



## ACE Preferred Inspections, Inc.

PO Box 1154 Mt. Pleasant, SC 29465

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SuperiorService@ACEPreferredInspections.com

## SUMMARY REPORT

**PLEASE NOTE: This SUMMARY REPORT only contains descriptions of noteworthy conditions as determined by your home inspector.**

**Please read your FULL REPORT for additional comments and conditions you need to be aware of or may wish to have repaired.**

Prepared for: Michael Staley

Date of Inspection: 11/6/2015

Property Address: 1905 North St

Beaufort

SC 29902

Inspector(s): Bob Lee SCHI#2748





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GENERAL CONDITIONS

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 our SERVICE AGREEMENT that was presented to you during the scheduling process. This report reflects conditions visible and apparent at the time of inspection. Please read the REMARKS printed on each page and call us for an explanation of any aspect of this Report that you do not fully understand.

Weather: cloudy

Date of Inspection: 11/6/2015 Time: 8:00 AM Outside Temperature: 70 Most recent rain: past 48 hours

Present at all or part of inspection: [ ] Buyer(s) [X] Owner(s) [ ] Buyer Agent [ ] Seller Agent
[ ] Appraiser [ ] CL-100 Inspector [ ] Contractor(s) Other:

Name of Inspector(s): Bob Lee SCHI#2748

At time of inspection house was: [X] Occupied [ ] Vacant

Basic House Information: 3 Bedrooms, 4 Full Bath(s), 1 Half Bath(s), 3400 Square Feet, Year Built: 1911

Note: Square footage and year built are approximate and were not independently verified by ACE.

Public utilities available at property: [X] Electricity [X] Water [X] Natural Gas

Public utilities on for inspection: [X] Electricity [X] Water [X] Natural Gas

The SUMMARY that follows is a tabulation of conditions identified by your inspector as being worthy of short term investigation and repair. When you read your entire report you may identify additional conditions you wish to have repaired even though they are not listed in the SUMMARY. It is your responsibility to read your entire report and take all action necessary to ensure that all conditions that concern you are properly addressed.

Photos included in the report are representative in nature. Photos do not necessarily depict all occurrences of a given defect and every defect observed may not be photographed. Please read the entire report and contact us immediately if further explanation or clarification is required.

An oral presentation and unlimited phone consultation is included with your inspection service. Your report is not completely delivered until you have reviewed and discussed the full report and its findings with your inspector. Please contact us immediately if any questions arise.

Read entire report for additional remarks you should be aware of.

Directions are referenced as the house is viewed from the front yard.

Recommend qualified licensed contractors properly evaluate and repair all concerns prior to closing, or at least evaluate conditions noted and deliver a written estimate of repair costs prior to closing.

Nice house in above average condition for its age.

To protect the long term health of your home, contact our office about the maintenance and monitoring inspections we offer.

This inspection is not a substitute for a wood destroying insect evaluation provided by a licensed pest control operator. Recommend you obtain and review a CL-100 letter on the property prior to closing.

This Pre Listing Inspection report was prepared for exclusive use by Michael Staley. Any other party who relies on this report agrees to hold harmless ACE Preferred Inspections, Inc. for any and all unreported conditions and the expense necessary to cure them, regardless of cost or consequences. An updated report is available for 50% off the regular price - call office for details.



11/6/2015

1905 North St

## SUMMARY

For the purposes of this report, observations are summarized in the following manner:

**SIGNIFICANT:** Conditions in need of immediate attention where corrective action is likely to be relatively complex and involve coordination of multiple trades, or a substantial immediate health or safety hazard is present.

**ROUTINE:** Components that are leaking, damaged, or broken or conditions with corrective actions that are relatively straightforward to correct and likely involve a moderate repair expense. Routine conditions may escalate if not corrected.

**SAFETY:** Conditions that would be prudent to address in a timely manner to avoid possible injury or death.

The body of the report may contain numerous other recommendations you should be aware of. Please read your entire report and contact us with any questions. The summary and report do not address cosmetic conditions.

### ROUTINE

#### FOUNDATION AND FRAMING

Ends of joists under front left bedroom bath, and the short header that supports them, do not have bearing on hangers or ledgers. Recommend a contractor evaluate and properly support them.

Banding and joists at front stairs left under kitchen and along rear of original structure are insect and moisture damaged. Additional hidden damage may be present. Recommend a contractor evaluate these areas, check for hidden damage, and properly repair all deteriorated components.

Truss member has been cut to accommodate living room fireplace flue. Recommend a contractor repair it in accordance with the written recommendations of the truss manufacturer or a qualified engineer. You should maintain a file copy of the repair specification for future reference.

Rafter splices present above middle hall and at right front are not properly reinforced. Recommend a contractor evaluate and add stiff legs or similar braces under them.

Purlins missing at rafter mid span above middle right hall where braces were removed to accommodate pull down stairs. Recommend a contractor evaluate and repair.

#### INSULATION AND VENTILATION

Water stains are present on sub-floor in rear crawlspace at left front corner of living room by side entry door. Recommend a contractor evaluate and repair any hidden damage and eliminate the moisture source.

Dryer vent discharges to crawl space. Recommend a contractor properly route it to the exterior.

Right gable vent screen is damaged. Recommend a contractor repair it to keep animals out.

#### HEATING

Crawl space ductwork is in poor condition. Joints are loose, disconnected and leaky. Insulation is missing or falling off. Ductwork is not adequately supported and is too close to the ground. Recommend a technician evaluate and repair or replace it.

#### PLUMBING

Drain pipe under master shower has been severed. Recommend a plumber repair it.

#### INTERIOR

Front vintage fireplaces have no dampers. Recommend a specialist install them to avoid continuous loss of conditioned air.

#### ROOF AND DRAINAGE

Living room chimney shoulders are stucco. Stucco is not an approved roof covering material. Recommend a contractor waterproof



11/6/2015

1905 North St

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chimney shoulders with an approved roof covering.

### EXTERIOR

Living room chimney stucco exterior has no drainage plain at base of wall, stucco & backing that extends below grade, no backer rod reinforced caulk joints at wood trim joints and stains are present in chase at top by cover. Recommend a qualified stucco expert evaluate the installation and address all noted concerns as well as any others he finds.

Rotted wood observed at areas including but not limited to siding at left rear in front of and behind chimney and at window frame at rear of right chimney. This is not a complete list and additional rotted spots may be present. Recommend a contractor survey the ENTIRE exterior and replace all rotted wood.

### DETACHED STRUCTURE

Rust stains are visible in air handler pan, indicating a prior problem with condensate drainage. Recommend a technician verify pan integrity and confirm that condensate properly drains away from the unit.

### SAFETY

#### INSULATION AND VENTILATION

Chimney chase is open to the attic. Recommend a contractor provide proper fire stopping.

#### HEATING

Furnace disconnect inner cover is missing at right side of structure. Bare conductors are exposed. Recommend a technician install a proper cover.

#### PLUMBING

Corrugated stainless steel gas tubing is not visibly connected to the system electrical ground. Recommend a technician establish a proper connection that is compliant with current manufacturer instructions that may have changed since the tubing was installed. Corrugated stainless steel tubing is more susceptible to damage from lightning when not properly grounded.

#### ELECTRICAL

Limbs close to incoming power lines should be trimmed to avoid damage to wire insulation.

Holes present in bottom and rear of exterior service panel and sub-panels in laundry room need covers.

Exterior service panel inner cover screw is absent, a child could potentially pull it open.

Branch circuits in sub panels are not completely labeled.

GFCI protection is not present at exterior rear porch receptacle.



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Uncovered junction boxes are present in scattered locations throughout the attic and crawl space.

Exposed slices are present throughout the crawl space.

Numerous wire runs under the house are not adequately supported.

The house does not have a carbon monoxide detector. Elevated carbon monoxide levels can occur in any home so it is recommended that one be added.

Recommend a licensed electrician examine the electrical system and properly address all noted concerns as well as any others he finds.

### INTERIOR

Pull down stair front hinge arm is detached. Recommend a contractor secure it.

### ROOF AND DRAINAGE

Right chimney flue cover is held in place by a brick, flue is blocked and currently unsafe to use. Recommend a contractor remove the brick and properly cover the flue to prevent water entry.

### DETACHED STRUCTURE

Small gap and one bent pipe at connection present in guest house flue. Recommend a chimney specialist evaluate to verify its integrity and the absence of leaks.

Smoke detector missing from mount bracket in right rear room. Recommend an electrician install one.

Squeeze connector absent where conductors enter bottom of service panel. Recommend an electrician install one.



Front.



Right side.



Rear.



Left rear.



Left front.



Guest house left side and front.



Ends of joists under front left bedroom bath, and the short header that supports them, do not have bearing on hangers or ledgers.



Banding along left side of original structure are insect and moisture damaged.



Truss member has been cut to accommodate living room fireplace flue, stains present in chimney chase at wall sheathing.



Rafter splices present above middle hall and at right front are not properly reinforced.



Water stains are present on sub-floor in rear crawlspace at left front corner of living room by side entry door.



Stains present at middle hip ridge. Hip ridge is not supported.



Chimney chase is open to the attic, truss has been cut.



Furnace disconnect inner cover is missing at right side of structure.



Crawl space ductwork insulation is absent under rear hall at original structure.



Stains and deteriorated sub flooring are present around floor registers where duct connection is partially detached.



Drain pipe under master shower has been severed.



Holes present at rear of exterior service panel needs to be covered.





Exposed slice present in crawl space at right wall.



Exposed slices at cloth romex wiring in middle area of crawlspace below hall to right front bedroom.



Pull down stair front hinge arm is detached.



Right chimney flue cover is held in place by a brick, flue is blocked and currently unsafe to use.



Living room chimney shoulders are stucco.



Living room chimney stucco exterior has stains present in chase at top by cover.



Rotted wood observed at siding at front of left rear chimney, caulk filled backer rod expansion joint absent chimney and siding.



Rust stains are visible in guest air handler pan, refrigerant line insulation is short at unit casing.