



## Inspection Report

Mr. [REDACTED] Hightower  
Mrs. [REDACTED] Hightower

Property Address:

[REDACTED]  
[REDACTED]



**Allegiance Inspections LLC**

**Alece Wood SC License #49246  
1195 St Matthews Road  
PMB 318  
Orangeburg SC 29115**

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<b>Date:</b> 4/11/2019	<b>Time:</b> 09:45 AM	<b>Report ID:</b> 041119-edisto
<b>Property:</b> [REDACTED]	<b>Customer:</b> [REDACTED]	<b>Real Estate Professional:</b> [REDACTED]

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**(Repair or Replace)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**  
Customer representative

**Type of building:**  
Single Family (2 story)

**Approximate age of building:**  
Over 50 Years

**Temperature:**  
Over 65 (F) = 18 (C)

**Weather:**  
Cloudy, Clear

**Ground/Soil surface condition:**  
Dry

**Rain in last 3 days:**  
Yes

**1. Roof System / Chimneys and Attic**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Metal flue - roofside



Rafters roof system



Plywood sheathing

**Styles & Materials**

Roof Covering:  
3-Tab fiberglass

Viewed roof covering from:  
Ground

Sky Light(s):  
None

Walked roof  
Binoculars

**Chimney (exterior):**

Brick

**Attic Insulation:**

Batt

**Ventilation:**

Gable vents  
Soffit Vents

**Roof Structure:**

Rafters

**Roof-Type:**

Gable

**Attic info:**

Attic access

**Method used to observe attic:**

Walked

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings			•	•
1.2	Skylights, Chimneys and Roof Penetrations				•
1.3	Ventilation of Roof/Attic	•			
1.4	Roof Drainage Systems (Gutters/Downspouts)			•	
1.5	Roof Structure and Attic (report leak signs or condensation)				•
1.6	Ventilation Fans and Thermostatic Controls in Attic			•	
1.7	Insulation in Attic				•
1.8	Visible Electric Wiring in Attic				•

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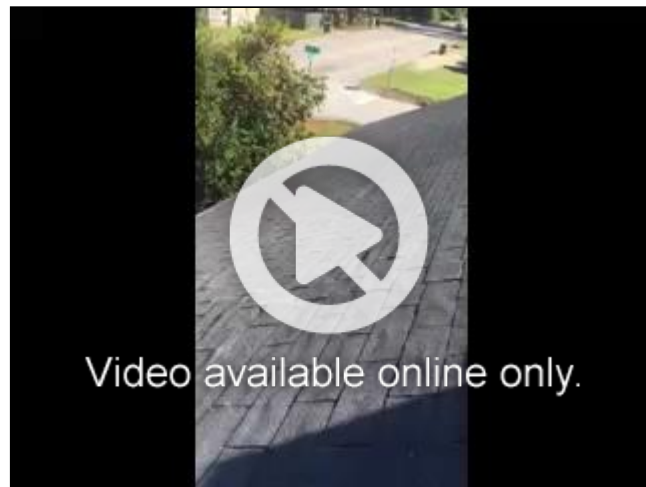
IN NI NP RR

**Comments:**

**1.0 (1) Video of roof covering**



1.0 Item 1(Video)



1.0 Item 2(Video)



1.0 (2) Shingles have holes, missing, damaged, blistering , loose. It appears roof has **reached the end of its useful life;**  
**recommend roof replaced by a qualified professional roofing contractor**



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture) Nail pops - can result in leaks



1.1 (1) Improper flashing at plumbing vent; recommend replacing by qualified professional roofer



1.1 Item 2(Picture) Illustration of proper plumbing vent installation

1.1 Item 1(Picture)

1.1 (2) Asphalt shingle flashing in valley blistering/damaged recommend replacing



1.1 Item 3(Picture)



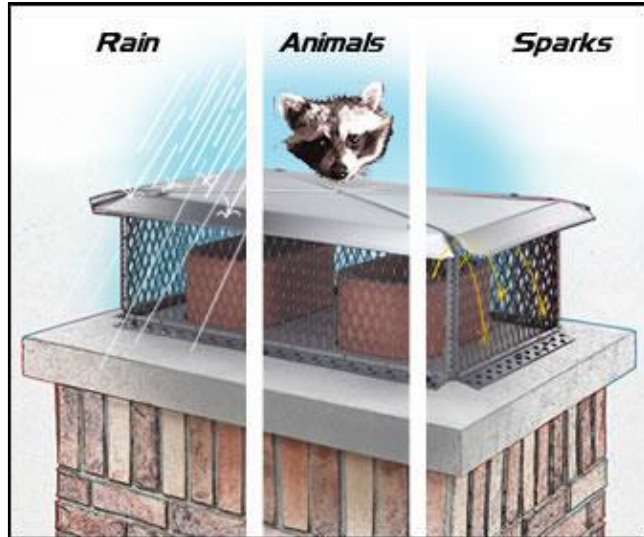
1.2 (1) Item 4(Picture) Recommend rain cap/spark arrestor on chimney chase

Step flashing on exterior chimney chase sealed with apparent roof tar; recommend monitoring and repair when necessary

Apparent moisture stains on sheathing near interior chimney chase in attic



1.2 Item 1(Picture) Exterior chimney chase



1.2 Item 2(Picture) Illustration of rain cap/spark arrestor



1.2 Item 3(Picture)



1.2 Item 4(Picture) Chimney chase in attic



1.2 Item 5(Picture) Moisture stain near chimney chase in attic



1.2 (2) Roof vent rusted; recommend replacement by qualified professional contractor



1.2 Item 6(Picture)

1.5 (1) Soft wood/wood rot on exterior ceiling of front entry area; moisture meter readings: 22.8%, 23.8%, 48.3%; the maximum acceptable moisture percentage for wood is 20%. Recommend replacing damaged areas as applicable



1.5 Item 1(Picture)



1.5 Item 2(Picture)





1.5 Item 3(Picture)

1.5 Item 4(Picture)

1.5 (2) Moisture stains on sheathing in attic; recommend evaluation by qualified professional roofer and repair or replace as necessary



1.5 Item 5(Picture)

**1.5 (3) Hole in roof deck; recommend repair by qualified professional roofer**



1.5 Item 6(Picture)

**1.7 Insulation failing throughout attic area; apparent install on underside of roof deck; recommend repair by qualified contractor**



1.7 Item 1(Picture)



1.7 Item 2(Picture)





1.7 Item 3(Picture)

1.8 Open junction boxes in attic; recommend repair or replace all open junction boxes, loose wires as applicable



1.8 Item 1(Picture)



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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Styles & Materials**

<b>Siding Style:</b> Bevel	<b>Siding Material:</b> Metal	<b>Exterior Entry Doors:</b> Wood Fiberglass
<b>Appurtenance:</b> Covered porch	<b>Driveway:</b> Asphalt	

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)				•
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias				•
2.6	Water faucets (hose bibs)	•			
2.7	Light fixtures and electrical outlets (exterior)	•			
2.8	Other - Grounds		•		

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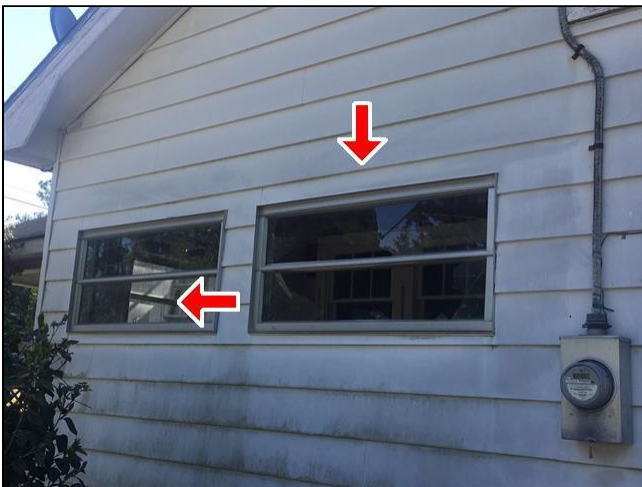
**Comments:**

**2.1 Door frame detached from casing; recommend repair**



2.1 Item 1(Picture)

**2.2 (1) Multiple windows with holes, cracked glass. damage; recommend replacing**



2.2 Item 1(Picture) Exterior view of damaged windows





2.2 Item 2(Picture)



2.2 Item 3(Picture) Glass broken/shattered - on floor



2.2 Item 4(Picture) Cracked window glaze

2.2 (2) Multiple windows missing; recommend installing



2.2 Item 5(Picture) Exterior view of missing window



2.2 Item 6(Picture) Window missing



2.2 Item 7(Picture) Damaged window in attic



2.2 Item 8(Picture) Window missing



2.3 Wood support post damaged/wood rot; recommend replacing



2.3 Item 1(Picture)



**2.4** The tree limbs that are in contact with roof and siding or hanging near roof and siding should be trimmed to at least 6 inches away from siding; clear from roofline.



2.4 Item 1(Picture)

2.4 Item 2(Picture)

**2.5** Fascia damaged; open areas in the exterior roof system are prone to water and pest intrusion which can cause damage; recommend repair



2.5 Item 1(Picture)

**2.7** No apparent electric outlets on the exterior

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**3. Garage**

**Styles & Materials**

**Garage Door Type:**  
N/A

**Garage Door Material:**  
N/A

**Auto-opener Manufacturer:**  
N/A

		IN	NI	NP	RR
3.0	Garage Ceilings			•	
3.1	Garage Walls (including Firewall Separation)			•	
3.2	Garage Floor			•	
3.3	Garage Door (s)			•	
3.4	Garage window (s)			•	
3.5	Occupant Door (from garage to inside of home)			•	
3.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**



**4. Kitchen Components and Appliances**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

**Styles & Materials**

<p><b>Dishwasher Brand:</b> HOTPOINT</p>	<p><b>Disposer Brand:</b> NONE</p>	<p><b>Exhaust/Range hood:</b> UNKNOWN BRAND</p>
<p><b>Range/Oven:</b> Appliance not installed at time of inspection</p>	<p><b>Built in Microwave:</b> WHIRLPOOL</p>	<p><b>Cabinetry:</b> Wood</p>
<p><b>Countertop:</b> Laminate</p>	<p><b>Dryer Power Source:</b> 220 Electric</p>	<p><b>Dryer Vent:</b> None</p>

		IN	NI	NP	RR
4.0	Ceiling	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Doors			•	
4.4	Windows				•
4.5	Counters and Cabinets (representative number)	•			
4.6	Plumbing Drain, Waste and Vent Systems				•
4.7	Plumbing Water Supply, Distribution System and Fixtures				•
4.8	Outlets, Switches and Fixtures				•
4.9	Dishwasher	•			
4.10	Ranges/Ovens/Cooktops			•	
4.11	Range Hood (s)	•			
4.12	Trash Compactor			•	
4.13	Food Waste Disposer			•	
4.14	Microwave Cooking Equipment			•	
4.15	Clothes Dryer Vent Piping			•	

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**Comments:**

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4.4 Window above kitchen sink does not open with normal pressure to operate; recommend repair

4.6 Active water leak under kitchen sink; Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber should repair or correct as needed.



4.6 Item 1(Picture)

4.6 Item 2(Picture)

4.7 The lever on faucet leaks at the kitchen sink. I recommend repair as necessary by a qualified person.



4.7 Item 1(Picture)

**4.8** Switch missing protective cover with active wires present; this receptacle is located within 6 feet of a water source (kitchen sink); this is a safety hazard; recommend repair by licensed electrician



4.8 Item 1(Picture)

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**5. Rooms**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**Styles & Materials**

**Ceiling Materials:**

Gypsum Board  
Ceiling Tile

**Wall Material:**

Gypsum Board  
Paneling

**Floor Covering(s):**

Hardwood T&G  
Laminated T&G  
Self adhesive tile  
Unfinished

**Interior Doors:**

Wood

**Window Types:**

Single pane  
Jalousie

		IN	NI	NP	RR
5.0	Ceilings				•
5.1	Walls				•
5.2	Floors	•			
5.3	Steps, Stairways, Balconies and Railings				•
5.4	Doors (representative number)				•
5.5	Windows (representative number)				•
5.6	Outlets, Switches and Fixtures				•

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**IN NI NP RR**

**Comments:**

**5.0 Multiple large moisture stains on ceiling at various rooms in the home; recommend repair after replacing roof**



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)

5.1 Apparent mold present on walls and door frames in hall area; recommend remediation by qualified person



5.1 Item 1(Picture)



5.1 Item 2(Picture)



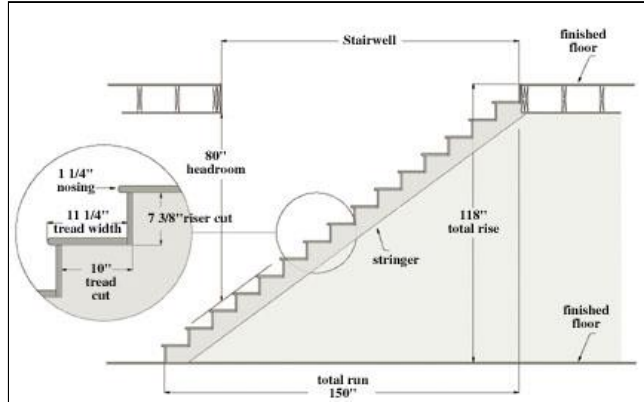


5.1 Item 3(Picture)

5.3 (1) The stair structure is improper. Please refer to the illustration photo for proper installation of the stairwell to meet current standards



5.3 Item 1(Picture)



5.3 Item 2(Picture)

**5.3 (2)** The hand/guard rail for the stairs to second level is loose. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



5.3 Item 3(Picture)



5.3 (3) Stairs to attic space has no handrail present; recommend installation by qualified person; this is a safety hazard



5.3 Item 4(Picture)

**5.4 (1) Multiple doors missing proper hardware (door knobs); recommend repair**



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)

**5.4 (2) Bedroom door would not close properly; not aligned with door frame; recommend repair or replace**



5.4 Item 4(Picture)



5.4 (3) No door separating rooms from attic space; this is a safety concern; recommend installation of doors where needed



5.4 Item 5(Picture)



5.4 Item 6(Picture)



5.4 Item 7(Picture)

**5.5** Multiple windows in this home will not open with normal pressure to operate; this restricts egress in cases where emergency exiting is necessary; recommend repair

**5.6 (1)** Light fixture missing in bedroom; could not test functionality of fixture in second level rooms; recommend repair as necessary



5.6 Item 1(Picture)



5.6 Item 2(Picture)

**5.6 (2)** Active "hot" wire with no protective junction box in enclosed garage; recommend repair by licensed electrician- this is a safety hazard



5.6 Item 3(Picture)

**5.6 (3) Amateur wiring in crawlspace; recommend installation of junction box by qualified electrician**



**5.6 Item 4(Picture)**

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**6. Bathroom and Components**

**Styles & Materials**

**Exhaust Fans:**

None

		IN	NI	NP	RR
6.0	Ceiling	•			
6.1	Walls				•
6.2	Floors	•			
6.3	Doors	•			
6.4	Windows	•			
6.5	Counters and Cabinets (representative number)	•			
6.6	Plumbing Drain, Waste and Vent Systems				•
6.7	Plumbing Water Supply, Distribution System and Fixtures	•			
6.8	Outlets, Switches and Fixtures				•
6.9	Exhaust fan			•	

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IN NI NP RR

**Comments:**

6.1 Wall between tub cabinet caulked; this may deteriorate over time; recommend monitoring and repair as needed

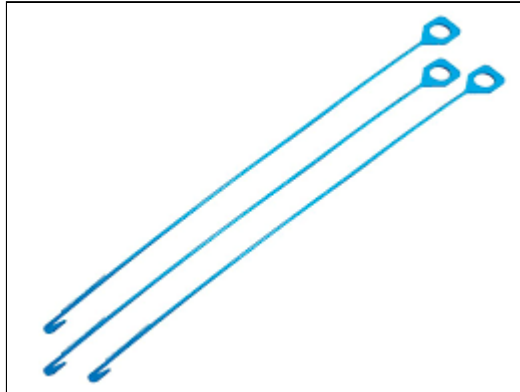


6.1 Item 1(Picture)

**6.6** Sink in master half bath draining slow; recommend repair using a budget friendly method first i.e. drain "snake" or chemical drain cleaner. If this does not work, recommend evaluation by a professional plumber.



6.6 Item 1(Picture)



6.6 Item 2(Picture) Drain cleaner (suggestion)



**6.8 (1)** One electric receptacle in hall bath embedded in light fixture; this type of configuration is not grounded and not recommended for use near water sources; this is a safety hazard; recommend licensed electrician install proper GFCI receptacles in both bathrooms.

No apparent receptacle present in master half bath.

**6.8 (2)** Light fixture in hall bath did not work; recommend testing with new light bulb; repair if necessary



6.8 Item 1(Picture)

**6.8 (3)** Toilet in master half bath did not work at time of inspection; recommend repair or replace



6.8 Item 2(Picture)

**6.9 (1)** Recommend installing exhaust fan in HALL bath.

**6.9 (2)** No exhaust fan needed in master HALF bath if window opens properly to provide a source of venting

# 7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



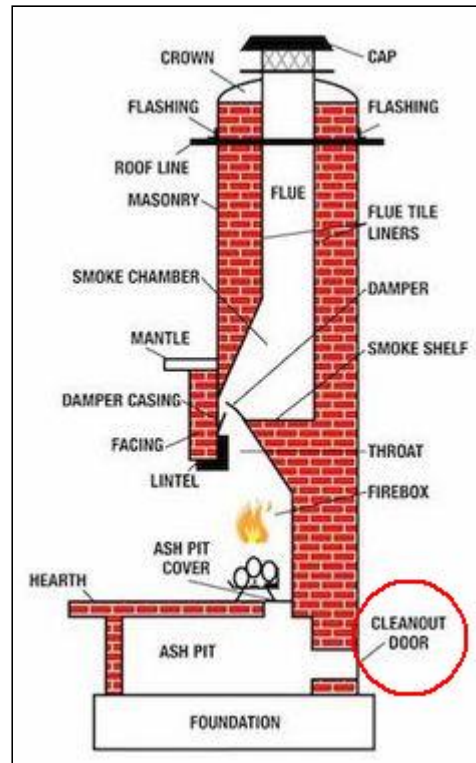
Joists in crawlspace



Girder in crawlspace



Apparent chimney clean out in crawlspace- see illustration





**Styles & Materials**

**Foundation:**

Masonry block

**Method used to observe Crawlspace:**

Crawled

**Floor Structure:**

Wood beams

**Columns or Piers:**

Masonry block

**Ceiling Structure:**

Rafters roof system

**Floor System Insulation:**

NONE

		IN	NI	NP	RR
7.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
7.1	Walls (Structural)	•			
7.2	Columns or Piers	•			
7.3	Floors (Structural)				•
7.4	Ceilings (Structural)	•			
7.5	Insulation Under Floor System			•	
7.6	Vapor Retarders (in Crawlspace or basement)	•			
7.7	Ventilation of Foundation Areas	•			

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IN NI NP RR

**Comments:**

7.3 Damaged subfloor near pipe entry; recommend repair by qualified contractor



7.3 Item 1(Picture)

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**8. Plumbing System**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Water heater age: 2010 approx 9 years



Water heater data label



**Styles & Materials**

**Water Source:**

Public

**Plumbing Water Supply (into home):**

Copper

Pex

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

PVC

Cast iron

**Water Heater Power Source:**

Electric

**Water Heater Capacity:**

40 Gallon (1-2 people)

**Water Heater Location:**

Utility Room

**WH Manufacturer:**

WHIRLPOOL

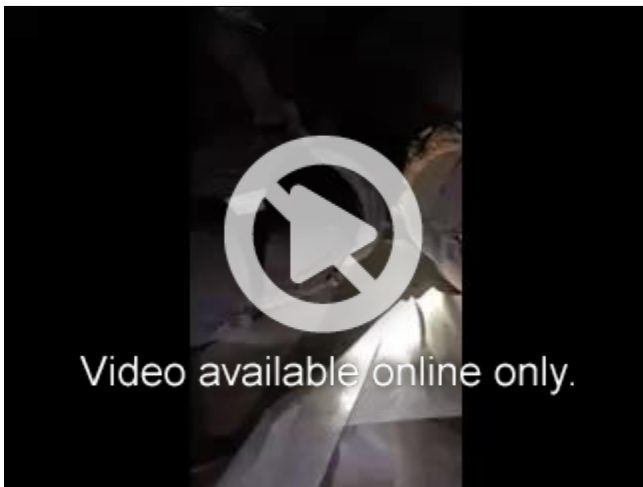
		IN	NI	NP	RR
8.0	Plumbing Drain, Waste and Vent Systems				•
8.1	Plumbing Water Supply, Distribution System and Fixtures				•
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents				•
8.3	Main Water Shut-off Device (Describe location)	•			
8.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
8.5	Main Fuel Shut-off (Describe Location)	•			
8.6	Sump Pump			•	

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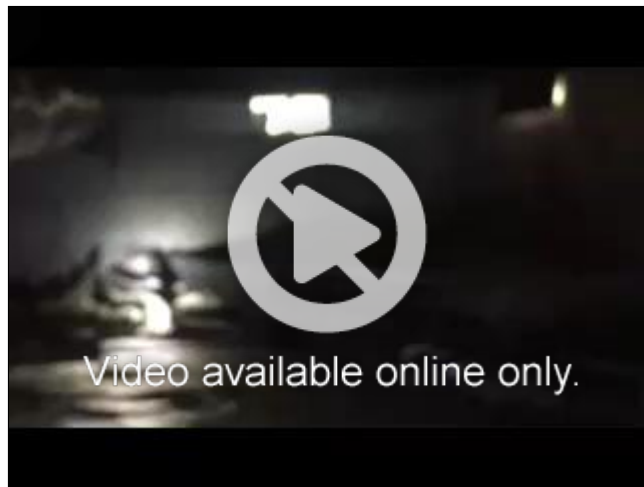
IN NI NP RR

**Comments:**

**8.0** (1) Video of water leak and damaged cast iron pipes in crawlspace; recommend replacing all damaged pipes by qualified professional plumber



8.0 Item 1(Video)



8.0 Item 2(Video)



8.0 Item 3(Picture)

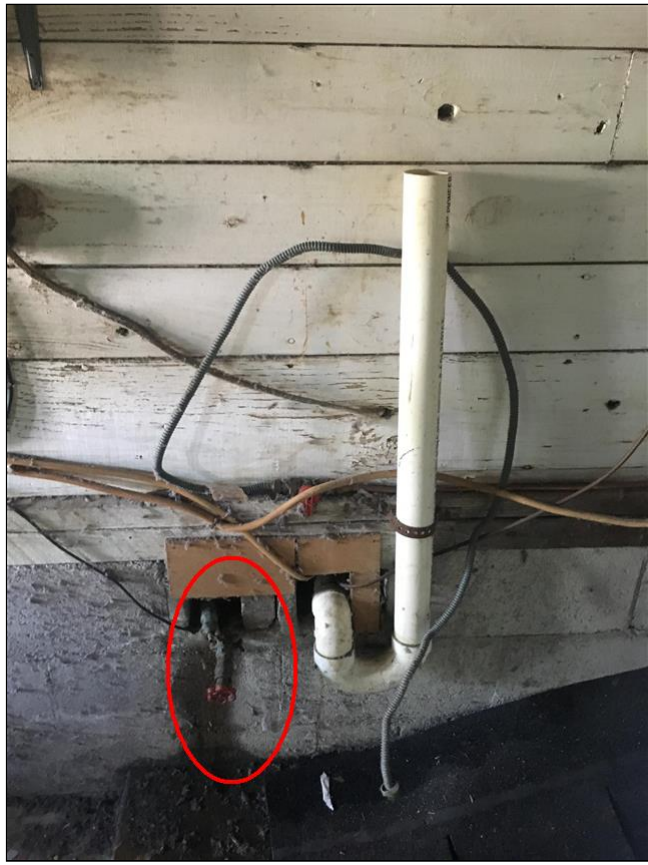


8.0 Item 4(Picture)

**8.0** (2) Rust present on cast iron pipes; debris present on inside; recommend upgrading plumbing waste system in crawlspace as necessary



8.0 Item 5(Picture)

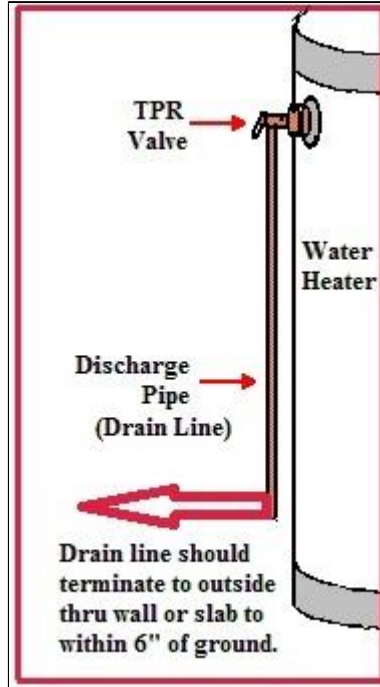




**8.2** The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

**8.3 Main water shut off**



8.3 Item 1(Picture)

**8.5 Main gas shut off**



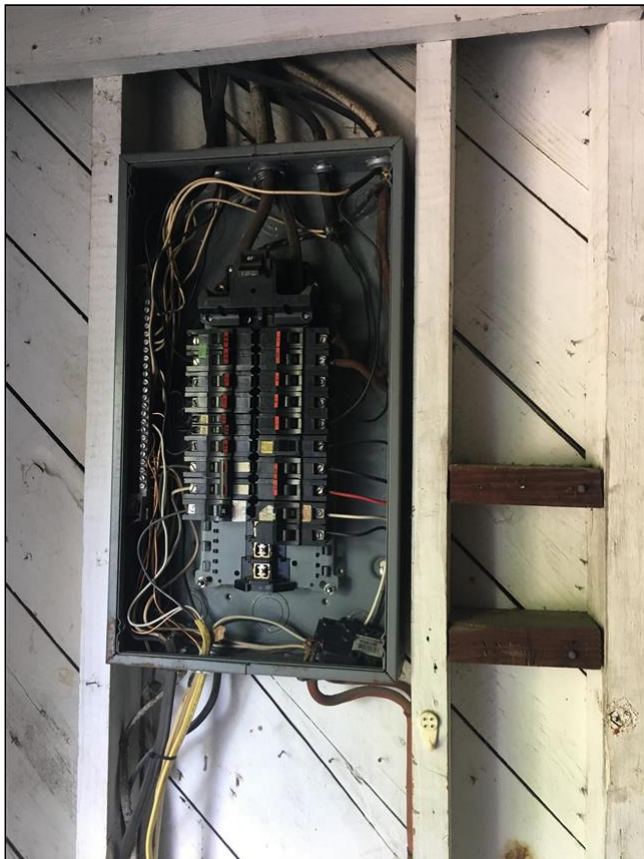
8.5 Item 1(Picture)

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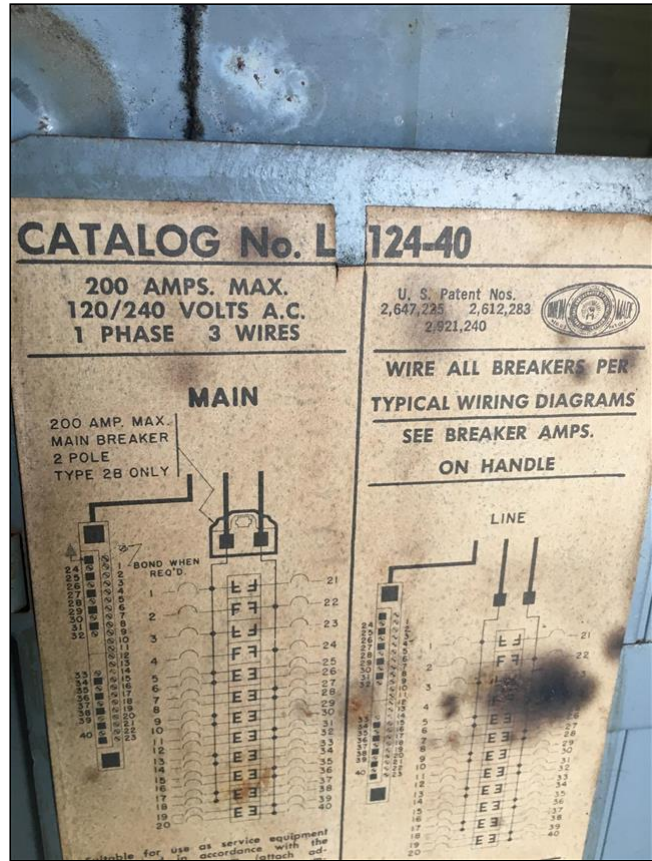
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.







**Styles & Materials**

**Electrical Service Conductors:**

Overhead service

**Panel Capacity:**

150 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

FEDERAL PACIFIC

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

		IN	NI	NP	RR
9.0	Service Entrance Conductors				•
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)				•
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•
9.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
9.7	Location of Main and Distribution Panels	•			
9.8	Smoke Detectors			•	
9.9	Carbon Monoxide Detectors			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

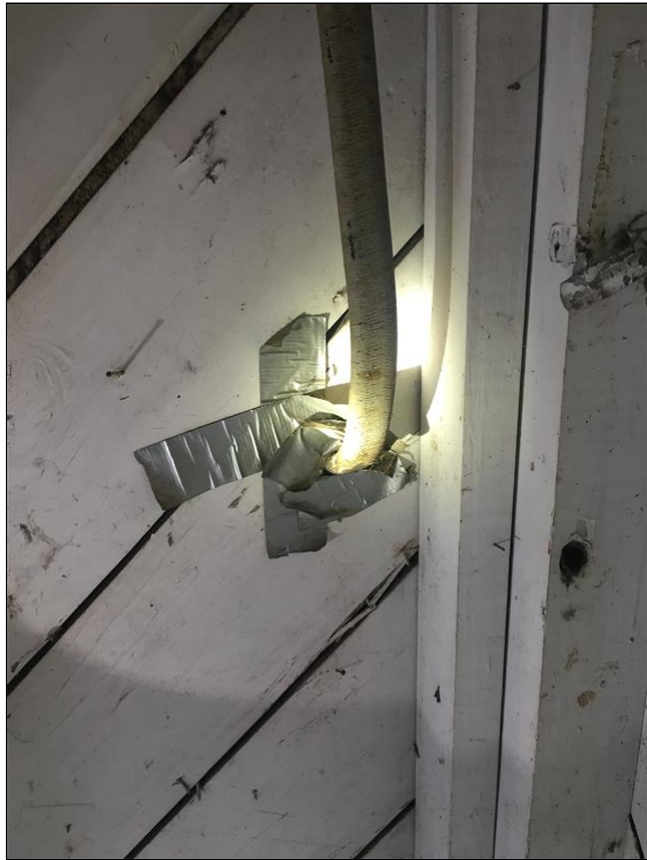


Comments:

9.0 The electrical service conductors are frayed at wire sheathing outside and needs repair or replace.



9.0 Item 1(Picture)



9.0 Item 2(Picture) Interior electric service wire not properly bonded; recommend repair

9.1 (1) Electric subpanel in kitchen missing areas of protective covering; tester shows active "hot" wires easily accessible; recommend repair by licensed electrician - safety hazard



9.1 Item 1(Picture)

9.1 (2) Main panel is a Federal Pacific electric panel which has a history of problems; recommend a licensed electrician evaluate panel to rule out potential safety hazards

9.3 Majority of receptacles in this home had open ground wires and/or 2 prong receptacles (which are assumed to have open grounds). Recommend replacing with upgraded receptacles with grounding protection

### Open Ground

- When the ground wire is connected improperly (may be connected to neutral wire), the situation is referred to as open ground. Usually the equipment with this wiring will operate normally. If a short occurs in the equipment circuitry without proper grounding, anyone touching that equipment might be severely shocked.

9.3 Item 1(Picture)

**9.4 (1)** There were no apparent exterior receptacles.

**9.4 (2)** All receptacles near water sources had open grounds; this is a safety hazard; recommend licensed electrician repair

**9.5** No GFCI receptacles present in bathrooms or kitchen; GFCI protected receptacles should be installed near water sources- this is a safety hazard

**9.7** Main panel is located in enclosed garage area

**9.8** No apparent smoke detectors present; recommend installing; this is a safety concern

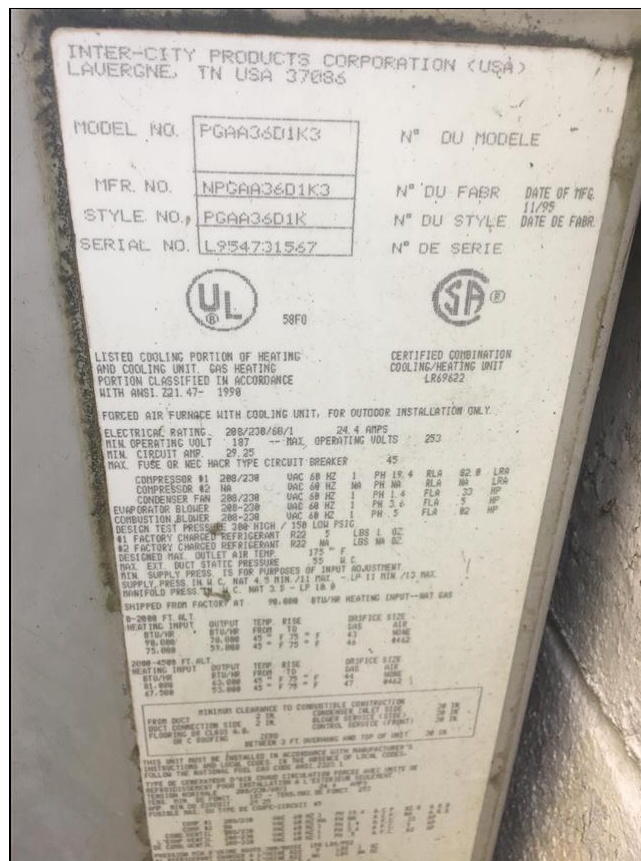
**9.9** There were no carbon monoxide detectors found in home. It is recommended at least one is installed according to the manufacturer's instructions. More detectors are recommended for homes with gas service and/or operational fireplaces.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



HVAC Age: 1995 approx 24 years



**Styles & Materials**

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Energy Source:</b> Gas Electric	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> TEMPSTAR	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Types of Fireplaces:</b> Conventional	<b>Operable Fireplaces:</b> One	<b>Number of Woodstoves:</b> None
<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Number of AC Only Units:</b> One
<b>Central Air Brand:</b> TEMPSTAR		

		IN	NI	NP	RR
10.0	Heating Equipment				•
10.1	Normal Operating Controls		•		
10.2	Automatic Safety Controls			•	
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
10.4	Presence of Installed Heat Source in Each Room				•
10.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)			•	
10.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)				•
10.7	Gas/LP Firelogs and Fireplaces			•	
10.8	Cooling and Air Handler Equipment	•			
10.9	Normal Operating Controls	•			
10.10	Presence of Installed Cooling Source in Each Room				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

**Comments:**

10.0 HVAC fins damaged; recommend HVAC specialist evaluate and replace if necessary



10.0 Item 1(Picture)

10.1 Heat not tested due to outside temperature; may cause damage to the unit

10.4 *No apparent HVAC distribution to second level rooms; recommend HVAC specialist evaluate and reconfigure air ducts/make repairs as needed*

10.6 Apparent moisture stain starting from fire box moving onto flooring; recommend qualified contactor evaluate and repair any leaks as necessary



10.6 Item 1(Picture)

**10.10** See section 10.4. no window a/c units present.

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Summary



## Allegiance Inspections LLC

1195 St Matthews Road  
PMB 318  
Orangeburg SC 29115

### Customer

[Redacted Customer Information]

### Address

[Redacted Address Information]

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roof System / Chimneys and Attic

### 1.0 Roof Coverings

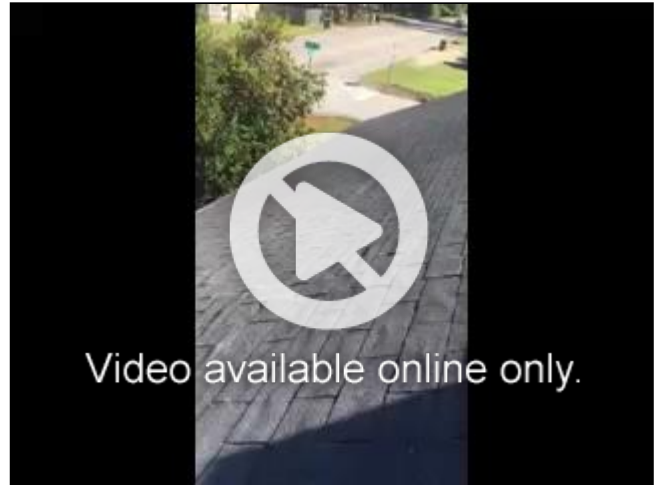
#### Repair or Replace

- (1) Video of roof covering





1.0 Item 1(Video)



1.0 Item 2(Video)

(2) Shingles have holes, missing, damaged, blistering , loose. It appears roof has **reached the end of its useful life: recommend roof replaced by a qualified professional roofing contractor**



1.0 Item 3(Picture)

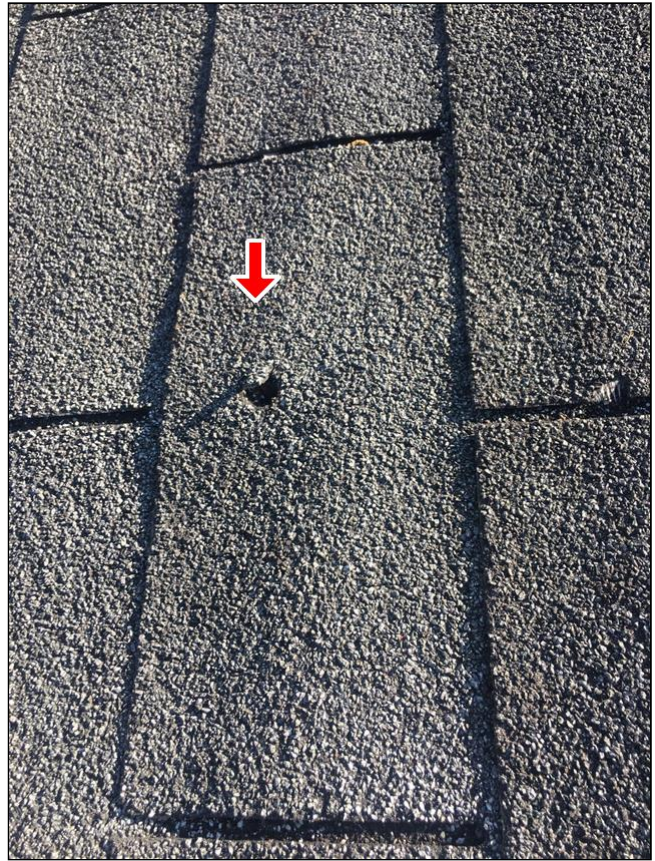


1.0 Item 4(Picture)





1.0 Item 5(Picture)



1.0 Item 6(Picture) Nail pops - can result in leaks

**1.1 Flashings**

**Not Present, Repair or Replace**

(1) Improper flashing at plumbing vent; recommend replacing by qualified professional roofer





1.1 Item 1(Picture)



1.1 Item 2(Picture) Illustration of proper plumbing vent installation

(2) Asphalt shingle flashing in valley blistering/damaged recommend replacing



1.1 Item 3(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

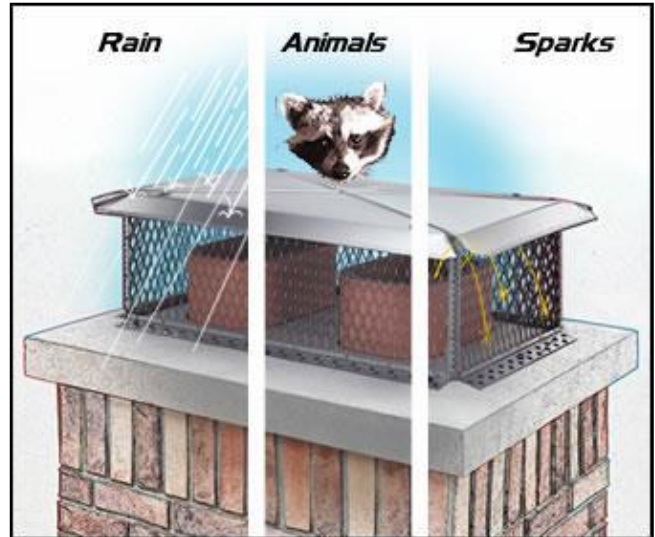
(1) Item 4(Picture) Recommend rain cap/spark arrestor on chimney chase

Step flashing on exterior chimney chase sealed with apparent roof tar; recommend monitoring and repair when necessary

Apparent moisture stains on sheathing near interior chimney chase in attic



1.2 Item 1(Picture) Exterior chimney chase



1.2 Item 2(Picture) Illustration of rain cap/spark arrestor





1.2 Item 3(Picture)



1.2 Item 4(Picture) Chimney chase in attic



1.2 Item 5(Picture) Moisture stain near chimney chase in attic



(2) Roof vent rusted; recommend replacement by qualified professional contractor



1.2 Item 6(Picture)

**1.5 Roof Structure and Attic (report leak signs or condensation)**

**Repair or Replace**

(1) Soft wood/wood rot on exterior ceiling of front entry area; moisture meter readings: 22.8%, 23.8%, 48.3%; the maximum acceptable moisture percentage for wood is 20%. Recommend replacing damaged areas as applicable



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)

(2) Moisture stains on sheathing in attic; recommend evaluation by qualified professional roofer and repair or replace as necessary



1.5 Item 5(Picture)

(3) Hole in roof deck; recommend repair by qualified professional roofer





1.5 Item 6(Picture)

**1.7 Insulation in Attic**

**Repair or Replace**

Insulation failing throughout attic area; apparent install on underside of roof deck; recommend repair by qualified contractor



1.7 Item 1(Picture)



1.7 Item 2(Picture)





1.7 Item 3(Picture)

**1.8 Visible Electric Wiring in Attic**

**Repair or Replace**

Open junction boxes in attic; recommend repair or replace all open junction boxes, loose wires as applicable



1.8 Item 1(Picture)

## 2. Exterior

### 2.1 Doors (Exterior)

#### Repair or Replace

Door frame detached from casing; recommend repair

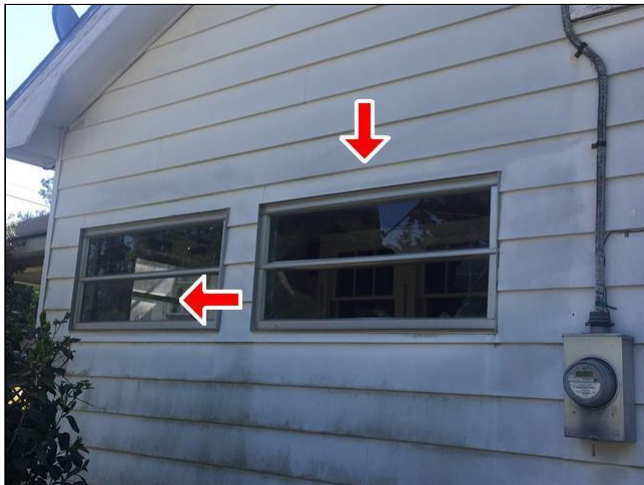


2.1 Item 1(Picture)

**2.2 Windows**

**Repair or Replace**

(1) Multiple windows with holes, cracked glass. damage; recommend replacing



2.2 Item 1(Picture) Exterior view of damaged windows





2.2 Item 2(Picture)



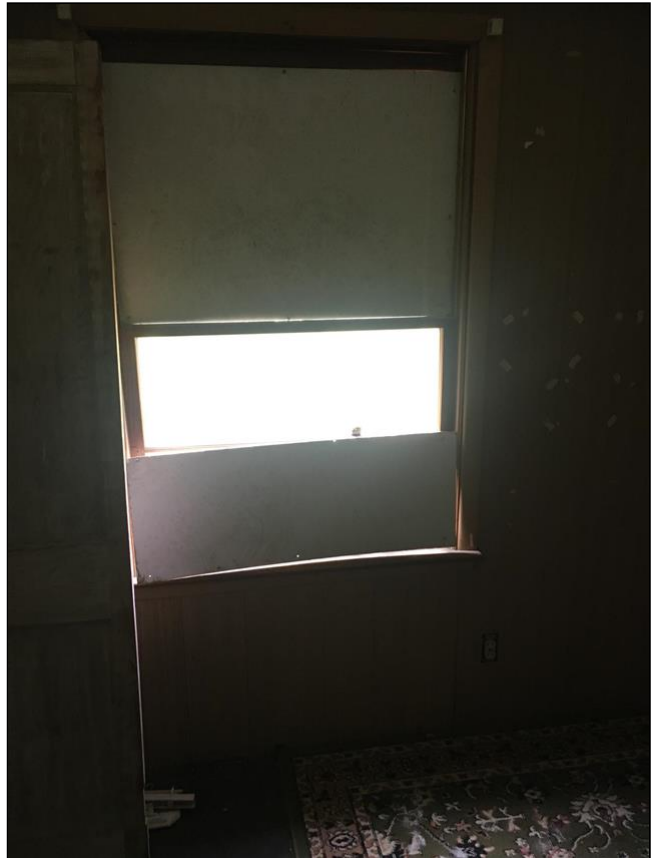
2.2 Item 3(Picture) Glass broken/shattered - on floor  
(2) Multiple windows missing; recommend installing



2.2 Item 4(Picture) Cracked window glaze



2.2 Item 5(Picture) Exterior view of missing window



2.2 Item 6(Picture) Window missing



2.2 Item 7(Picture) Damaged window in attic



2.2 Item 8(Picture) Window missing



**2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Repair or Replace**

Wood support post damaged/wood rot; recommend replacing



2.3 Item 1(Picture)

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Repair or Replace**

The tree limbs that are in contact with roof and siding or hanging near roof and siding should be trimmed to at least 6 inches away from siding; clear from roofline.





2.4 Item 1(Picture)



2.4 Item 2(Picture)

**2.5 Eaves, Soffits and Fascias**

**Repair or Replace**

Fascia damaged; open areas in the exterior roof system are prone to water and pest intrusion which can cause damage; recommend repair



2.5 Item 1(Picture)

#### 4. Kitchen Components and Appliances

##### 4.4 Windows

###### Repair or Replace

Window above kitchen sink does not open with normal pressure to operate; recommend repair

##### 4.6 Plumbing Drain, Waste and Vent Systems

###### Repair or Replace

Active water leak under kitchen sink; Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber should repair or correct as needed.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

**4.7 Plumbing Water Supply, Distribution System and Fixtures**

**Repair or Replace**

The lever on faucet leaks at the kitchen sink. I recommend repair as necessary by a qualified person.



4.7 Item 1(Picture)

**4.8 Outlets, Switches and Fixtures**

**Repair or Replace**

Switch missing protective cover with active wires present; this receptacle is located within 6 feet of a water source (kitchen sink); this is a safety hazard; recommend repair by licensed electrician





4.8 Item 1(Picture)

## 5. Rooms

### 5.0 Ceilings

#### Repair or Replace

Multiple large moisture stains on ceiling at various rooms in the home; recommend repair after replacing roof



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)

**5.1 Walls**

**Repair or Replace**

Apparent mold present on walls and door frames in hall area; recommend remediation by qualified person





5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)

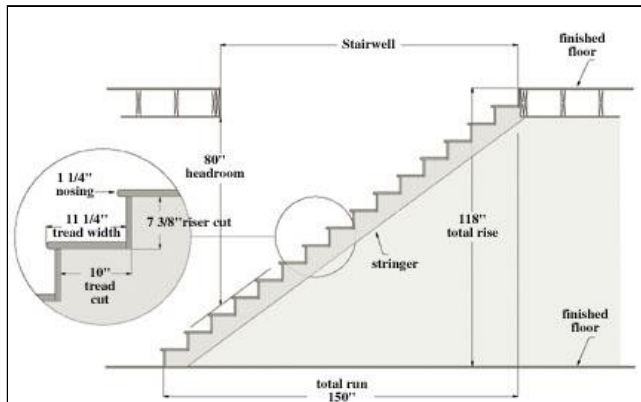
5.3 Steps, Stairways, Balconies and Railings

Repair or Replace

(1) The stair structure is improper. Please refer to the illustration photo for proper installation of the stairwell to meet current standards



5.3 Item 1(Picture)



5.3 Item 2(Picture)

(2) The hand/guard rail for the stairs to second level is loose. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



5.3 Item 3(Picture)

(3) Stairs to attic space has no handrail present; recommend installation by qualified person; this is a safety hazard



5.3 Item 4(Picture)



5.4 Doors (representative number)

Repair or Replace

(1) Multiple doors missing proper hardware (door knobs); recommend repair



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)

(2) Bedroom door would not close properly; not aligned with door frame; recommend repair or replace



5.4 Item 4(Picture)

(3) No door separating rooms from attic space; this is a safety concern; recommend installation of doors where needed



5.4 Item 5(Picture)



5.4 Item 6(Picture)



5.4 Item 7(Picture)

**5.5 Windows (representative number)**

**Repair or Replace**

Multiple windows in this home will not open with normal pressure to operate; this restricts egress in cases where emergency exiting is necessary; recommend repair

**5.6 Outlets, Switches and Fixtures**

**Repair or Replace**

(1) Light fixture missing in bedroom; could not test functionality of fixture in second level rooms; recommend repair as necessary





5.6 Item 1(Picture)



5.6 Item 2(Picture)

(2) Active "hot" wire with no protective junction box in enclosed garage; recommend repair by licensed electrician- this is a safety hazard



5.6 Item 3(Picture)

(3) Amateur wiring in crawlspace; recommend installation of junction box by qualified electrician



5.6 Item 4(Picture)

## 6. Bathroom and Components

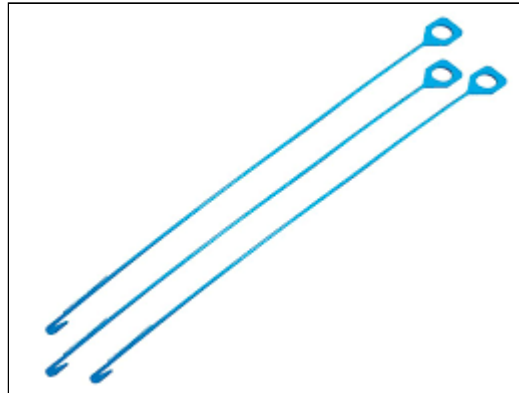
### 6.6 Plumbing Drain, Waste and Vent Systems

#### Repair or Replace

Sink in master half bath draining slow; recommend repair using a budget friendly method first i.e. drain "snake" or chemical drain cleaner. If this does not work, recommend evaluation by a professional plumber.



6.6 Item 1(Picture)



6.6 Item 2(Picture) Drain cleaner (suggestion)

**6.8 Outlets, Switches and Fixtures**

**Repair or Replace**

(1) One electric receptacle in hall bath embedded in light fixture; this type of configuration is not grounded and not recommended for use near water sources; this is a safety hazard; recommend licensed electrician install proper GFCI receptacles in both bathrooms.

No apparent receptacle present in master half bath.

(2) Light fixture in hall bath did not work; recommend testing with new light bulb; repair if necessary





6.8 Item 1(Picture)

(3) Toilet in master half bath did not work at time of inspection; recommend repair or replace



6.8 Item 2(Picture)

**6.9 Exhaust fan****Not Present**

(1) Recommend installing exhaust fan in HALL bath.

(2) No exhaust fan needed in master HALF bath if window opens properly to provide a source of venting

**7. Structural Components****7.3 Floors (Structural)****Repair or Replace**

Damaged subfloor near pipe entry; recommend repair by qualified contractor



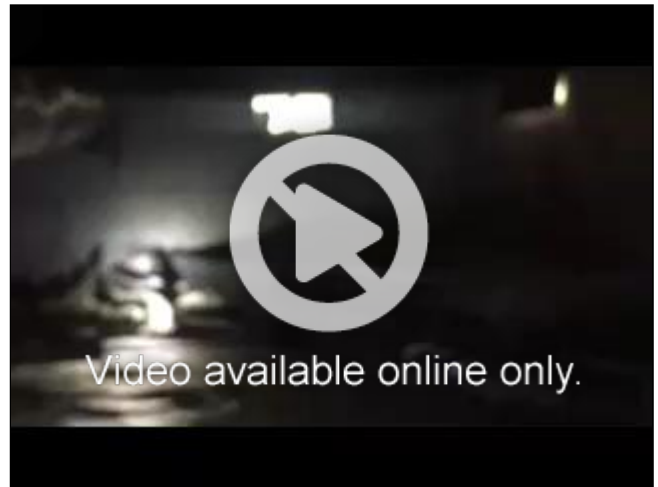
7.3 Item 1(Picture)

**8. Plumbing System****8.0 Plumbing Drain, Waste and Vent Systems****Repair or Replace**

(1) Video of water leak and damaged cast iron pipes in crawlspace; recommend replacing all damaged pipes by qualified professional plumber



8.0 Item 1(Video)



8.0 Item 2(Video)



8.0 Item 3(Picture)

(2) Rust present on cast iron pipes; debris present on inside; recommend upgrading plumbing waste system in crawlspace as necessary



8.0 Item 4(Picture)





8.0 Item 5(Picture)

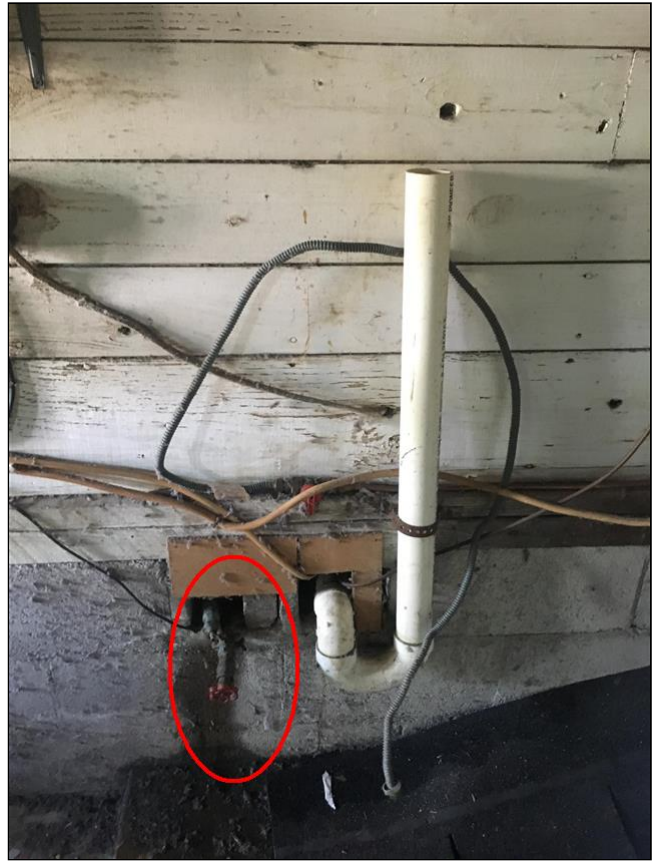
**8.1 Plumbing Water Supply, Distribution System and Fixtures**

**Repair or Replace**

Distribution pipes for washer connection missing gate valve; recommend repair or replacement



8.1 Item 1(Picture)



8.1 Item 2(Picture)

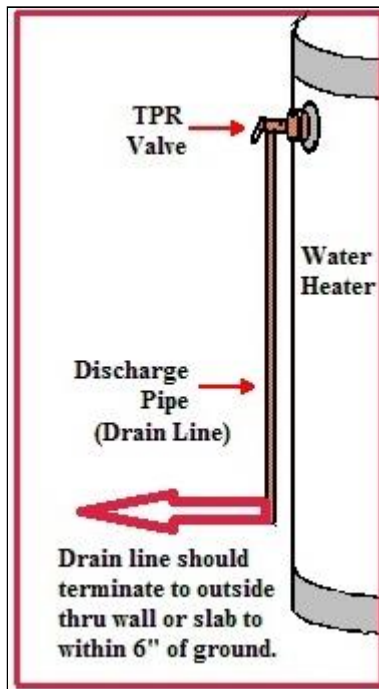
**8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**

**Repair or Replace**

The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

## 9. Electrical System

### 9.0 Service Entrance Conductors

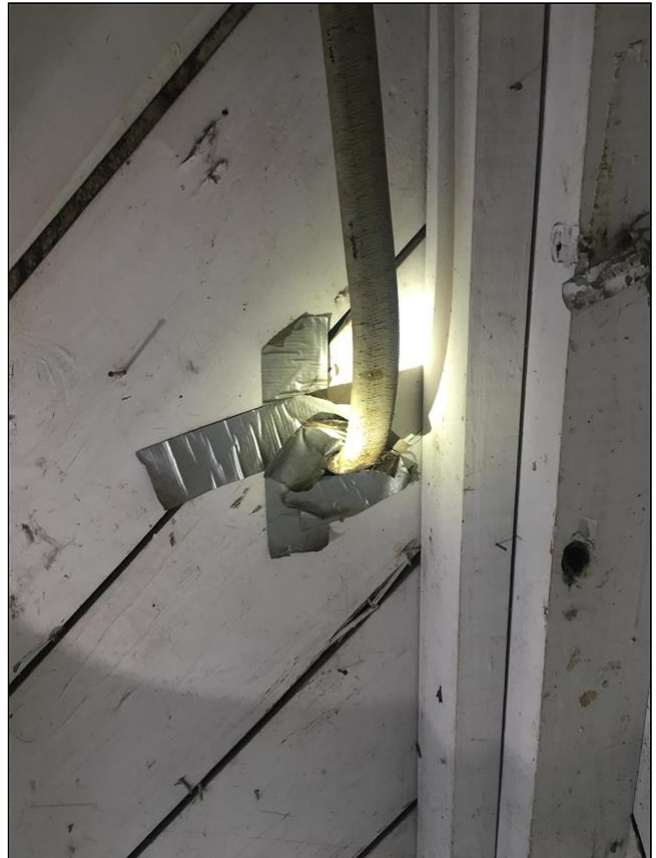
#### Repair or Replace

The electrical service conductors are frayed at wire sheathing outside and needs repair or replace.





9.0 Item 1(Picture)



9.0 Item 2(Picture) Interior electric service wire not properly bonded; recommend repair

**9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

**Repair or Replace**

(1) Electric subpanel in kitchen missing areas of protective covering; tester shows active "hot" wires easily accessible; recommend repair by licensed electrician - safety hazard



9.1 Item 1(Picture)

(2) Main panel is a Federal Pacific electric panel which has a history of problems; recommend a licensed electrician evaluate panel to rule out potential safety hazards

**9.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)**

**Repair or Replace**

Majority of receptacles in this home had open ground wires and/or 2 prong receptacles (which are assumed to have open grounds). Recommend replacing with upgraded receptacles with grounding protection

### Open Ground

- When the ground wire is connected improperly (may be connected to neutral wire), the situation is referred to as open ground. Usually the equipment with this wiring will operate normally. If a short occurs in the equipment circuitry without proper grounding, anyone touching that equipment might be severely shocked.

9.3 Item 1(Picture)

**9.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Repair or Replace**

No GFCI receptacles present in bathrooms or kitchen; GFCI protected receptacles should be installed near water sources- this is a safety hazard

**9.8 Smoke Detectors**

**Not Present**

No apparent smoke detectors present; recommend installing; this is a safety concern

**9.9 Carbon Monoxide Detectors**

**Not Present**

There were no carbon monoxide detectors found in home. It is recommended at least one is installed according to the manufacturer's instructions. More detectors are recommended for homes with gas service and/or operational fireplaces.

**10. Heating / Central Air Conditioning**

**10.4 Presence of Installed Heat Source in Each Room**

**Repair or Replace**

*No apparent HVAC distribution to second level rooms; recommend HVAC specialist evaluate and reconfigure air ducts/make repairs as needed*

**10.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)**

**Repair or Replace**

Apparent moisture stain starting from fire box moving onto flooring; recommend qualified contactor evaluate and repair any leaks as necessary



10.6 Item 1(Picture)

**10.10 Presence of Installed Cooling Source in Each Room**

**Repair or Replace**



See section 10.4. no window a/c units present.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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**Allegiance Inspections LLC**

**1195 St Matthews Road  
PMB 318  
Orangeburg SC 29115**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Hightower Preinspection Agreement](#)