

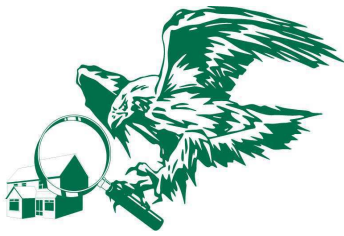
Hawk-Eye Home Inspections, LLC



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License #RBI1025

This report is nontransferable and is intended for the sole purpose of said client (buyer) and/or designated others that was agreed upon by Hawk-Eye Home Inspections, LLC.



Summary

Address: 123 Sample St Beaufort, SC 29907	Date: 11/14/2012	
	Arrival: 09:00 AM	Departure: 11:00 AM
Name: Rea Quest	Inspector: Lenny Andrews	
Occupied/furnished The residence was occupied/furnished at the time of inspection. According to the states standards of practice a residential home inspection is limited to readily accessible area's. No disassembly of equipment or activating of equipment that has been shut down should be performed. No opening of walls, moving of furniture/appliances/stored items or excavation is to be performed.		

Major Concern

Interior Roof and Frame

Finding

Roof leak found with high moisture reading (active leak) on the interior side of roof sheathing. Leak was found over the bedroom area. Recommend repair by a licensed roofer.

Minor Repair

Covering

Finding

Damaged roof shingles found on the back of the home.

Doors, Windows and Eaves

Finding

Dry rot/water damage found on the bottom of the door casing on the back of the home.

Finding

Dry rot/water damage found on the exterior window trim on the front of the home.

Doors, Windows and Eaves

Finding

Dry rot/water damage found on the bottom of the door casing on the back of the home.

Finding

Dry rot/water damage found on the exterior window trim on the front of the home.

Summary

Address:
123 Sample St

Date:
11/14/2012

Appliances

Finding

Garbage disposal did not function when tested.

Safety Concern

Main Panel

Finding

Wires improperly run from the breaker box. The outgoing wire(s) did not have wire fasteners (romex connectors) installed. Wire fasteners prevent wires from fraying against the metal panel box and possibly shorting.

GFCI Outlets

Finding

GFCI receptacle did not trip when tested on the exterior of the home on the front porch.

General Maintenance

Storm Doors, Windows and Screens

Finding

Screens found torn on the back porch.

Cosmetic Repair

Siding / Wall Coverings

Finding

Damaged siding found on the back left corner of the home.

Recommendation

Porches, Patios and Decks

Finding

Wood deck is weathered. Recommend sealing wooden decks with water sealant to prevent any further deterioration of surfaces. Wood may be treated, however yearly maintenance is still recommended.

Insulation

Summary

Address: 123 Sample St	Date: 11/14/2012
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Finding

Inadequate insulation was found in the attic area. Insulation R-value was insufficient for minimum requirements. We recommend increasing R-value to a minimum of R-30.

Additional Information

Supply Lines

Finding

Polybutylene plumbing noted in this home. See narrative report for further information.



Home Inspection Report

Address: 123 Sample St Beaufort, SC 29907		Date: 11/14/2012	
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Mailing Address 987 Test Dr Bluffton, SC 29910		Agent Information Name: none Company: n/a	
Phone: (843) 555-5555		Payment Information Made By: Buyer Price: \$ 000.00 Method: Paid at the time of the inspection	

Site

Home Inspection Report

Address: 123 Sample St	Date: 11/14/2012
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Site

General Condition

State of Property

Average

References

It is the opinion of the inspector based on the age of this home that the general condition of the home is average. Some repairs may be needed, but most repairs appear to be common type of repairs for this age home.

This report is intended as a general guide to help the client make his or her own evaluation of the property being inspected. This inspection/report is NOT an engineers inspection/report. The inspection is not intended to reflect the value of the premises, nor make any representation as to the advisability of the purchase. The report expresses the personal opinion of the inspector, based upon his visual impressions of the home that exist at the time of inspection only. The inspection and reports are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances, or stores items, or excavation was performed. All components and conditions which by nature of their location are concealed, camouflage, or difficult to inspect are excluded from the report.

Systems, items and conditions which are not within the scope of the home inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable material, other environmental hazards, pest infestation, security and fire protection systems, household appliances, humidifiers, paint, wall paper and other treatments to windows, recreational or playground equipment, under ground storage tanks, energy efficiency measurements, cooling equipment, internal or under ground drainage or plumbing, any system which are shut down or otherwise secured, water wells, zoning ordinances, concealed or private secured systems, heating system accessories, solar heating system, irrigation systems, water softener, central vacuum system, telephone, intercom, cable TV systems, heating sensors, lightning arrestors, trees or plants, codes, ordinance, statutes and covenants for cosmetic or code conformity. Client understands that the above mentioned items are accepted from this inspection and any comments about these systems on the conditions are informal only and do not represent a thorough inspection.

Three report/inspection is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their components. An opinions expressed regarding adequacy, capacity, or expected life of component are a general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

The inspection and report are performed and prepared for the sole and exclusive use and possession of client, home inspector, and designated agents. No other person or entity may rely on this report issued pursuant to this agreement. The client further agrees that the inspector is liable only up to two times the cost of the inspection and only if there has been failure to follow the states standards of practice.

Weather

Conditions

Cloudy

Temperature

60 Degree's

Home Inspection Report

Address:
123 Sample St

Date:
11/14/2012

Site

Plot Elevation

Slope
Positive

Retaining Walls
No

References

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Direction Home Faces

Direction of front entry
Southeast

Sidewalks

Type
Concrete,

Landscaping

Driveway

Type
Concrete,

References

Concrete driveways usually have expansion joints in them. These joints are to prevent cracks from spreading and control the crack within the joint. Area of concern is when the surfaces become uneven or unlevel that can cause tripping hazards or damage to tires. Most areas are effected by tree roots or erosion of soil. These areas should be repaired for personal safety. Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Roof

Construction

Style
Gable

Skylights
No

Home Inspection Report

Address:
123 Sample St

Date:
11/14/2012

Roof

Roof Penetration, venting, and Flashing

Penetrations

Gable Vents, Ridge Vents,

Flashing

Not Visible

Gutters and Downspouts

Type

Aluminum,

Covering

Type

Composition Shingles

Approximate Age

5 - 7 Years

Layers

1

References

Asphalt and Fiberglass shingle roofs have a normal life of 15 to 25 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require that both layers must be removed before installing a new roof.

When the report indicates that a roof is "satisfactory", that means it is satisfactory for its age and general usefulness. A roof that is stated to be satisfactory may show evidence of past leaks or may develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Minor Repair

Damaged roof shingles found on the back of the home.



Structure

Dwelling

Type

Single Family

Construction

Wood Frame

Exterior

Trim

Home Inspection Report

Address:
123 Sample St

Date:
11/14/2012

Exterior

Paint

Siding / Wall Coverings

Type
Vinyl,

Cosmetic Repair

Damaged siding found on the back left corner of the home.



Storm Doors, Windows and Screens

General Maintenance

Screens found torn on the back porch.

Doors, Windows and Eaves

Home Inspection Report

Address:
123 Sample St

Date:
11/14/2012

Exterior

Minor Repair

Dry rot/water damage found on the bottom of the door casing on the back of the home.



Minor Repair

Dry rot/water damage found on the exterior window trim on the front of the home.



Porches, Patios and Decks

Type	Steps
Wood,	Wood,

References

All surfaces of untreated wood need regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts, which are buried in the ground and made of untreated wood, will rot within a year or two. All posts and wood members with ground contact should be of treated wood or constructed of wood, which has natural resistance to rot. Decks should be nailed with galvanized or aluminum nails.

Recommendation

Wood deck is weathered. Recommend sealing wooden decks with water sealant to prevent any further deterioration of surfaces. Wood may be treated, however yearly maintenance is still recommended.

Garage / Carport

Type and Size

Type	Size	Storage Area
Attached Garage	1 Car	No

Door and Automatic Opener

Home Inspection Report

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Garage / Carport

Interior

Floors
Concrete

Ceiling and Walls
Finished

Windows and Pedestrian Doors

Electrical

Service

Size
200 Amp

Wire
#3

Incoming Service
Overhead

References

Overhead wiring should be inspected yearly for deterioration of wires and for safety hazards of tree branches growing into the wires. Most electrical companies will cut back branches at no charge to you.

Placing of swimming pools should not be located under service cables unless a minimum of 22 feet of clearance is allowed.

Service Conductors

Main
Aluminum

Branch Circuits
Copper

References

Aluminum Wiring is commonly used in SEC (service entrance cables).

Main Panel

Location
Garage

Type
Breakers

Ground Wire
Connected to Rod

Safety Concern

Wires improperly run from the breaker box. The outgoing wire(s) did not have wire fasteners (romex connectors) installed. Wire fasteners prevent wires from fraying against the metal panel box and possibly shorting.



Smoke Detectors

Home Inspection Report

Address:
123 Sample St

Date:
11/14/2012

Electrical

Outlets, Switches, and Fixtures

Type of Outlets
Good

Fixtures
Good

GFCI Outlets

Safety Concern

GFCI receptacle did not trip when tested on the exterior of the home on the front porch.

Interior

Walls and Ceilings

Floors

Type
Carpet, Ceramic Tile,

References

Where Carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Windows

Type
Single Hung,

Frame
Vinyl,

Glass
Insulated,

Doors

Type
Hollow Core, Louvered,

Environmental

Mold
No test requested

Lead paint
No test requested

Radon
No test requested

References

Mold is not always visible. It can grow under wall paper, behind baseboards, walls, under carpet, and wood floors. Other areas that have a history of mold is in the HVAC ducts (heating and cooling ducts).

Mold needs water/moisture to grow. If the home has any water leaks or water damage there is a possibility of mold growth. One way to determine if mold is present is to conduct air sampling. Air sampling is available at an additional cost.

Lead paint was used in homes built prior to 1979. If this home was built prior to 1979 recommend testing for personal safety.

Kitchen

Home Inspection Report

Address:
123 Sample St

Date:
11/14/2012

Kitchen

Stove

Stove Top
Electric

Oven
Electric

Cabinets and Counter tops

Cabinets
Wood

Countertops
Formica

Flooring

Type
Ceramic Tile

Appliances

Type
Refrigerator, Dishwasher, Garbage Dis

References

Refrigerators have a normal life of 15 to 20 years.

Dishwasher have a normal life of 8 to 12 years. Inspection of the dishwasher is a visual inspection only. Inspector runs a cycle during inspection and checks for leaks.

Recommend adding a couple trays of ice once a month to help clean the system and sharpen the blade. Also adding a pot of hot water prior to this will help loosen any grease build up.

Minor Repair

Garbage disposal did not function when tested.

Plumbing

Water Supply

Type
Public

Main Shutoff
In Meter Box

Meter Location
Front Yard

Water Pressure

Waste System

Type
Public

Home Inspection Report

Address:
123 Sample St

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11/14/2012

Plumbing

Supply Lines

Type

Polybutylene,

References

Polybutylene supply lines noted in this home. It is believed that oxidants in the public water supplies, such as chlorine, react with polybutylene piping and fittings causing them to scale and flake and become brittle. Micro-fractures result, and the integrity of the system is reduced. Thus, the system becomes weak and may fail without warning causing damage to the home and/or personal property.

It is believed other factors may also contribute to the failure of the polybutylene system, such as improper installation. It is virtually impossible to detect installation problems or if the lines are getting weak throughout an entire system. Recommend consulting with a licensed plumber on replacement.

Additional Information

Polybutylene plumbing noted in this home. See narrative report for further information.

Waste Lines

Type

PVC,

References

Should have a long dependable life. Easy to repair. Caustic chemicals could dissolve or damage the plastic.

Plumbing Fixtures

Water Heater

Type

Electric

Size

40 Gallons

Approximate Age

5-8 Years

References

The life expectancy of a water heater is typically eight to twelve years. Gas water heaters do heat faster than electrical water heaters giving a quicker recovery time. Thermostats control the water temperature. Dishwasher manufacturers often recommend that the water be 140 degrees F. Some dishwashing detergents will not dissolve completely at lower temperatures. To save energy and avoid burns, 115 to 120 degrees is a better setting. Some Dishwasher can heat their own water, so the water heater setting can be lower.

Washer and Dryer Connections

Location

Closet

Bathrooms

Bathroom #1 - Location, Type, Ventilation

Location

Hallway

Type

Full

Ventilation

Exhaust Fan

Home Inspection Report

Address: 123 Sample St	Date: 11/14/2012
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Bathrooms

Bathroom #1 - Tub/Shower, Tub/Shower Walls, Flooring

Tub/Shower Tub/Shower	Tub/Shower Walls Fiberglass	Flooring Ceramic
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Bathroom #2 - Location, Type, Ventilation

Location Master	Type Full	Ventilation Window and Exhaust Fan
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Bathroom #2- Tub/Shower, Tub/Shower Walls, Flooring

Tub/Shower Tub/Shower	Tub/Shower Walls Fiberglass	Flooring Ceramic
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Heating

Heating System #1 - Make & Model #, Location, and Type

Make and Model # Goodman -024ABC0012	Location Back of Home	Type Heat Pump
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References

A heat pump is a device that transfers thermal energy from a heat source to a heat sink. Most heat pumps are split system (one coil on the interior and one on the outside of the home).

Heat pumps are one of the most efficient systems to heat and cool a home. Heat pumps use refrigeration instead of fuel combustion to heat and cool.

When a heat pump is used in heating, it uses the same basic refrigeration-type cycle as in air conditioning, but releases the heat into the home instead of the surrounding environment. In this use, heat pumps draw heat from the cooler external air. Reversible heat pumps are designed to work in either direction, in order to provide heating or cooling to the internal space. They operate by changing which coil is the condenser and which is the evaporator coil.

Most units have a normal life of 10 to 12 years. Units should be serviced at least once a year. Air flow is more critical with heat pumps than other type of HVAC systems. The filters should be changed every thirty days.

Inspector performs a visual inspection of the units only. No disassembly of equipment or diagnostic of equipment is allowed by states standards of practice.

It is always recommended to have a licensed HVAC company further evaluate units (especially if unit is over 10 years of age).

Heating systems is not tested if the outside air temperature is above 85 degree's fahrenheit at the time of the inspection, or if the cooling system was already on and running. Switching between heating and cooling cycle could damage internal parts.

It is common for mold and/or mildew growth (black growth) on HVAC units in the attic, crawlspace, or closets. It is not possible to determine if or the type of mold/mildew or dust without further testing. Inspector only report if black growth appears excessive at the time of inspection. Testing is available at an additional charge.

Heating System #1 - Fuel Source, Approximate Size and Age

Fuel Source Electric	Approximate Size 2 Ton	Approximate Age 3-7 Years
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Home Inspection Report

Address:
123 Sample St

Date:
11/14/2012

Heating

Heating System #1 - Condition

Tested
Yes

Heating System #1 - Distribution

Type	Filter	Humidifier
Ductwork	Disposable	Not Applicable

References

Air filters should be washed once every 30-60 days to provide proper air circulation throughout the house. Also do not block furniture in front of returns. If you have only one return location in the home. Closing of bedroom doors does not allow the air to circulate in those rooms.

Cooling

Cooling System #1 - Make & Model #, Location, and Type

Make and Model #	Location	Type
Goodman -024DEF00123	Back of Home	Heat Pump

References

When the heat pump is working to cool your home, the duct and fans bring the warm air in the home to the compressor unit. The compressor unit then uses the same gas evaporation/compression process it uses to heat the home, but in reverse (removes the heat from the home).

Cooling System #1 - Approximate Size and Age

Approximate Size	Approximate Age
2 Ton	3 - 7 Years

References

The ratings are given in tons. A ton represents 12,000 BTU's per hour. Each ton of BTU rating can cover on an average 600 square foot. Checking supply and returns air ducts, no apparent or visible signs of blockage of air. The inspection does not cover areas that require the removal of panels that are not provided by the manufacturer for inspections and/or service.

Cooling systems are not test unless the outside temperature is above 64 degrees for the past 24 hours. Running system on the cooling cycle showed the unit to be not tested at the time of inspection.

Life expectancy is typically ten to fifteen years, in moderate climates and eight to ten years in hot climates.

Home Inspection Report

Address:
123 Sample St

Date:
11/14/2012

Cooling

Cooling System #1 - Condition

Tested

Not tested

References

The HVAC cooling system is not tested if the outside temperature has been below 65 degree's over the past 24 hours or the system is in the heating cycle at the time of inspection. Switching between the heat cycle and cool cycle could damage the unit.

According to states standards of practice a home inspector is not allowed to disassemble equipment or activate any equipment that has been shut down or off.

The inspection of the HVAC system is an observed general condition only. It is always recommended to have a licensed HVAC company further evaluate and test system.

Attic

Location, Access and Inspection Method

Location

Hallway

Access

Pulldown

Inspection Method

Walked

References

Attics should be inspected annually for water stains on the underside of the roof sheathing. One should also look for rot, mildew, and fungus indicating high humidity levels in the attic. Check to make sure the insulation is not wet. Attic vents should be checked to ensure that they are not obstructed. Safety note, be careful walking around, don't fall through ceiling area or step on wires. Compressed insulation loses much of its insulating value.

Ventilation

Types

Ridge Vent, Soffit Vent, Gable End Lou

Interior Roof and Frame

Major Concern

Roof leak found with high moisture reading (active leak) on the interior side of roof sheathing. Leak was found over the bedroom area. Recommend repair by a licensed roofer.



Home Inspection Report

Address:
123 Sample St

Date:
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Attic

Insulation

Type	Average Depth	Approximate R-Value
Loose Fill Fiberglass	1 - 6 Inches	R-19

References

Compressed insulation loses much of its insulating value.

Recommendation

Inadequate insulation was found in the attic area. Insulation R-value was insufficient for minimum requirements. We recommend increasing R-value to a minimum of R-30.

Foundation

Foundation Type

Type	Floor
Cement Slab	concrete

References

Concrete slabs often have cracks through them. Most of these cracks are caused from settling or shrinkage during drying time after the cement is poured.

Cracks that become uneven or have excessive separation should be further evaluated by a licensed builder or a structural engineer.

Inspector can not inspect under floor coverings and any area that is concealed or obstructed by landscape, debris, and/or personal items.

Inspector only reports if cracks are present. Inspector does not measure the size of the crack. It is up to the client to determine if he/she is to have a crack further evaluated.

Basement
