

INSPECTION REPORT

21000 Wood Loop 3, Wood, South Carolina 29376



Inspection Date	Dec 31, 2021
Company	Prime Palmetto Home Inspections, LLC
Inspector	Quincy Barrett
Client	

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# General Information

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# Of Stories:	<b>1</b>	Cooling System:	<b>Central</b>
Foundation Design:	<b>Crawl Space</b>	Ground Conditions:	<b>Wet</b>
Heating System:	<b>Heat Pump</b>	House Faces:	<b>North</b>
Location Of Crawl Space Entrance:	<b>Garage</b>	Method To Inspect Crawl Space:	<b>Inside crawlspace</b>
Method To Inspect Roof:	<b>On roof</b>	Occupancy:	<b>Occupied</b>
Present During Inspection:	<b>Buyer</b>	Recent Rain (3 Days):	<b>Yes</b>
Sewer System:	<b>Public</b>	Square Footage:	<b>1250</b>
Temperature:	<b>63</b>	Water Source:	<b>Public</b>
Year Built:			<b>2005</b>

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# Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigation to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

## PROPERTY SUMMARY

## SIGNIFICANT CONCERNS

### Safety Concerns

1. Stair and Stoop: Handrail and baluster loose on front entry porch
2. Stair and Stoop: Open risers in garage stairs.
3. Stair and Stoop: Handrails in garage are not graspable.
4. Overhead Door: Eye sensors on overhead garage door is too high. It should sit no more than 6 inches from the ground.

### Items Not Operating

5. Light Fixture: Back patio light in rear of home is not working.
6. Exterior door: Patio screen-door is not operating properly on track.
7. Interior Door: Doors in guest rooms and door leading to garage will not lock.
8. Interior Door: Latch is not working

### Major Concerns

9. Basement / Crawl Space Ventilation: Crawl space is missing moisture barrier in many areas underneath home.

## MODERATE CONCERNS

10. Dishwasher: Missing high drain line loop
11. Downspout: Downspout extensions are damaged.
12. Siding: Loose
13. Basement / Crawl Space Ventilation: Signs of mold/mildew growth in crawl space.
14. Insulation: Missing insulation in some areas of the crawl space under the wood components of the home.
15. Foundation drainage system: Crawl space doesn't appear to have adequate drainage. Recommend license crawl space technician for further evaluation.
16. Roof Material: Exhibits nail popping and/or exposed nail heads
17. Exterior door: Latch on patio door does not appear to lock.

## MINOR CONCERNS

18. AC-Condenser: Opening for refrigerant line should be reseal to avoid insect and water from getting inside crawl space.
19. Driveway: Concrete is settling with minor cracks
20. Landscape Feature: Shrubbbery is in contact with home or siding
21. Attic Entry: Hatch is uninsulated
22. Exterior door: Missing hinges screws on garage door
23. Storm door: Appears not close at a proper rate.

## BUDGET TO REPLACE

24. Roof Material: Shows signs of excessive wear

25. Roof Material: Nearing the end of its useful life

## NEEDS FURTHER EVALUATION

26. Dryer: Recommend ensuring dryer vent is clear of lint before use.
27. Downspout: Splash-blocks are damaged.
28. Ductwork: Minor damage in some areas.
29. Roof Material: Damaged in isolation areas.
30. Floor: Floor in guest bedroom appears to have hump near entry door.
31. Floor: Flooring around toilet in guest bathroom has higher than normal moisture reading.

## ITEMS TO MONITOR

32. Foundation Wall: Exhibits hairline vertical cracking
33. Drainage and Grading: Grade could improve in many areas around home.

## MAINTENANCE ITEMS

34. Siding: Minor damage to siding material.

## Scope of Inspection

# Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

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## **Not working**

Was not working at the time of the inspection.

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## **Safety Hazard**

Has conditions that make operation of the item unsafe and is in need of prompt attention.

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## **Poor**

Is operating, but has at least one major concern with its operation.

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## **Marginal**

The item is working, but has at least one concern that is beyond cosmetic.

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## **Satisfactory**

No material issues have been found. One or more cosmetic issues may have been observed.

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## **Not Inspected**

Was not inspected. The reason is typically indicated.

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# 1. Appliances

## DESCRIPTIONS

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**Dishwasher**

Manufacturer Name

**Whirlpool**

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Serial Number

**Fs3212913**

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**Dryer**

Energy Source

**Electric**

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Manufacturer Name

**Kenmore**

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Venting Location

**Wall**

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**Garbage Disposal**

Manufacturer Name

**Insinkerator**

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**Oven/Range**

Energy Source

**Electric**

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Manufacturer Name

**Whirlpool**

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**Refrigerator**

Manufacturer Name

**Frigidaire**

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**Washer**

Energy Source

**Electric**

---

Manufacturer Name

**Kenmore**

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✓ **COOK TOP**

**COMPLIMENT**

Unit is in good condition

PHOTOS



## ! DISHWASHER

### MODERATE CONCERN

### Missing high drain line loop

#### IMPACT

Without a high drain line loop, risk of a potential backflow of water in to the dishwasher and improper drainage of water is increased

#### SUGGESTED ACTION

Position drain line to create a high loop ensuring the highest point of the drain line is above the entry point of the drain entrance

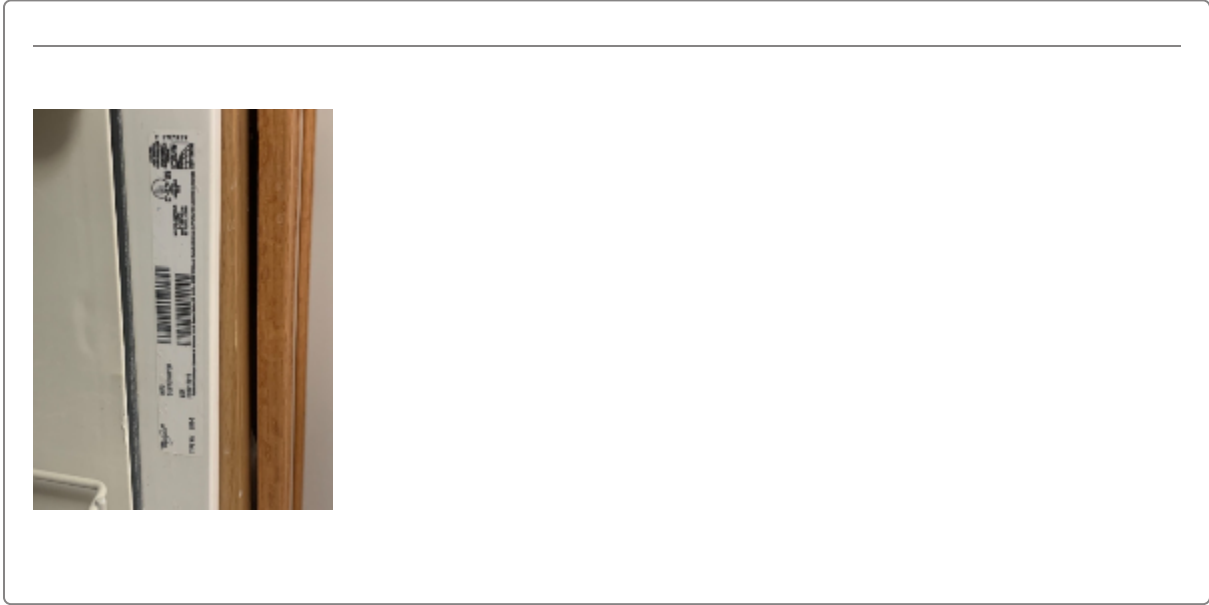
#### PHOTOS



### COMPLIMENT

### Manufacturer data plate

#### PHOTOS



## ! DRYER

COMPLIMENT

Manufacturer data plate

POSSIBLE CONCERN

Recommend ensuring dryer vent is clear of lint before use.

IMPACT

Built up lint in dry vents can cause problems such as fires.

COMPLIMENT

Unit is working at satisfactory condition.

## - GARBAGE DISPOSAL

## ✓ MICROWAVE OVEN

COMPLIMENT

Unit is in good condition

✓ OVEN/RANGE

<b>COMPLIMENT</b> Unit appears to be in satisfactory condition.

✓ REFRIGERATOR

<b>COMPLIMENT</b> Appears to be in satisfactory condition.

✓ WASHER

<b>COMPLIMENT</b> Washer appears to be in satisfactory condition.

## 2. Balconies, Decks and Porches

### DESCRIPTIONS

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<b>Balcony, Deck or Porch</b>	<b>Material</b>	<b>Wood</b>
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### **BALCONY, DECK OR PORCH**

### 3. Building Exterior

#### DESCRIPTIONS

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<b>Downspout</b>	<b>Drainage Location</b>	<b>Above grade, Below grade</b>
	<b>Material</b>	<b>Aluminum</b>

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<b>Eave</b>	<b>Fascia Material</b>	<b>Vinyl</b>
	<b>Soffit Material</b>	<b>Vinyl</b>

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<b>Exterior Trim</b>	<b>Material</b>	<b>Vinyl</b>
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<b>Gutter</b>	<b>Material</b>	<b>Aluminum</b>
	<b>Type</b>	<b>Eave Mounted</b>

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<b>Siding</b>	<b>Material</b>	<b>Vinyl</b>
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## ! DOWNSPOUT

### MODERATE CONCERN

**Downspout extensions are damaged.**

#### IMPACT

Recommend repair/replace to help control distribution of water away from home.

#### PHOTOS



### POSSIBLE CONCERN

**Splash-blocks are damaged.**

#### PHOTOS





COMPLIMENT

Present at Home

✓ EAVE

✓ EXHAUST VENT

✓ EXTERIOR TRIM

✓ GUTTER

COMPLIMENT	Present on Home

## ! SIDING

**COSMETIC**

**Minor damage to siding material.**

### IMPACT

With damaged siding, the home lacks protection from insects, animals and the elements and it may negatively affect the thermal boundary of the home

### SUGGESTED ACTION

Replace/Repair the damaged area

### PHOTOS



**MODERATE CONCERN**

**Loose**

### IMPACT

Without siding, protection from elements is lacking

**SUGGESTED ACTION**

Resecure or replace the siding if it can not be secured

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**PHOTOS**



## 4. Building Structure

### DESCRIPTIONS

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<b>Foundation Wall</b>	Material	<b>Masonry Block</b>
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<b>Roof Sheathing</b>	Material	<b>OSB</b>
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<b>Roof Structure</b>	Framing Type	<b>Rafter</b>
	Roof Pitch	<b>Medium</b>
	Roof Style	<b>Gable</b>

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✓ FOUNDATION WALL

<b>OBSERVATION TO MONITOR</b>	<b>Exhibits hairline vertical cracking</b>
<b>IMPACT</b>	The cracking may worsen allowing moisture intrusion
<b>SUGGESTED ACTION</b>	Monitor for further cracking. If the cracks widen have epoxy injected into the crack by a licensed waterproofing contractor
<b>PHOTOS</b>	
	

✓ RAFTER

✓ ROOF SHEATHING



## ROOF STRUCTURE

# 5. Electrical

## DESCRIPTIONS

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<b>Electric Service Panel</b>	# of 110 Volt Circuits	22
	# of 220 Volt Circuits	5
	Circuit Breaker Size	15, 20, 30, 40
	Manufacturer Name	Square D
	Panel Rating	200 Amp
	Panel Type	Circuit breakers
	Wiring Type - Distribution	Copper
	Wiring Type - Main	Copper
	<hr/>	
<b>Electrical service</b>	Location Of Main Disconnect	Garage
	Rating	240 Volts
	Service Entry Style	Underground

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Wiring

Wiring Method

Conduit

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✓ AFCI

✓ CO ALARM

COMPLIMENT

Present and Tested for functionality

PHOTOS



✓ CEILING FAN

<b>COMPLIMENT</b> Present and functional.

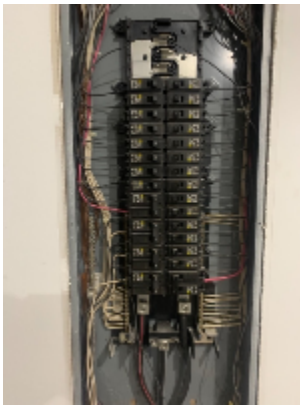
✓ DOOR BELL

✓ **ELECTRIC SERVICE PANEL**

**COMPLIMENT**

Wiring inside electrical panel appears to be in satisfactory condition.

PHOTOS



✓ **ELECTRICAL SERVICE**

✓ GFCI

**COMPLIMENT** Present and Tested for Functionality.

✓ JUNCTION BOX

✦ LIGHT FIXTURE

**NOT WORKING** Back patio light in rear of home is not working.

✓ OUTLET

**COMPLIMENT** A representative number of receptacle outlet have been tested for functionality.

✓ SMOKE ALARM

✓ SWITCH

COMPLIMENT	All switches have been tested for functionality.

✓ WIRING

## 6. General

✓ OTHER GENERAL

COMPLIMENT

Photos of Home.

PHOTOS







## 7. HVAC

### ✓ AC-CONDENSER

COMPLIMENT

Manufacturer data plate

MINOR CONCERN

Opening for refrigerant line should be resealed to avoid insect and water from getting inside crawl space.

PHOTOS



### ✓ AC-EVAPORATOR COIL

## ! DUCTWORK

POSSIBLE CONCERN

Minor damage in some areas.

PHOTOS



✓ REGISTER / RETURN

COMPLIMENT

Present and tested for functionality.

PHOTOS



✓ THERMOSTAT

COMPLIMENT

Temperature differential is within 3 degrees

## 8. Insulation and Ventilation

### DESCRIPTIONS

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**Attic Ventilation**

Type

Ridge, Soffit

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**Insulation**

Insulation Style

Spray foam

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**Kitchen / Bath Exhaust**

Type

Ceiling / Wall Vent

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### ATTIC VENTILATION



## BASEMENT / CRAWL SPACE VENTILATION

### MAJOR CONCERN

Crawl space is missing moisture barrier in many areas underneath home.

#### IMPACT

The purpose of a vapor barrier is to block vapors and moisture in the soil from getting into your crawl space. Without a proper secured moisture barrier, it can create an environment for mold/mildew growth and wood rot.

#### SUGGESTED ACTION

Replace or repair moisture barrier.

#### PHOTOS



### MODERATE CONCERN

Signs of mold/mildew growth in crawl space.

#### PHOTOS



## ! INSULATION

### MODERATE CONCERN

Missing insulation in some areas of the crawl space under the wood components of the home.

#### IMPACT

Without insulation, the thermal boundary is incomplete causing the loss of heating and cooling and increasing utility costs

#### SUGGESTED ACTION

Add insulation

#### PHOTOS



✓ KITCHEN / BATH EXHAUST

COMPLIMENT

Present and Tested for Functionality.

PHOTOS





## 9. Landscaping and Hardscaping

### DRAINAGE AND GRADING

<b>OBSERVATION TO MONITOR</b>	<b>Grade could improve in many areas around home.</b>
<b>IMPACT</b>	Directing more moisture towards the foundation increases the risk of moisture intrusion
<b>SUGGESTED ACTION</b>	Monitor the area for moisture buildup. Should it arise, If possible, regrading the area to achieve a slope away from the home. If regrading is not possible, add drain tile to re-direct water away from the home. Also, consult with a licensed waterproo (...)
<b>OTHER INFORMATION</b>	Water should be directed away from all standing foundations to prevent potential water intrusion. The drainage strategy of the foundation is important. Expansive soils can be very destructive to the foundation if the moisture content of the perimeter varies



## DRIVEWAY

MINOR CONCERN

Concrete is settling with minor cracks

### IMPACT

The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete driveway replacement

### SUGGESTED ACTION

Seal the crack(s) with weather-resistant pliable concrete sealer

### PHOTOS



 **LANDSCAPE FEATURE**

<b>MINOR CONCERN</b> <b>Shrubbery is in contact with home or siding</b>	
<b>IMPACT</b>	The shrubbery provides an environment where moisture and/or insects could intrude
<b>SUGGESTED ACTION</b>	Regularly trimm the shrubbery to achieve a clearance of at least 6 - 8 feet

 **PATIO AND WALKWAY**

## STAIR AND STOOP

### SAFETY CONCERN

### Handrail and baluster loose on front entry porch

#### IMPACT

A loose handrail could hinder the stair user an opportunity to stop or reduce the extent of a fall

#### SUGGESTED ACTION

Resecure the handrail ensuring stbility with either longer screws or relocate the brackets

#### PHOTOS



### SAFETY CONCERN

### Open risers in garage stairs.

#### PHOTOS



**SAFETY CONCERN**

**Handrails in garage are not graspable.**

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**IMPACT**

Recommend replacement of handrails.

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**SUGGESTED ACTION**

Graspability of a handrail refers to the ability to get a secure hold onto a handrailing whose purpose, after all, is both to guide a walker along a stair or other surface and to prevent or perhaps to interrupt slip trip and fall hazards.

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**PHOTOS**



# 10. Plumbing

## DESCRIPTIONS

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### Waste Discharge Pipe

Plumbing Waste Piping  
Material

PVC

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### Water Heater

Btu Or Watt Input Rating

4500

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Capacity

40 gal

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Energy Source

Electricity

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Manufacturer Name

Bradford White

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Model Number

Re240L6

---

Serial Number

MG36532213

---

Type

Recovery

---

Year Built

2015

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### Water Pipe

Water Distribution Piping  
Material

Copper

---

Water Service Piping

Copper

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 **FOUNDATION DRAINAGE SYSTEM**

**MODERATE CONCERN**

Crawl space doesn't appear to have adequate drainage. Recommend license crawl space technician for further evaluation.

 **HOSE BIBB**

 **PLUMBING VENT**

 **SEWER**

 **SHOWER / TUB**

 **SINK**

 **STAND-ALONE SHOWER**



✓ TOILET

✓ WASTE DISCHARGE PIPE

✓ WATER HEATER

COMPLIMENT

Manufacturer data plate

PHOTOS



✓ WATER PIPE

# 11. Roof

## DESCRIPTIONS

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**Roof Material**

Approximate Age

12 - 20 years

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Roof Material

Asphalt (3-tab)

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 **ROOF FLASHING**

## ! ROOF MATERIAL

**OLD**

**Shows signs of excessive wear**

### IMPACT

The condition of the roof will further deteriorate and water could infiltrate causing interior damage

### SUGGESTED ACTION

Budget for a new roof. In the interim, a higher level of maintenance can be expected

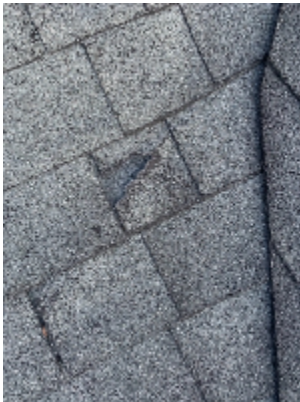
### OTHER INFORMATION

Excessive wear is a sign that the roof is nearing the end of its useful life

**POSSIBLE CONCERN**

**Damaged in isolation areas.**

### PHOTOS





**MODERATE CONCERN**

**Exhibits nail popping and/or exposed nail heads**

**IMPACT**

If left unattended, the roofing system will be compromised, and water could penetrate the wood causing leaks and interior damage

**SUGGESTED ACTION**

"Replace the popped nail with a new nail 1" higher than the existing hole. Make sure to apply roofing cement to cover the existing nail hole"

**OTHER INFORMATION**

Nail pops can be caused by a variety of reasons. When the temperature changes, expansion and contraction can cause the nails to pop up and lift the shingles. It may also be caused by inadequate ventilation. Other causes

of nail pops can be that the shingles were not nailed tightly when the roof was installed

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PHOTOS



**OLD**

**Nearing the end of its useful life**

SUGGESTED ACTION

Budget for a newer unit. In the interim, a higher level of maintenance can be expected

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PHOTOS



## 12. Room Components

### DESCRIPTIONS

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<b>Exterior door</b>	Materials	<b>Metal</b>
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<b>Floor</b>	Floor Cover	<b>Laminate</b>
	Sub Floor Material	<b>Plywood</b>

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<b>Interior Door</b>	Materials	<b>Hollow Core</b>
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<b>Overhead Door</b>	Material	<b>Fiberglass</b>
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<b>Window</b>	Window Glass Type	<b>Double pane</b>
	Window Type	<b>Double hung</b>

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✓ ATTIC ENTRY

<b>MINOR CONCERN</b> Hatch is uninsulated	
IMPACT	Without insulatiion, the thermal barrier is suboptimized
SUGGESTED ACTION	Adding insulation to the top of the hatch

✓ ATTIC LADDER

✓ CABINET

✓ CEILING

✓ COUNTERTOP



## EXTERIOR DOOR

MINOR CONCERN

Missing hinges screws on garage door

MODERATE CONCERN

Latch on patio door does not appear to lock.

NOT WORKING

Patio screen-door is not operating properly on track.

## ! FLOOR

### POSSIBLE CONCERN

Floor in guest bedroom appears to have hump near entry door.

### IMPACT

Recommend license contractor for further evaluation.

### PHOTOS



### POSSIBLE CONCERN

Flooring around toilet in guest bathroom has higher than normal moisture reading.

### PHOTOS



## INTERIOR DOOR

<b>NOT WORKING</b>	<b>Doors in guest rooms and door leading to garage will not lock.</b>
<b>IMPACT</b>	Without a working latch, the door will not close or lock effectively
<b>SUGGESTED ACTION</b>	Recommend repair/replace by qualified person.

<b>NOT WORKING</b>	<b>Latch is not working</b>
<b>IMPACT</b>	Without a working latch, the door will not close or lock effectively

## INTERIOR TRIM

## OVERHEAD DOOR

### SAFETY CONCERN

Eye sensors on overhead garage door is too high. It should sit no more than 6 inches from the ground.

### SUGGESTED ACTION

Adjust eyes sensors to correct height.

### PHOTOS



 SCREEN

 STAIR

✓ **STORM DOOR**

<b>MINOR CONCERN</b>	Appears not close at a proper rate.
IMPACT	Recommend to adjust.

✓ **VANITY**

✓ **WALL**

✓ **WINDOW**

<b>COMPLIMENT</b>	A representative number of windows have been tested for functionality