

# SUPERIOR INSPECTION SERVICES, LLC

## \*\*\* Residential Inspection Report \*\*\*



### **Client's Name**

Jane Smith

### **On**

September 6, 2011

### **Inspection Address**

800 Smith Lane  
Little River, SC 29566

### **Inspected By**

Bryan F. Kier, License #RBI.2428  
SUPERIOR INSPECTION SERVICES, LLC  
2534 Bear Stand Tr., Myrtle Beach SC 29588  
843-492-7349  
bfk0217@sc.rr.com  
www.superior-inspections.com

# SUPERIOR INSPECTION SERVICES, LLC

**Date Of Inspection:** September 6, 2011

**Inspection Address:** 800 Smith Lane, Little River, SC 29566

## General Information

### Client Information

**Name:** Jane Smith

**Street Address:**

**City, State, Zip:**

**Phone #:** 864-123-4567

**Email Address:** smithj@hotmail.com

### Inspection Address

**Street Address:** 800 Smith Lane

**City, State, Zip:** Little River, SC 29566

### Weather Conditions

**Weather Type:** Cloudy

**Temperature:** 75 Degrees

### Structure Type

Single Family /Single Story

### Construction Type

Vinyl Siding with wood frame construction

### Number of Bedroom/Bath

3 Bedroom / 2 Bath / 2 Car Garage

### Estimated Year Built

2005

### Estimated sq. ft.

1,280

### Inspected by

Bryan F. Kier, License #RBI.2428

### Buyer Agent

**Name:** John Johnson

**Phone #:** 864-765-4321

**Email Address:** jjohnson@yahoo.com



## SUPERIOR INSPECTION SERVICES, LLC

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### Inspection / Report limitations

This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without inspection company express written approval. Inspection company copyrights this report, which is protected by copyright law.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

# SUPERIOR INSPECTION SERVICES, LLC

Date of Inspection: 9/6/2011 7:43:36 PM

Inspection Address: 804 Sultana Drive, Little River, SC 29566

## Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes well need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

### Utility Systems and Components

#### **Sewage Supply System: Inspected**

- Cleanout plug needs to be replaced

### Grounds

#### **Driveway / Sidewalks: Inspected**

- Concrete has stress/shrinkage/settlement cracks observed and noted.

### Structural Systems

#### **Floors: Inspected**

- Area in Master bath has shrinkage crack under linoleum

#### **Walls (Exterior): Inspected**

- Two areas where vinyl appears to have been hit and broken, right rear corner of house, right side of garage

#### **Window(s): Inspected**

- Right side window in master bedroom will not close and lock. Needs to be corrected

### Garage

#### **Flooring: Inspected**

- Two small stress cracks on right side that allows ground water to penetrate

#### **Door(s) / Garage door(s): Inspected**

- Garage door opener could not be tested, appeared left side photo cell not functioning

### Roof and Attic

#### **Roof Structure: Inspected**

- There are nail pops throughout the roof both front, back and garage area. The ridge cap nails also need to be resealed.

#### **Roof Covering: Inspected**

- There are pieces missing at the gable ends, should be replaced.

#### **Gutters and Down Spouts: Absent / None**

- Highly recommend having gutters and downspouts installed as slab is within 6 inches of grade and could result in future issues. There are already two areas where ground water is leeching through cracks in the 4 inch concrete lip in garage

#### **Flashing: Inspected**

- Recommend having all flashing around door sills caulked and sealed.

### Bathroom(s)

#### **Floor Covering (Bathroom): Inspected**

- Master bathroom concrete floor has a shrinkage crack beneath the vinyl.

### Kitchen

#### **Floor Covering (Kitchen): Inspected**

- There is an area in the kitchen floor that has come unglued and raised up, needs to be repaired.

# SUPERIOR INSPECTION SERVICES, LLC

Date of Inspection: 9/6/2011 7:43:36 PM

Inspection Address: 804 Sultana Drive, Little River, SC 29566

## Heating and Cooling System(s)

### Heating System : Inspected

- Drain line from attic pan needs a trap installed next to unit and the one outside removed.

### Cooling System : Inspected

- Armaflex insulation needs to be repaired

## Water Heating System(s)

### Water Heating System: Inspected

- Both hot and cold feeds were installed with iron fittings and are badly rusted need to be replaced

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

## Electrical System

### Electrical Service Connection and Components

#### General Observation

Inspected

Satisfactory

#### Service Connection

**Location:** Main Panel - Exterior wall of Garage

**Services connection:** Public Utilities (Underground Service)

**Service on during inspection:** Yes **Type of wiring:** Aluminum

**Service size main panel:** 110 / 220 Volt (Nominal) **Amp:** 200 Amp service

**Service size sub panel:** Not Present **Amp:**

#### Electrical Observations

No concerns observed



### Electrical: Interior and Bedroom Areas

#### Switches / Outlets / Fixtures / Smoke Detector(s)

Inspected

Satisfactory

**Observation:** All smoke detectors need new batteries

### Electrical: Kitchen and Bathroom Areas

#### Switches / Outlets / Fixtures

Inspected

Satisfactory

**Observation:** No concerns observed

## Plumbing Systems

### Gas / Fuel Supply System

#### General Observation

Absent / None

#### Service Connection

**Location:**

**Services connection:**

**Service on during inspection:**

#### Further Comments



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## Water Supply System

### General Observation

Inspected

Satisfactory

### Service Connection

**Location:** Water meter with main shut off located next to street

**Services connection:** Public Utilities (Underground Service)

**Service on during inspection:** Yes

**Water pressure** Good

**Type of supply lines:** Copper piping

### Further Comments

No concerns observed



## Sewage Supply System

### General Observation

Inspected

Satisfactory

### Service Connection

**Location:** Cleanouts located side of home

**Services connection:** Public Utilities (Underground Service)

**Service on during inspection:** Yes

**Type of drain pipes:** PVC piping

### Further Comments

Cleanout plug needs to be replaced



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## Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice are inspected visually for positive grading and drainage that are essential to the welfare of a property and does not attempt to determine the condition of any underground piping, including municipal water, sewer service piping or septic systems. Also inspected are the trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. While driveways and sidewalks of a residence may be dirt, gravel or paved with a hard, solid surface, such as concrete or asphalt. Some cracking in driveways and walkways can be expected; however, they should not cause a tripping hazard, erosion or in any way negatively impact the house. This report is to inform you of current condition as observed at time of inspection.

### Front yard

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Grass / Vegetation

**Further Comments:** No concerns observed



### Side yard(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Grass / Vegetation

**Further Comments:** No concerns observed



### Back yard

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Grass / Vegetation

**Further Comments:** No concerns observed



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## Driveway / Sidewalks

### General Observation

Inspected

Satisfactory

### Description

**Material:** Concrete

**Further Comments:** Concrete has stress/shrinkage/settlement cracks observed and noted.



## Tree's / Shrubbery

### General Observation

Inspected

Satisfactory

### Description

**Further Comments:** No concerns observed



## Grading / Slope

### General Observation

Inspected

Satisfactory

### Description

**Further Comments:** No concerns observed

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## Structural Components / Foundation / Sub Areas

Our inspection of the Structural Components / Foundation / Sub Areas in accordance with industry standards of practice, that includes the visually accessible areas of carports, patio covers, awnings, decks, walls, flooring, ceilings, fascia, trim, soffits, balconies, doors, windows, basement and stairways. We visually inspect the foundation and look for any evidence of structural deficiencies, while foundation type and material of construction may defer such as concrete, masonry block, brick, stone and or wood foundation, they can experience some degree of cracking due to stress, settlement, shrinkage and various temperature change. We will not inspect any detached structures unless contracted to do so. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. This 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 affect the health of the home inspector or other persons. This inspector will not enter crawlspaces or any areas where headroom clearance is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where inspector reasonably determines conditions or materials are hazardous to his health or safety. This report is to inform you of current condition as observed at time of inspection.

### Foundation

#### General Observation

Inspected

Satisfactory

#### Description

**Type of Foundation(s)** Slab on Grade Foundation

**Further Comments:** No concerns noted

### Floors

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Concrete

**Further Comments:** Area in Master bath has shrinkage crack under linoleum

### Ceiling

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Drywall

**Further Comments:** No concerns observed

### Walls (Interior)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Drywall

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Inspected

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Damaged / Repair

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**Further Comments:** No concerns observed

## Walls (Exterior)

### General Observation

Inspected

Minor Repair Needed

### Description

**Material:** Vinyl

**Further Comments:** Two areas where vinyl appears to have been hit and broken, right rear corner of house, right side of garage



## Window(s)

### General Observation

Inspected

Minor Repair Needed

### Description

**Material:** Vinyl (dual pane)

**Further Comments:** Right side window in master bedroom will not close and lock. Needs to be corrected



## Door(s) (Interior & Exterior)

### General Observation

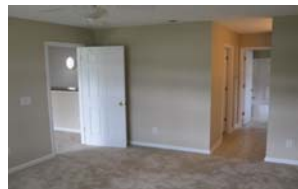
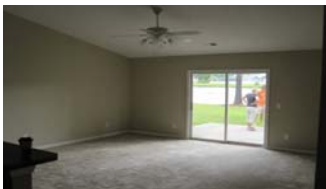
Inspected

Satisfactory

### Description

**Type:** Hollow core (six panel), solid core steel (six-panel) and vinyl slider

**Further Comments:** No concerns observed



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## Balcony / Decks / Porches / Patios

### General Observation

Inspected

Satisfactory

### Description

**Material:** Concrete

**Further Comments:** No concerns observed



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Inspected

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Not Present

Damaged / Repair

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## Garage

Our inspection of Detached Structure area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets, also the plumbing system and their components if present are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

### Electrical / Lighting / Outlets

#### General Observation

Inspected

Satisfactory

#### Description

**Further Comments:** No concerns observed

### Walls (Interior and Exterior)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Sheetrock

**Further Comments:** No concerns observed



### Flooring

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Concrete

**Further Comments:** Two small stress cracks on right side that allows ground water to penetrate



### Door(s) / Garage door(s)

#### General Observation

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Not Present

Damaged / Repair

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Inspected

Minor Repair Needed

## Description

**Material:** Two car garage door (Metal)

**Further Comments:** Garage door opener could not be tested, appeared left side photo cell not functioning



## Attic / Rafters

### General Observation

Inspected

Satisfactory

### Description

**Further Comments:** No concerns observed



## Roofing

### General Observation

Inspected

Satisfactory / Fair

### Description

**Material:** Fiberglass-asphalt shingles, 3 tab

**Further Comments:** Repairs as noted under roofing



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Inspected
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Not Present
Damaged / Repair
Safety Hazard

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## Roof and Attic

Our inspection of the Roof and Attic area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy or inspect underground downspout diverter pipes, remove snow ice or debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. This report is to inform you of current condition as observed at time of inspection. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Roof Structure

#### General Observation

**Inspected**

**Repair Needed**

#### Description

**Further Comments:** There are nail pops throughout the roof both front, back and garage area. The ridge cap nails also need to be resealed.



### Roof Covering

#### General Observation

**Inspected**

**Repair Needed**

#### Description

**Material:** Fiberglass-asphalt shingles, 3 tab

**Viewed from:** Walked the roof

**Further Comments:** There are pieces missing at the gable ends, should be replaced.





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## Roof Slope

### General Observation

Inspected

Satisfactory

### Description

**Further Comments:** Medium Slope - 7 inches per foot.



## Gutters and Down Spouts

### General Observation

Absent / None

None

### Description

**Material:** Metal

**Further Comments:** Highly recommend having gutters and downspouts installed as slab is within 6 inches of grade and could result in future issues. There are already two areas where ground water is leeching through cracks in the 4 inch concrete lip in garage



## Flashing

### General Observation

Inspected

Minor Repair Needed

### Description

**Material:** Aluminum

**Further Comments:** Recommend having all flashing around door sills caulked and sealed.



## Ventilation

### General Observation

Inspected

Satisfactory

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## Description

**Further Comments:** No concerns observed



## Attic Structure

### General Observation

Inspected

Satisfactory

### Description

**Viewed From:** By entering crawl space

**Further Comments:** No concerns observed



## Attic Vents

### General Observation

Inspected

Satisfactory

### Description

**Type:** Soffit and ridge

**Further Comments:** No concerns observed



## Insulation

### General Observation

Inspected

Satisfactory

### Description

**Materials:** Fiberglass bat and blown in

**Further Comments:** No concerns observed

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## Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes flushing toilet(s), testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Shower pans/Tubs are visually checked for possible leakage concerns, but leaks often do not show except when the shower/tub is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout, caulking and other sealants used in the bathroom areas. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

### Cabinet(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Wood Cabinets

**Further Comments:** No concerns observed



### Countertop(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Synthetic Marble

**Further Comments:** No concerns observed



### Floor Covering (Bathroom)

#### General Observation

Inspected

Satisfactory / Fair

#### Description

**Type:** Vinyl sheeting

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Not Inspected

Not Present

Damaged / Repair

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**Further Comments:** Master bathroom concrete floor has a shrinkage crack beneath the vinyl.



## Toilet(s)

### General Observation

Inspected

Satisfactory

### Description

**Type:** Porcelain

**Further Comments:** No concerns observed



## Shower/Tub

### General Observation

Inspected

Satisfactory

### Description

**Type:** Prefabricated shower bath combinations

**Further Comments:** No concerns observed



## Bathroom Plumbing

### General Observation

Inspected

Satisfactory

### Description

**Type:** Copper and PVC

**Further Comments:** No concerns observed

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## Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

### Cabinet(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Wood and laminate cabinets

**Further Comments:** No concerns observed



### Countertop(s)

#### General Observation

Inspected

Satisfactory

#### Description

**Material:** Laminate countertop

**Further Comments:** No concerns observed





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## Floor Covering (Kitchen)

### General Observation

Inspected

Repair Needed

### Description

**Material:** Vinyl sheeting

**Further Comments:** There is an area in the kitchen floor that has come unglued and raised up, needs to be repaired.



## Laundry

### General Observation

Inspected

Satisfactory

### Description

**Material:** Sheetrock walls and ceiling, vinyl floor

**Further Comments:** All hookups were present and satisfactory. Trim ring was missing from water hookup



## Kitchen Plumbing

### General Observation

Inspected

Satisfactory

### Description

**Material:** Copper and PVC

**Further Comments:** No concerns observed



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## Kitchen Appliances

We perform a visual and brief operational inspection of built-in appliances listed within this report. This inspector will not operate: Any system that is shut down, any system that does not function properly, any system that does not turn on with the use of normal operating controls, any gas appliance that requires the use of a match or other remote burner lighting device, or determine leakage from microwave ovens, Inspector will not move any personal items or other obstructions, Inspector will not dismantle, open, or uncover any system or component or enter or access any area which may, in the opinion of the inspector, be unsafe or where damage might occur. The following items are excluded from this report; Portable appliances, appliances timers & thermostats, water filtration devices, icemakers, instant hot water makers, clothes washer & dryer operation, appliances that are concealed. While kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement even though functional at time of inspection, NO warranty is expressed or implied. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances five years or older of course, are more prone to failure. While every effort was made by this inspector to find all areas of concern, some areas can go unnoticed. Any repair items mentioned within this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection needed or repair issues as it relates to the comments within this inspection report.

### Refrigerator / Freezer

#### General Observation

Inspected

Satisfactory

#### Description

**Location:** Kitchen - Free standing



#### Further Comments

No concerns observed

### Microwave

#### General Observation

Inspected

Satisfactory

#### Description

**Location:** Kitchen - Build in cabinet



#### Further Comments

No concerns observed

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Inspected

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## Electric Range

### General Observation

Inspected

Satisfactory

### Description

**Location:** Kitchen - Free standing between counter/cabinets

### Further Comments

Anti-tip bracket is installed



## Dishwasher

### General Observation

Inspected

Satisfactory

### Description

**Location:** Kitchen - Free standing between counter/cabinets

### Further Comments

No concerns observed



## Food Waste Disposer

### General Observation

Inspected

Satisfactory

### Description

**Location:** Kitchen (inside sink base cabinet)

### Further Comments

No concerns observed



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# SUPERIOR INSPECTION SERVICES, LLC

**Date Of Inspection:** September 6, 2011  
**Inspection Address:** 800 Smith Lane, Little River, SC 29566

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

## Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### Heating System

#### General Observation

Inspected

Satisfactory

**Furnace Name:** Bryant **Year Model:** 2005  
**Model #:** FA4BNF024 **Serial #:** 1604A85198  
**Heat source type:** Heat Pump/Split System with electric back up  
**Fuel type:** Electricity **Vent type:**  
**Location:** Attic



#### Further Comments

Drain line from attic pan needs a trap installed next to unit and the one outside removed.

# SUPERIOR INSPECTION SERVICES, LLC

**Date Of Inspection:** September 6, 2011  
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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

## Cooling System

### General Observation

Inspected

**Furnace Name:** Bryant  
**Model #:** ID Tag Missing                      **Serial #:**  
**Cooling type:** Central Air Conditioning System  
**Location:** Left side yard

**Satisfactory**  
**Year Model:** 2005



### Further Comments

Armaflex insulation needs to be repaired

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# SUPERIOR INSPECTION SERVICES, LLC

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**Inspection Address:** 800 Smith Lane, Little River, SC 29566

Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

## Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### General Description

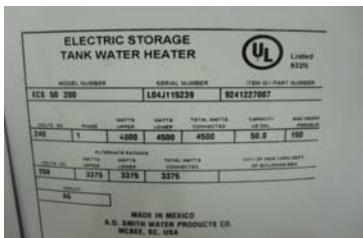
### Water Heating System

#### General Observation

**Inspected**

**Repair Needed**

<b>Brand:</b> AO Smith	<b>Year Model:</b> 2005
<b>Model #:</b> ECS50200	<b>Serial #:</b> LO4J115239
<b>Type of system:</b> Electric demand water heater	
<b>Fuel type:</b> Electricity	<b>Tank capacity:</b> 50 gallon
<b>Location:</b> Garage	
<b>Ventilation type:</b> None	



#### Further Comments

Both hot and cold feeds were installed with iron fittings and are badly rusted need to be replaced

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