

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the South Carolina Residential Builders Commission.

This inspection report prepared specifically for:

Carl Lester Freeman
216 Honeysuckle Ln
Florence, SC 29506



Inspected by: **Mike McEwan**



Home Inspections of Florence
 776 Saint Andrews Road
 Florence, SC 29501
 Phone: (843) 665-8090
 Cell: (843) 230-7766
 MikeInspections@AOL.com

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Deficiency Summary

Home Inspections of Florence 776 St. Andrews Rd. Florence, SC 29501 Phone: (843) 665-8090 e-mail: MikelInspections@aol.com

Insp Date: 4/14/2008

216 Honeysuckle Ln

File # 136

ROOF

The chimney flashing has been repaired. This is usually a sign that it has been leaking, and it is also generally a sign that the flashing was improperly installed in the first place. If it is not currently leaking, it will likely do so soon. Tared and chalked chimney flashing are always a high-maintenance item, unless the tar and old flashing are removed and new flashing are properly installed. Some raised shingles are noted around this area.

There is a damaged area in the roof that is inaccessible due to finished area in attic.

Recommend evaluation by roofing contractor.

EXTERIOR

Rotted fascia board material located at back corners of house. Replace rotted fascia board material.

Rotted soffit board material located at back of house near rear door. Replace rotted soffit board material.

Some windows are missing screen and/or storm windows. Most are not operational due to painted shut.

Front door weather-stripping is damaged and needs replacing.

The main electrical service is to low over the driveway. Call your local power company and cable company.

Wood siding shows signs of weathering, Some boards are loose and need to be re-nailed.

Front porch post are not proper material used for load bearing. They are cracked and over time may bow. Recommend that this area be evaluated by a linseed contractor.

HVAC

Sub floor shows some minor wood staining around A/C duct boot due to not properly insulated, causing condensation around subfloor.

PLUMBING

Water heater temperature is set too high. Very high water temperatures are a scalding hazard. You should set the water heater to a maximum temperature of 120 degrees.

ELECTRICAL

There is a light fixture that was seen in attic area that has no junction box. Install junction box.

KITCHEN & LAUNDRY

Laundry door is missing hardware and is not in the track.

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings than what is listed on this page.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings:	See Comments Recommend evaluation by roofing contractor	Major Concern
2	Ventilation:	Acceptable	
3	Flashings:	See Comments	
4	Skylights:	Not Present	
5	Chimneys:	Acceptable	
6	Gutter system:	Not Present	
7	:		
8	:		

INFORMATION

9	Main roof age: Appears at End of Life	14	Ventilation: Combination Gable & Soffit
10	Other roof age:	15	Chimney: Brick
11	Inspection method: Viewed from ground	16	Chimney flue:
12	Roof covering: Asphalt Shingle	17	Gutters: None
13	Roof layers: First		

ROOF COMMENTS

- 18 **Roof inspection is limited to readily accessible areas. The Inspector is not required to perform tasks that place him in danger.**
- The chimney flashing has been repaired. This is usually a sign that it has been leaking, and it is also generally a sign that the flashing was improperly installed in the first place. If it is not currently leaking, it will likely do so soon. Tarred and chalked chimney flashing are always a high-maintenance item, unless the tar and old flashing are removed and new flashing are properly installed. Some raised shingles are noted around this area.**
- There is a damaged area in the roof that is inaccessible due to finished area in attic.**
- Recommend evaluation by roofing contractor.**
- Recommended that gutter system be installed for better drainage.**



Roof

Roof Damage Noted

R



Roof

Chimney Flashing Resealed

R

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Wet bar:	Not Present		
6 Fireplc/woodstove:	Acceptable		
7 Smoke detectors:	See Comments		
8 CO detectors:	Not Present		
9 Stairs/balcony/rails:	Acceptable		
10 :			

INFORMATION

- | | | | |
|---|--------------------|--------------------|--|
| <p>11 Rooms inspected:
Bedrooms #: 3</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Entranceway</td> </tr> <tr> <td style="padding: 2px;">Family Room</td> </tr> </table> | Entranceway | Family Room | <p>12 Walls & ceilings: Sheet Rock</p> <p>13 Floors: Laminate Carpet Tile</p> <p>14 Number of wet bars: 0</p> <p>15 Number of fireplaces/woodstoves: 1</p> |
| Entranceway | | | |
| Family Room | | | |

INTERIOR ROOM COMMENTS

- 16 **Window operation is limited because some windows are painted shut or stuck.**
- Safety concern. Windows should be operational in bedrooms for emergency exits during fire.**
- Insufficient number of smoke detectors present. Install additional smoke detectors.**
- National Fire Protection Association (NFPA), minimum protection requires a smoke detector outside each sleeping area and on every level of the home.**
- Note that houses built before 1978 may contain lead paint.**