



Report: 1210XXX00-inspection 2 **Address:** 2011 Harbor Bay Dr

January 24, 2012

Jack Smith

RE: 2011 Harbor Bay Ct
Taylors, SC 29687



Dear Jack:

At your request, a visual inspection of the above referenced property was conducted on February 25, 2012. An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of observations or defects that need further evaluation or repair by appropriately Licensed Contractors.

GROUNDS/PORCHES

Grading/Drainage:

2.13 Site:

Catch basin observed. Recommend review with the seller regarding the operation, care and maintenance required. The building site is sloped. Evidence of poor drainage observed. Drainage appears to be slow around the foundation at the left side. Suggest observing during rainfall and taking corrective action as needed.





Report: 1210XXX00-inspection 2 Address: 2011 Harbor Bay Dr

EXTERIOR - FOUNDATION

Exposed Foundation:

3.5 Materials & Gen Condition:

Building slab is constructed with poured and formed concrete. Condition - Typical settlement cracks noted. In slab construction the inspector is unable to determine the extent of the cracks at the covered interior areas.

Recommend sealing all cracks and monitoring for further movement.



ROOF SYSTEM

Roof:

5.4 Roof Covering Condition:

Shingles are curling and show a loss of their mineral granule coating. A licensed roofing contractor should be called in to make further evaluation and to repair or replace as needed.



The roof is warped somewhat at the right side of the garage. Refer to attic framing comments.



Attic Conditions:

5.9 Structure:

One of the truss webs is cracked towards the bottom and to the left of the attic access. The upper piggy back trusses are pulling loose at the bottom chord attachment to the lower top chords. This may be related to the warped sheathing observed at the garage roof. If further information or structural analysis of the roof system is desired, an engineer who specializes in roof construction should be consulted prior to close of property. Trusses - Lateral bracing observed for supporting the truss system.



Report: 1210XXX00-inspection 2 Address: 2011 Harbor Bay Dr



HEATING - AIR CONDITIONING

Fireplaces / Solid Fuel Heating:

8.10 Interior Rooms:

Gas logs present, not tested; pilot off. See seller for lighting instructions and condition prior to closing. Gas logs are turned on to verify operation only, if the pilot is lit

INTERIOR ROOMS

Windows:

12.13 Master and Other Bedrooms:

Water staining observed at the sill/wall of the left rear bedroom. Recommend for review or repairs as needed.



Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

M T Parker

M Thomas Parker
The Inspector General
SC Licensed Contractor 23132 and Inspector #87
Certified EPA, NEHA, SCDHEC Listed Radon Specialist
ESA Certified Air Quality Hygienist
American Society of Home Inspectors (ASHI #31689)
Past SC ASHI Chapter President
National Association of Home Builders
NAHB Research Center Certified Inspector
Certified Green Builder Professional
Over 10,000 Homes Inspected