



Select Home Inspections

6241 Lindsey Rd
 Myrtle Beach SC 29588-6638
 Inspector: Chris Owens
 Chris@SHIcoast.com
 843-602-1077/843-250-9764
 SC License #48794

Summary

Client(s): **Steve Johnson**









Property address: **1234 Sample, Street Myrtle Beach, SC 29588**

Inspection date: **Sunday, April 12, 2015**









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Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information



Grounds


- 2**  - Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices.
- 3**  - A door swung outward over one or more sets of stairs, and either no landing was installed, or the landing didn't extend at least 20 inches beyond the outermost swing area of the door. This a safety hazard since someone standing on the stairs can fall or be pushed backwards if the door is opened. Recommend that a qualified contractor repair per standard building practices.
- 4**  - Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.
- 5**  - Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.
- 6**  - Some nails securing decking boards were loose and were not flush with the surfaces of boards. Boards are more likely to loosen and warp. This may pose a safety hazard to those with bare feet. Recommend that a qualified person repair as necessary. For example, by replacing nails or installing screws. Note that existing nails that are simply pounded back in will be likely to loosen again.
- 7**  - One or more drains in the yard or landscaped areas appeared to be clogged. Water may accumulate and become a nuisance, or may flow towards the building. Recommend that a qualified person clear drains as necessary.
- 8**  - Vegetation was overgrown around equipment for one or more utilities such as gas or electric meters. Vegetation should be pruned or removed as necessary to allow unobstructed access.
- 9**  - Decking boards were installed with little or no gap between them. Organic debris such as leaves or evergreen needles may accumulate in between the boards will likely cause rot or deterioration. This is a conducive condition for wood-destroying organisms. At a minimum, keep decking boards clean in the future. Ideally boards should be reinstalled with a 3/8 inch gap between them.

Exterior and Foundation


- 10**  - One or more large trees were very close to the foundation. Tree roots can cause significant structural damage to foundations, or may have already caused damage (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to foundations.
- 11**  - One or more windows or doors were installed with no "drip cap" or "Z" flashings installed above them. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as necessary. Consult with a qualified contractor about installing flashings where needed, and per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed.
- 12**  - Some nail heads at the composition wood siding were protruding from the wood, or had been nailed in so as to break the surface of the siding, and caulk was missing. Most manufacturers of composition wood siding specify that nail heads should be flush with the surface, and that the surface of the siding should not be broken. If broken, then caulk should be applied to the nail heads to prevent water penetration and subsequent deterioration of the siding. Recommend that a qualified person repair per the siding manufacturer's specifications.
- 13**  - Vegetation such as trees, shrubs and/or vines - was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Roof



- 14**  - Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.
- 15**  - One or more roof flashings were missing. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



16  - One or more gutters and/or downspouts were loose, leaking and/or damaged. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Attic and Roof Structure



18  - One or more exhaust fan ducts terminated at a soffit vent rather than at a dedicated hood or cap. Soffit vents are designed to allow cool air to be drawn into the attic, and to prevent excess moisture from accumulating in the attic. When such ducts are routed to terminate at soffit vents, the moist exhaust air may flow back into the attic and the soffit venting will be reduced. Recommend that a qualified contractor repair per standard building practices. For example, by installing approved hoods or caps at the roof surface or exterior wall(s), and permanently securing exhaust ducts to them.

Garage or Carport



19   - One or more extension springs supporting garage vehicle door were stretched. This is an indication that the spring(s) have been weakened. Stretched extension springs are a potential safety hazard in the event that they break. The vehicle door could fall shut or a spring could strike someone nearby when it breaks. Recommend that a qualified contractor replace stretched extension springs.

20   - Appliances such as the water heater and/or furnace were subject to damage from vehicles because no protective barrier was installed in front of them. This is a potential safety hazard for fire and/or shock. A qualified contractor should install a barrier per standard building practices. For example, a steel post or specially made wood partition anchored in the concrete slab floor.

21   - The photoelectric sensors that trigger the auto-reverse feature on one or more garage vehicle doors' automatic openers were located higher than 4-6 inches from the floor. This is a potential safety hazard. A qualified person should relocate sensors so they are 4-6 inches from the floor per standard building practices.



22   - The wall-mounted control for one or more automatic garage vehicle door openers was less than 5 feet off the floor, or within reach of children. This is a safety hazard. Children should not be able to operate automatic garage vehicle door openers. A qualified person should relocate controls for door openers so they are at least 5 feet above floors and/or out of reach of children.

Electric



23   - Panel(s) #A had inadequate working space. This is a safety hazard when opening or working in panels. Electric panels should have the following clearances:



- An open area 30 inches wide by 3 feet deep in front of the panel
- 6 feet 6 inches of headroom in front of the panel
- The wall below the panel is clear to the floor
- The center of the grip of the operating handle of the switch or circuit breaker not more than 6 feet 7 inches above the floor or working platform

Recommend that a qualified contractor repair or make modifications per standard building practices. If panels must be opened for repairs, then a qualified electrician should perform repairs.

24   - One or more circuit breakers in panel(s) #C were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit:

<http://www.reporthost.com/?DBLTAP>



25   - One or more electric receptacles were incorrectly wired with an open neutral. Recommend that a qualified electrician repair as necessary.

26   - One or more knockouts were missing from panel(s) #A. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes. Recommend that a qualified person install knockout covers where missing and per standard building practices.




Plumbing / Fuel Systems

27   - One or more leaks were found in drain pipes or fittings. A qualified plumber should evaluate and repair as necessary.



Water Heater

- 28  - No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install a drain line per standard building practices.
- 29  - The water heater was installed in an unheated space on a concrete floor and was not resting on an insulated pad. The bottom of the casing is likely to rust, and energy efficiency may be reduced. Recommend installing an insulated pad under the water heater.





Heating, Ventilation and Air Condition (HVAC)

- 31  - One or more heating or cooling air supply registers had a weak air flow, or no apparent flow. This may result in an inadequate air supply to some rooms. Adjustable damper(s) in ducts may exist and be adjusted to improve the flow. Adjusting register controls may also help to improve the flow. If such adjustments don't result in a balanced flow to registers, have a qualified HVAC contractor evaluate and repair or make modifications as necessary.
- 32  - Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.
- 33  - Vegetation such as trees, shrubs and/or vines were too close to the heat pump or air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearance around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend pruning and/or removing vegetation as necessary.




Kitchen

- 35  - The under-sink food disposal was jammed. Recommend that a qualified contractor repair or replace as necessary.
- 36  - The sink faucet was dripping. Recommend that a qualified person repair as necessary.

Bathrooms, Laundry and Sinks

- 38  - The inspector was unable to verify that the glass used in one or more windows by the bathtub and/or shower at location (s) #B was approved safety glass. Glazing that is not approved safety glass located in areas subject to human impact is a potential safety hazard. Standard building practices require that approved safety glass be used in enclosures for bathtubs, showers, spas, saunas and steam rooms, and in windows where the bottom edge of the window is less than 60 inches above the drain inlet or standing surface. Wire-reinforced glass is not acceptable. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.
- 39  - Tile, stone and/or grout in the flooring at location(s) #A was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.
- 40  - Gaps, no caulk, or substandard caulking were found between the bathtub and the floor at location(s) #A, B and C. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.
- 41  - Recommend cleaning and sealing the grout in flooring at location(s) #A now and in the future as necessary to prevent staining and to improve waterproofing.

Interior, Doors and Windows

- 42  - One or more exterior doors were significantly damaged or deteriorated. Recommend that a qualified person replace door(s) as necessary.
- 43  - Some interior door hardware (hinges) were loose. Recommend that a qualified person repair or replace as necessary.
- 44  - Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.