INSPECTION PERFORMED BY



INSPECTOR:

LaCama Payne Pearl Property Inspection LLC **CONTACT:**

SC License# 47917 AHIT Certified Serving SC & GA 706.504.7757

email: service@pearlpropertyinspection.com

REPORT INFORMATION

PREPARED FOR:

Unknown Client

PROPERTY ADDRESS:

Somewhere, Columbia, SC 29229



Inspected: Mon/Day/2024



Somewhere Page 2 of 22

III TABLE OF CONTENTS

Cover Page	
Table of Contents	3
Summary	4
Structural Systems(foundation, roof, walls, doors,etc)	6
2 Electrical System(panels, wiring, lighting, circuits)	10
3 Heating / AC / Systems(HVAC, fireplace, chimneys)	12
4 Plumbing System(water heater, drains, fixtures)	15
5 Built-In Kitchen Appliances	17
6 Insulation and Ventilation(attic, roof, crawlspace)	19
7 Lawn Sprinklers	2

SUMMARY



Pearl Property Inspection LLC SC License# 47917 AHIT Certified Serving SC & GA 706.504.7757 email: service@pearlpropertyinspection.com

Customer

Unknown Client

Address

Somewhere

Columbia SC 29229

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. STRUCTURAL SYSTEMS(FOUNDATION, ROOF, WALLS, DOORS, ETC)

1.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (ANY DAMAGE OR WATER PENETRATION)

INSPECTED, REPAIR OR REPLACE

Large opening in foundation located on the left-hand side of the home directly behind the electrical conduit pipe. This allows water to enter and potentially cause problems to the foundation. At this time, we did NOT

Somewhere Page 4 of 22

observe any movement or settling of foundation. I recommend a qualified brick masonry/ foundation specialist repair.

FYI: I looked at all the homes in the area and no homes have an opening @ the foundation wall.

2. ELECTRICAL SYSTEM(PANELS, WIRING, LIGHTING, CIRCUITS)

2.4 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

INSPECTED, REPAIR OR REPLACE

The utility line entering the home on the right hand side was missing a conduit pipe and was not properly sealed at the opening. I recommend a qualified person such as the utility company install a conduit pipe and seal the opening.

3. HEATING / AC / SYSTEMS(HVAC, FIREPLACE, CHIMNEYS)

- 3.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)
 - INSPECTED, REPAIR OR REPLACE
 - (1) Dirty air filter(s). I recommend replacing or cleaning.
 - (2) The insulation for the HVAC evaporation line was undercut/missing, causing condensation to drain on the pan and floor near HVAC air handler. I recommend a handyman or DIY person replace or adjust the insulation.
 - 6. INSULATION AND VENTILATION(ATTIC, ROOF, CRAWLSPACE)

6.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

INSPECTED, REPAIR OR REPLACE

The laundry exhaust vent extends from the wall of the home. I recommend a qualified person repair to ensure laundry exhaust vent is flush mounted against the home.

7. LAWN SPRINKLERS

7.2 ROTARY HEADS

- INSPECTED, REPAIR OR REPLACE
- (1) Sprinkler head was not working. I recommend repair or adjustment.
- (2) The sprinkler heads located in zone three and four at the rear of the property or outside of the fence stand area. I recommend consideration to relocate inside the fenced in area; however, the sprinklers are on your property and does not affect the sprinklers ability to irrigate the lawn

Home inspectors are not required to report on the following: Life expectancy of any component or system; The

Somewhere Page 5 of 22

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.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To LaCama Payne

© RESULTS AT A GLANCE

59 ⊗ ITEMS INSPECTED

Total number in report.

SUMMARY COMMENTS
Total number in report.

42
PHOTOS
Total number in report.

1. STRUCTURAL SYSTEMS(FOUNDATION, ROOF, WALLS, DOORS, ETC)

* STYLES & MATERIALS: STRUCTURAL SYSTEMS(FOUNDATION, ROOF, WALLS, DOORS, ETC)

Foundation: Method used to observe Wall Structure:

Slab Crawlspace: Wood

No crawlspace

Columns or Piers: Roof Covering: Age:

N/A Architectural 1–3 Years

Roof Structure: Viewed roof covering from: Siding Material:
Engineered wood trusses Ground Full brick

Somewhere Page 6 of 22

2 X 4 Rafters

2 X 6 Rafters

Sheathing

Drywall

Wall Material:

Floor Covering(s):

Luxury Vinyl Plank(LVP)

Countertop:

Hardie Plank

Granite

ITEMS: STRUCTURAL SYSTEMS(FOUNDATION, ROOF, WALLS, DOORS,ETC)

Drone

1.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (ANY DAMAGE OR WATER PENETRATION)

INSPECTED, REPAIR OR REPLACE

Large opening in foundation located on the left-hand side of the home directly behind the electrical conduit pipe. This allows water to enter and potentially cause problems to the foundation. At this time, we did NOT observe any movement or settling of foundation. I recommend a qualified brick masonry/ foundation specialist repair.

FYI: I looked at all the homes in the area and no homes have an opening @ the foundation wall.







1.0

1.1 INFESTATION DAMAGE OR ENVIRONMENTAL EFFECTS(TERMITES, LEAD PAINT HAZARD ETC)

1.2 COLUMNS OR PIERS

⊗ INSPECTED

1.3 ROOF COVERINGS

1.4 ROOF STRUCTURE AND ATTIC

⊗ INSPECTED

1.5 ROOF DRAINAGE SYSTEMS

Somewhere Page 7 of 22

1.6 SOFFITS, EAVES, FACIA, RAIN DRIP ED	1.6 S	OFFITS.	EAVES.	FACIA	. RAIN	DRIP	EDGE
---	-------	---------	--------	-------	--------	-------------	-------------

⊗ INSPECTED

1.7 FLASHINGS

⊗ INSPECTED

1.8 SKYLIGHTS, CHIMNEYS AND/OR ROOF PENETRATIONS(EX.SEWER EXHAUST, FLUES)

1.9 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

⊗ INSPECTED

1.10 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND RAILINGS

⊗ INSPECTED

1.11 GARAGE/CARPORT DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

1.12 WINDOWS (REPRESENTATIVE NUMBER)

⊘ INSPECTED

1.13 WALLS AND COVERING (EXTERIOR, INTERIOR, GARAGE/CARPORT)

1.14 DOORS (EXTERIOR AND INTERIOR)

1.15 COUNTERS, CABINETS, STAIRS, SHELVES, STORAGE

⊗ INSPECTED

1.16 CEILINGS AND FLOORS

1.17 ENVIRONMENTAL EFFECTS(LEAD PAINT HAZARD ETC)

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. Our inspection does NOT guarantee the system or components will not leak, fail or need repairs. If buying, consider consulting with the seller regarding any previous leaks, active leaks, or repairs. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the

Somewhere Page 8 of 22

comments in this inspection report.

Somewhere Page 9 of 22

♠ 2. ELECTRICAL SYSTEM(PANELS, WIRING, LIGHTING, CIRCUITS)

* STYLES & MATERIALS: ELECTRICAL SYSTEM(PANELS, WIRING, LIGHTING, CIRCUITS)

Electrical Service Panel Capacity: Panel Type:

Conductors: 200 AMP Circuit breakers

Below ground AFCI/GFCI

Electric Panel Manufacturer: Branch wire 15 and 20 AMP: Wiring Methods:

EATON Copper Romex

ITEMS: ELECTRICAL SYSTEM(PANELS, WIRING, LIGHTING, CIRCUITS)

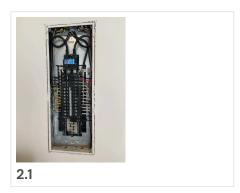
2.0 SERVICE ENTRANCE CONDUCTORS

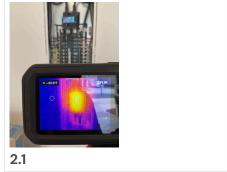
⊗ INSPECTED

2.1 LOCATION OF MAIN AND DISTRIBUTION PANELS

⊗ INSPECTED

FYSA: The electrical panel appeared to be SATISFACTORY





2.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

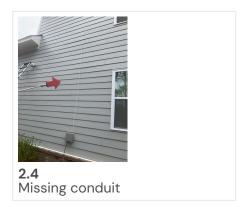
2.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

2.4 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

Somewhere Page 10 of 22

🗂 INSPECTED, REPAIR OR REPLACE

The utility line entering the home on the right hand side was missing a conduit pipe and was not properly sealed at the opening. I recommend a qualified person such as the utility company install a conduit pipe and seal the opening.



2.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

⊗ INSPECTED

2.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

⊘ INSPECTED

2.7 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

2.8 SMOKE AND/OR CARBON MONOXIDE DETECTORS

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

2.9 CARBON MONOXIDE DETECTORS

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. 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.

Somewhere Page 11 of 22

3. HEATING / AC / SYSTEMS(HVAC, FIREPLACE, CHIMNEYS)

* STYLES & MATERIALS: HEATING / AC / SYSTEMS(HVAC, FIREPLACE, CHIMNEYS)

HVAC System Brand: Age: **Heating and Cooling Type:**

TRANE Furnace 1 year

Filter Size: Ductwork: Energy Source: 20x20 Insulated Gas

Electric

ITEMS: HEATING / AC / SYSTEMS(HVAC, FIREPLACE, CHIMNEYS)

3.0 HVAC (HEATING, COOLING, HANDLER)

⊗ INSPECTED

FYSA: The HVAC appeared to be SATISFACTORY. HVAC should be serviced annually to ensure it performs normal and efficient. Consider a home warranty or servicing HVAC service prior to closing. A typical HVAC system can last 10-15 years.







3.0

3.1 NORMAL OPERATING CONTROLS (THERMOSTAT)

⊗ INSPECTED

FYSA: Thermostat appeared to be SATISFACTORY and functioned normally.



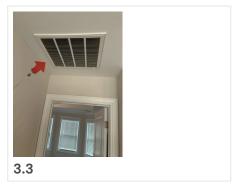
Somewhere Page 12 of 22

3.2 AUTOMATIC SAFETY CONTROLS

⊗ INSPECTED

3.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

- INSPECTED, REPAIR OR REPLACE
- (1) Dirty air filter(s). I recommend replacing or cleaning.





(2) The insulation for the HVAC evaporation line was undercut/missing, causing condensation to drain on the pan and floor near HVAC air handler. I recommend a handyman or DIY person replace or adjust the insulation.







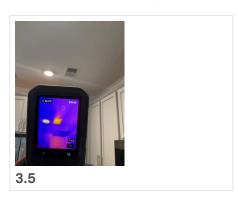
3.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

3.5 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

⊗ INSPECTED

Somewhere Page 13 of 22

Airflow was satisfactory.





3.6 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

⊗ INSPECTED

3.8 GAS/LP FIRELOGS AND FIREPLACES

⊗ INSPECTED

The fireplace was **Satisfactory**.



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 HVAC contractor would discover. Our inspection does NOT guarantee the system or components will not fail or need repairs. Any repair items mentioned in this report should be considered before purchase.

Somewhere Page 14 of 22

1 4. PLUMBING SYSTEM(WATER HEATER, DRAINS, FIXTURES)

* STYLES & MATERIALS: PLUMBING SYSTEM(WATER HEATER, DRAINS, FIXTURES)

Water Heater Location:

Exterior of Home

Water Heater Capacity:

Tankless

Water Pressure:

90-95 psi

WH Manufacturer:

RHEEM

Age:

1 year

Plumbing Water Supply (into

home):

Pex

Water Heater Power Source:

Gas (quick recovery)

Water Source:

Public

Water Filters:

(We do not inspect filtration

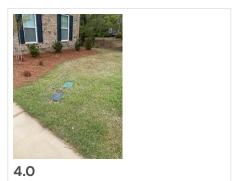
systems)

• ITEMS: PLUMBING SYSTEM(WATER HEATER, DRAINS, FIXTURES)

4.0 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

⊗ INSPECTED

The main shut off is located at the meter box near the street and garage.



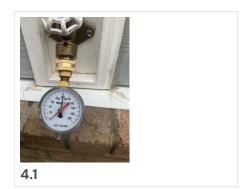


4.0

4.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

⊗ INSPECTED

The water pressure was satisfactory



Somewhere Page 15 of 22

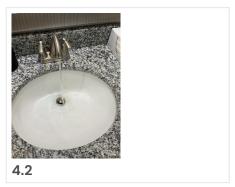
4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

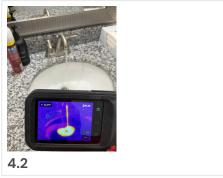
⊗ INSPECTED

FYSA: The water heater appeared to be SATISFACTORY. Consider obtaining a home warranty.





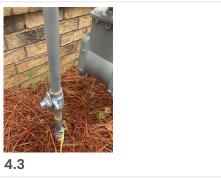




4.3 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

The main fuel shut off is at gas meter outside





4.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

The inspection is not meant to be technically exhaustive. Our inspection does NOT guarantee leaks will NOT occur, the system or components will not fail or need repairs. Any repair items mentioned in this report should be considered before purchase.

Somewhere Page 16 of 22

5. BUILT-IN KITCHEN APPLIANCES

TYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

Dishwasher Brand:

Disposal Brand:

Range/Oven:

FRIGIDAIRE

BADGER

FRIGIDAIRE

Built in Microwave:

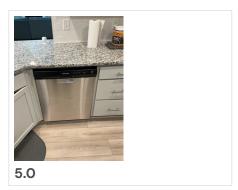
FRIGIDAIRE

ITEMS: BUILT-IN KITCHEN APPLIANCES

5.0 DISHWASHER

⊗ INSPECTED

FYSA: The dishwasher was working at the time of inspection. We only conducted one wash cycle



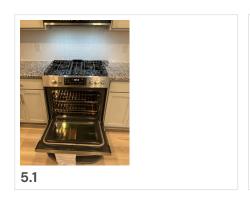


5.0

5.1 RANGES/OVENS/COOKTOPS

⊗ INSPECTED

FYSA: The stove and oven was working at the time of inspection.





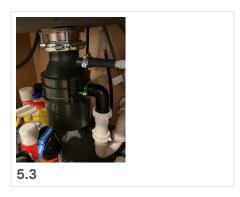
5.2 RANGE HOOD (S)

Somewhere Page 17 of 22

5.3 FOOD WASTE DISPOSAL

⊗ INSPECTED

FYSA: The disposal was working at the time of inspection.



5.4 MICROWAVE COOKING EQUIPMENT

⊗ INSPECTED

FYSA: The microwave was working at the time of inspection.



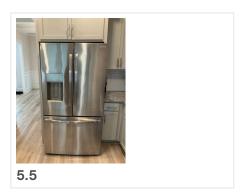




5.5 REFRIGERATOR

⊗ INSPECTED

FYSA: The refrigerator was working at the time of inspection.





The inspection is not meant to be technically exhaustive. Our inspection does NOT guarantee the system or components will not fail or need repairs. Any repair items mentioned in this report should be considered before purchase.

Somewhere Page 18 of 22

6. INSULATION AND VENTILATION(ATTIC, ROOF, CRAWLSPACE)

* STYLES & MATERIALS: INSULATION AND VENTILATION(ATTIC, ROOF, CRAWLSPACE)

Attic Insulation: Ventilation: Exhaust Fans:

R-30 or better Gable vents Fan only
Blown Soffit Vents

Fiberglass

Dryer Power Source: Dryer Vent:

Electric Metal

ITEMS: INSULATION AND VENTILATION(ATTIC, ROOF, CRAWLSPACE)

6.0 INSULATION IN ATTIC(DOORS, CEILING, ATTIC)

⊗ INSPECTED

Picture(s) of attic



6.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

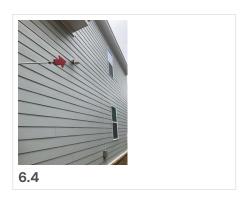
⊗ INSPECTED

6.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

inspected, repair or replace

Somewhere Page 19 of 22

The laundry exhaust vent extends from the wall of the home. I recommend a qualified person repair to ensure laundry exhaust vent is flush mounted against the home.





6.6 INSULATION IN ATTIC

⊘ INSPECTED

Somewhere Page 20 of 22

7. LAWN SPRINKLERS

ITEMS: LAWN SPRINKLERS

7.0 SPRINKLER OPERATION

Sprinkler zones identified



7.1 CONTROLLERS

⊗ INSPECTED

7.2 ROTARY HEADS

- inspected, repair or replace
- (1) Sprinkler head was not working. I recommend repair or adjustment.



Somewhere Page 21 of 22 (2) The sprinkler heads located in zone three and four at the rear of the property or outside of the fence stand area. I recommend consideration to relocate inside the fenced in area; however, the sprinklers are on your property and does not affect the sprinklers ability to irrigate the lawn



7.2 Zone 3

7.3 VISIBLE CONNECTIONS OR CLAMPS

7.4 DRAINS

7.5 SENSORS

Somewhere Page 22 of 22