



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
None

Client Information: Record Number 3678

Sample 2, S
Sample
Sample , SC

Inspected 8/17/22 1:00 PM

FRONT VIEW

PHOTO



Inspection Summary

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

Record 3678 - Sample 2, S Sample, Sample , SC

Major Defect

None noted

Safety Concern

None noted

Service/Repair

GROUNDS

Patio

Gaps where concrete added patio meets ground (small area washed away). Suggest adding back fill soil & compacting.



Service/Repair

CHIMNEY

CHIMNEY

Soot noted in chimney; suggest cleaning prior to usage. Normal age related conditions/ overall decent condition.

Recommend a professional chimney expert evaluate this chimney system & make repairs as needed.



BATHROOM

BATHROOM

Hall bath- toilet loose at flooring; suggest replacing wax seals and tightening.

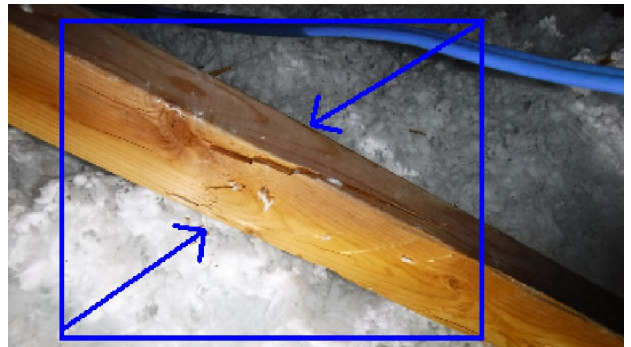
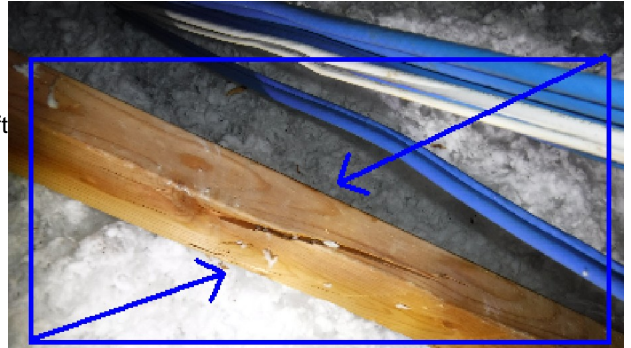


Service/Repair

ATTIC

ATTIC

Rear right mid web cord on truss is fractured/ cracked. Suggest adding supports/ repairs to ad to rigidity.
 Baffles should be put back in place/ re secured above the insulation between rafters/trusses "over soffit vents" in order to allow the soffit vents to properly function (several areas of the rear mid, right, mid left front).
 Baffles push insulation down at soffit vents for proper air flow into attic.
 Suggest re hanging insulation @ several walls rear stairwell, room over the garage (few areas of insulation should be added @ rear room over garage over OSB boards).
 We recommend adding an attic vent fan to add to the roof life & help lower AC bills.
 Could ad a scuttle hole door @ right side room over garage to more easily access attic. Could possibly add flooring for more storage.
 Recommend a licensed professional evaluate these areas, any other areas of concern & make repairs as needed.



Service/Repair



Monitor/Maintain

GARAGE

GARAGE

Stuff in garage makes areas inaccessible.



W. HEATER

WATER HEATER

General Comment
Water heater is working properly at this time.
Suggest adding metal seismic hurricane strapping to connect the units to walls @ some point.



Monitor/Maintain

LAUNDRY

Dryer Vented

We recommend having the dryer vent cleaned "every 2-3 yrs" to help dissipate heat & make the dryer run more efficiently.



Inspection Definition/Limitation

EXTERIOR

Window Character Type

single hung

Several screens are missing and torn.

Window tint at several windows master bedroom/ closet "areas of tint have come off in closet @ windows".

Cannot be 100% certain glass is condensated at few windows until cleaned; do not think they are. If condensation is present appears to be minimal.

FYI- Generally glass condensation @ windows is considered a cosmetic issue & will not be covered in home repairs.



ROOF

ROOF

Roof has recently been replaced with a 25-30 year architectural shingle.

Normal wear noted. No visible roof leaks at the time of the inspection to visible conditions.



Inspection Definition/Limitation

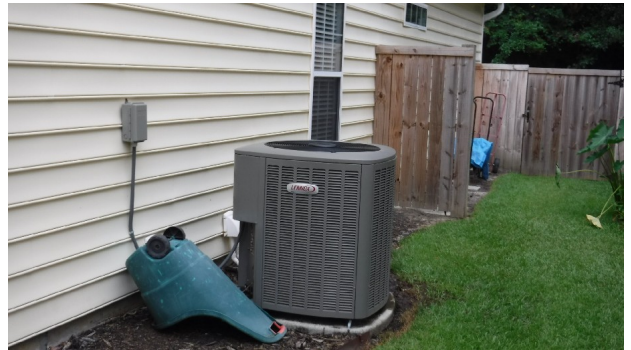
COOLING

COOLING SYSTEM

HVAC unit is pushing cool air at this time. Operating properly at this time. Suggest having serviced yearly.

HVAC units have been replaced 2018. See if any warranty information associated with units.

Zone thermostat controls- 1 upstairs & 1 downstairs.



Differential Temp 1

Return temp = 78 Supply temp = 58 Differential Temp = 19
Unit is pushing cool air at this time, suggest servicing yearly.



GARAGE

Garage Electrical System

Exterior GFCI reset in garage behind refrigerator (back wall).



Inspection Definition/Limitation

ELECTRIC

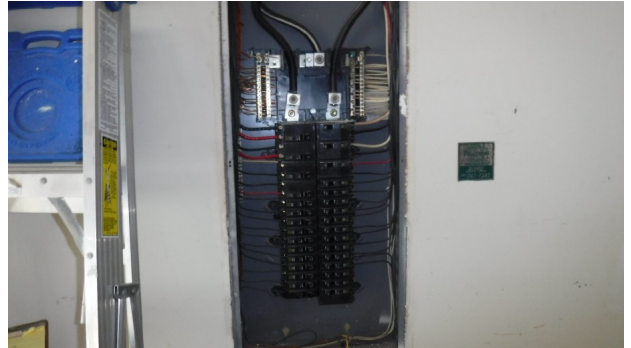
ELECTRICAL SYSTEM

200 amp under ground service noted. Minimal/ no electrical defects noted to conditions observed.

Picture of panel box with cover removed.

Main shutoff at the exterior service entry.

FYI- Main shutoff at the exterior service entry meter. Would need to shut each breaker off individually in the panel box in the garage or shut off main breaker exterior meter to turn all power off. Certain jurisdictions require electrical main shut off at exterior meter; normal building practices in this jurisdiction.



PLUMBING

Main Water Shut Off

Shutoff right side garage wall.



LAUNDRY

LAUNDRY

Washer & dryer are operational at this time.



Inspection Definition/Limitation

FURNACE

FURNACE

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

Pictures of units in attic.



INTERIOR

INTERIOR ROOMS

Stuff in house makes areas inaccessible.

Have included several other pictures of interiors. Interiors in decent condition.



Inspection Report Details

Record 3678 - Sample 2, S Sample, Sample , SC

EXTERIOR

Satisfactory

EXTERIOR - General Comment

The exterior of home is in generally good condition. Pride of ownership is exhibited.
Trees & shrubs should be cut away from the home as needed.

Satisfactory

Outside Outlets - Sample Number Tested

Satisfactory

Type of Home - Frame, 2 Story

3 bedroom, 2 baths with 2 car garage, room over garage, screened porch & fenced yard

Satisfactory

Exposed Foundation - Poured Concrete

Satisfactory

Soffit\Fascia - Aluminum

Satisfactory

Grading - Adequate

Satisfactory

Siding - Vinyl

Satisfactory

Trim Work - Wood, Aluminum

Satisfactory

Entry Doors - Metal

Satisfactory

Patio Doors - Sliding

Satisfactory

Window Character Material - Vinyl, Aluminum

Inspection
Definition/Limitation

Window Character Type - Other

single hung
Several screens are missing and torn.
Window tint at several windows master bedroom/ closet "areas of tint have come off in closet @ windows".
Cannot be 100% certain glass is condensated at few windows until cleaned; do not think they are. If condensation is present appears to be minimal.
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

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.

Service/Repair

Patio - Concrete

Gaps where concrete added patio meets ground (small area washed away). Suggest adding back fill soil & compacting.

Satisfactory

Porches - Concrete

Satisfactory

Driveway - Concrete

Some cracks noted.

GUTTERS

Satisfactory

Gutter Type - Aluminum

Gutters should be cleaned regularly to prevent rot and roof damage.

Satisfactory

Downspout Type - Aluminum

ROOF

Inspection
Definition/Limitation

ROOF - General Comment

Roof has recently been replaced with a 25-30 year architectural shingle.

Normal wear noted. No visible roof leaks at the time of the inspection to visible conditions.

Satisfactory

How Inspected - Other

Drone
Binoculars

Satisfactory

Roof Style - Gable

Satisfactory

Roof Covering - Fiberglass

Satisfactory

Approx. Age - 1 thru 5

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.

ROOF

Satisfactory Flashing - Aluminum

Satisfactory Plumbing Vents - PVC

CHIMNEY

Service/Repair CHIMNEY - General Comment

Soot noted in chimney; suggest cleaning prior to usage. Normal age related conditions/ overall decent condition. Recommend a professional chimney expert evaluate this chimney system & make repairs as needed.

Satisfactory Chimney Inspected From - Ground\Binoculars

Satisfactory Access Restricted - Cap Installed

Could not view interior of chimney due to cap, caps are not removed as part of the home inspection.

Satisfactory Chimney 1 Type - Metal

Satisfactory Chimney 1 Location - Fireplace

Satisfactory Flue Lining - Metal

Satisfactory Chimney Top - Metal

COOLING

Inspection Definition/Limitation COOLING SYSTEM - General Comment

HVAC unit is pushing cool air at this time. Operating properly at this time. Suggest having serviced yearly. HVAC units have been replaced 2018. See if any warranty information associated with units. Zone thermostat controls- 1 upstairs & 1 downstairs.

Satisfactory Cooling System 1 Brand - Lennox

Satisfactory Cooling System 1 Tonnage - 3.5 Ton

Satisfactory Cooling System 1 Approx. Age - 4

Satisfactory Heat Pump - Air to Air

Satisfactory Cooling System Coils and Fins - Clean

Satisfactory Cooling System Electrical - Ext. Disconnect

COOLING

Satisfactory

Cooling Lines - Insulation

Satisfactory

Condensate Drain - Plastic

**Inspection
Definition/Limitation**

Differential Temp 1 - Details

Return temp = 78 Supply temp = 58 Differential Temp = 19
Unit is pushing cool air at this time, suggest servicing yearly.

GARAGE

Monitor/Maintain

GARAGE - General Comment

Stuff in garage makes areas inaccessible.

Satisfactory

Garage Type - 2 Car Attached

Satisfactory

Garage Exterior Walls - Same as House

Satisfactory

Garage Roof Framing Type - 2X4, 2X6

**Inspection
Definition/Limitation**

Garage Electrical System - GFCI

Exterior GFCI reset in garage behind refrigerator (back wall).

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

**Inspection
Definition/Limitation**

ELECTRICAL SYSTEM - General Comment

200 amp under ground service noted. Minimal/ no electrical defects noted to conditions observed.

Picture of panel box with cover removed.

Main shutoff at the exterior service entry.

FYI- Main shutoff at the exterior service entry meter. Would need to shut each breaker off individually in the panel box in the garage or shut off main breaker exterior meter to turn all power off. Certain jurisdictions require electrical main shut off at exterior meter; normal building practices in this jurisdiction.

ELECTRIC

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
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/Limitati on	Main Water Shut Off - Meter Pit, Garage Shutoff right side garage wall.
Satisfactory	Interior Visible Water Pipes - PEX
Satisfactory	Waste System - Municipal

PLUMBING

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

W. HEATER

Monitor/Maintain WATER HEATER - General Comment

General Comment

Water heater is working properly at this time.

Suggest adding metal seismic hurricane strapping to connect the units to walls @ some point.

Satisfactory Water Heater 1 Mfg. - Ruud

Satisfactory Water Heater 1 Approx. Age - 15 plus

Satisfactory Water Heater 1 Size - 40

Satisfactory Water Heater Fuel - Electric

Satisfactory Water Heater Flue Pipe - Single Wall

Satisfactory Water Heater Cold Water Valve - Present

Satisfactory Temp. Pressure Relief Valve and Pipe - Present

LAUNDRY

Inspection Definition/Limitation LAUNDRY - General Comment

Washer & dryer are operational at this time.

Monitor/Maintain Dryer Vented - Wall, Ceiling

We recommend having the dryer vent cleaned "every 2-3 yrs" 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 units in attic.

Satisfactory

Forced Air System 1 Mfg. - Goodman Man.

Satisfactory

Forced Air System 1 Approx. Age - 1

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

Satisfactory

Thermostat - Single and Multi, Multi Zones

Zone thermostat controls noted. One upstairs one downstairs.

Satisfactory

Filter System - Disposable

KITCHEN

Satisfactory

KITCHEN - General Comment

Appliances are operational at the time of the inspection.

Satisfactory

Kitchen Walls - Drywall

Satisfactory

Kitchen Ceiling - Drywall

Satisfactory

Kitchen Floors - Ceramic Tile

Satisfactory

Kitchen Heating Source - Central

Satisfactory

Kitchen Cooling Source - Central

Satisfactory

Kitchen Cabinets - Laminate, Custom Wood

KITCHEN

Satisfactory	Kitchen Sink - Cast Iron Porcelain
Satisfactory	Kitchen Sink Faucet - Hot and Cold
Satisfactory	Kitchen Drain and Trap - PVC
Satisfactory	Garbage Disposal - Batch 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 - Drop In
Satisfactory	Surface Cooktop - Electrical
Satisfactory	Kitchen Wall Receptacles - GFI Protected
Satisfactory	Kitchen Switches Fixtures - Fixed

BATHROOM

Service/Repair	BATHROOM - General Comment
	Hall bath- toilet loose at flooring; suggest replacing wax seals and tightening.
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 Sink Faucets - Individual
Satisfactory	Bathroom Sink Stopper - Push Pull

BATHROOM

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 - Individual
Satisfactory	Bathtub Stopper - Pop Up
Satisfactory	Bath Showerhead - Personal
Satisfactory	Tub Wall Encl. - Fiberglass
Satisfactory	Bathroom Ventilation - Fan
Satisfactory	Bathroom Floor - Ceramic
Satisfactory	Shower Stall Walls - Fiberglass
Satisfactory	Shower Drain - Floor Drain Stall
Satisfactory	Shower Faucets - Individual
Satisfactory	Number of Full Baths - 2

ATTIC

Service/Repair ATTIC - General Comment

Rear right mid web cord on truss is fractured/ cracked. Suggest adding supports/ repairs to add to rigidity.
 Baffles should be put back in place/ re secured above the insulation between rafters/trusses "over soffit vents" in order to allow the soffit vents to properly function (several areas of the rear mid, right, mid left front).
 Baffles push insulation down at soffit vents for proper air flow into attic.
 Suggest re hanging insulation @ several walls rear stairwell, room over the garage (few areas of insulation should be added @ rear room over garage over OSB boards).
 We recommend adding an attic vent fan to add to the roof life & help lower AC bills.
 Could add a scuttle hole door @ right side room over garage to more easily access attic. Could possibly add flooring for more storage.
 Recommend a licensed professional evaluate these areas, any other areas of concern & make repairs as needed.

ATTIC

Satisfactory	Attic Accessibility - Access restricted
Satisfactory	Attic Entry Access - Hatch
Satisfactory	Attic Access Location - Hallway
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
Satisfactory	Attic Insulation Approx. R. Value - 30
Satisfactory	Attic Ventilation - Ridge, Soffit
Satisfactory	Attic Vent Pipes - Vented Outside
Satisfactory	Attic Exhaust - Vents Outside
Satisfactory	Attic Chimney Flues - Not Visible, Metal

INTERIOR

Satisfactory	Interior Floors - Wood, Carpet, Tile
Laminate	
Satisfactory	Interior Ceilings - Dry Wall
Satisfactory	Smoke Detectors - One On Each Level
Smoke detectors should be checked on the day home is occupied.	
Satisfactory	Stairways - With Hand Railings
Satisfactory	Ceiling Fan - Tested

INTERIOR

**Inspection
Definition/Limitation**
INTERIOR ROOMS - General Comment

Stuff in house makes areas inaccessible.

Have included several other pictures of interiors. Interiors in decent condition.

Satisfactory
Number of Bedrooms - 3, 4
Satisfactory
Visible Flues and DMPs - Operated
Satisfactory
Interior Fire Place 1 - Zero Clearance
Satisfactory
Interior Switches - Sample Number Test
Satisfactory
Interior Fixtures - Properly Wired
Satisfactory
Interior Outlets - Three Prong Grounded
Satisfactory
Interior Heat Source - Not Tested
Satisfactory
Interior Cooling Source - Tested
Satisfactory
Interior Rooms - Living Room, Family Room, Dining Room, Hallway Entry
Satisfactory
Closets - Doors in Place
Satisfactory
Interior Walls - Dry Wall
Satisfactory
Windows - Operated, Sample Number Operated

Some windows were not tested due to lack of access.

Satisfactory
GFCI Rest - Reset

Sample 2, S
Sample
Sample , SC

Inspection Number: 3678

Comments

Inspected 8/17/22 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 | * general interior, including ceilings, walls, floors, |
| *electrical, plumbing, hot water heater, heating | windows, insulation and ventilation |
| and air conditioning | * general exterior, including roof, gutter, chimney, |
| *quality, condition and life expectancy of major | drainage, grading |
| systems | |
| *kitchen and appliances | |

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