Some scuffs, scratches noted at walls & ceilings. Normal age related conditions.
Stuff in house makes areas inaccessible.

Satisfactory Interior Ceilings - Dry Wall

Satisfactory Interior Switches - Sample Number Test

Satisfactory Interior Fixtures - Properly Wired

Satisfactory Interior Heat Source - Not Tested

Satisfactory Closets - Doors in Place

Satisfactory Smoke Detectors - One On Each Level

Smoke detectors should be checked on the day home is occupied.

Satisfactory Interior Walls - Dry Wall

Satisfactory Ceiling Fan - Sample Number Tests

Service/Repair Stairways - With Hand Railings

Upper handrail is loose at stairs. Should be refastened/secured.

Satisfactory Interior Cooling Source - Tested

Satisfactory Interior Outlets - Three Prong Grounded

Satisfactory Windows - Sample Number Operated

Some windows where not tested due to lack of access.

Satisfactory GFCI Rest - Reset

Sample, S
Sample
Sample, SC

Inspection Number: 3691

Comments
Inspected 8/20/22 1:00 PM

A CLOSER LOOK INSPECTIONS, LLC
433 Village Park Drive
Ladson, SC 29456



This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is a part of this Report and incorporated herein. Please read the **REMARKS** printed on each page and call us for an explanation of any aspect of this Report, written or printed, which you do not fully understand.

PRE-INSPECTION AGREEMENT

(PLEASE READ CAREFULLY) **COMPANY** agrees to conduct an inspection for the purpose of informing the **CUSTOMER** of major deficiencies in the condition of the property, subject to the **UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY** below. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the **CUSTOMER**. The written report will include the following only:

- *structural condition and basement
- *electrical, plumbing, hot water heater, heating and air conditioning
- *quality, condition and life expectancy of major systems
- *kitchen and appliances
- *general interior, including ceilings, walls, floors, windows, insulation and ventilation
- *general exterior, including roof, gutter, chimney, drainage, grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, mold, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections of and report on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites and other insects.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed that the **COMPANY** is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The **CUSTOMER** hereby releases and exempts the **COMPANY** and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature.

In the event that The **COMPANY** and/or its agents or employees are found liable due to breach of contract, breach of warranty negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of the **COMPANY** and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the **CUSTOMER** for the inspection and report. Any dispute arising from this inspection will be handled through binding arbitration performed by Construction Arbitration Services, Inc

Acceptance and understanding of this agreement are hereby acknowledged by payment of the customer:

Company Representative	Date	Customer	Date
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