

Hawk-Eye Home Inspections



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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.

Summary Report

The Summary Report does not reflect all the findings. Please review the Narrative Report for all the findings and recommendations.

Summary Report

(1)Major Concern

Inadequate water pressure bath only

Rating

Inadequate water pressure in the hall bathroom. Galvanized plumbing noted in this home. Galvanized plumbing lines are known to corrode and clog on the inside. Recommend further evaluation by a licensed plumber.

Rating-(1)Major Concern

(2)Minor Repair

Deteriorated boot vent.

Rating

Boot vent shows deterioration of rubber seal around the plumbing pipe. This could allow water to penetrate into the attic area. See attic section for water penetration.

Rating-(2)Minor Repair

Facial dry rot

Rating

Dry rot found on the fascia board located on the following section(s): back right corner of the home.

Rating-(2)Minor Repair

(3)Gen. Maintenance

Damage gutter

Rating

Gutters are damaged and/or dented in the following area(s): Front of the home.

Rating-(3)Gen. Maintenance

Exterior paint peeling

Rating

Paint peeling on the exterior wood surfaces that will require chipping, sanding, priming and painting.

Rating-(3)Gen. Maintenance

Peeling vinyl tile

Rating

Vinyl tile floor is peeling along the base of the tub/shower area in the hall bathroom.

Rating-(3)Gen. Maintenance

(4)Safety Concern

GFCI did not trip

Rating

GFCI receptacle did not trip when tested in the following room(s): hall bathroom.

Rating-(4)Safety Concern

Summary Report

(5)Cosmetic Repair**Vinyl siding cut cosmetic****Rating**

Vinyl siding is not cosmetically cut to fit into the channel properly. Vinyl located in the following areas: on the back of the home along the top section.

Rating-(5)Cosmetic Repair

Wall or Ceiling stains inactive leak**Rating**

Water stains found in the ceiling area of the living room. Moisture readings show leak to be an inactive leak (no moisture) at the time of inspection.

Rating-(5)Cosmetic Repair

(6)Recommendation**No insulation****Rating**

No insulation was found in the attic area. Recommend increasing R-value to a minimum of R-30.

Rating-(6)Recommendation

(7)Additional Notes**Hairline cracks in driveway****Rating**

Concrete driveway has Hair line cracks through it. Most of these cracks appear cosmetic at this time. Cracks that become separated or un-even more than an inch should be repaired.

Rating-(7)Additional Notes

Missing screens**Rating**

Screens not installed on the front windows.

Rating-(7)Additional Notes

Sample Report

John Doe

Beaufort, SC 29907

Phone: (843) 555-5555

Date of Inspection 05/31/2007	Arrival Time 09:00 AM	Departure Time 10:30 AM
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Site Information

Selection1

Condition - Average

Direction Home Faces - Southeast

Here are the conclusions of my inspection made at your request. According to your request, the inspection was a Complete Home Inspection. The scope of our inspection is to identify existing problems that would affect a typical buying decision. We strive to add significantly to your knowledge of the building, within the scope of the inspection, following the states standards of practice for home inspectors.

This report is intended as a general guide to help the client make his or her own evaluation of the overall condition of the home, and 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 impression of the conditions that existed at the time of the inspection only. The inspection and/or report is 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 stored 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 this report.

We certify that the inspector does not have interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sale or improvements. To the best of knowledge and belief, all statements and information in this report is true and correct.

Systems, items, and conditions which are not within the scope of the building 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 system, house hold appliances, humidifiers, paint, wall paper, and other treatments of windows, interior walls, ceilings and floors, recreational equipment or facilities, under ground storage tanks, energy efficiency measurement, cooling equipment, internal and/or under ground drainage or plumbing, any system which are shut down or otherwise secured, water wells (water quality and quantity), zoning ordinance, concealed or private secured systems, heating system accessories, solar equipment, sprinkling system, water softener. central vacuum systems, telephone. intercom or cable TV systems, antenna, heat sensors, lightning arrestor. trees or plants, governing codes, ordinance, statutes and covenants for cosmetics or code conformity. Client understands that these systems, items, and conditions are accepted from this inspection. Any general comments about these systems, items, and conditions of the written report are informal only and DO NOT represent an inspection.

The inspection report should not be construed as a compliance inspection of any government or non government codes or regulations. The report 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. This report does not constitute any express or implied upon such. Any opinions expressed regarding adequacy, capacity, or expected life of components 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 exclusive use and possession of the client. No other person or entity may rely on the report issued pursuant to this agreement. The client further agrees that the inspector is liable only up to the cost of the inspection and only if there has been a complete failure to follow the State of South Carolina's Standards of Practice.

Most of our storms come out of the west. Homes usually get hit the hardest on the west side of the home. We recommend that you maintain maintenance around the home on a regular basis. Small cracks and deteriorated paint and caulking can lead to problems in the future.

Plot evaluation:

Slope - Positive

Retaining walls - None

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.

Site Information

Grounds - Sidewalk/Driveway

Sidewalk Type - Concrete

Driveway Type - Concrete

Concrete sidewalks 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. 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.

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. 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.

Findings

Concrete driveway has Hair line cracks through it. Most of these cracks appear cosmetic at this time. Cracks that become separated or un-even more than an inch should be repaired.

Rating - (7)Additional Notes

Landscaping Condition - Maintained

Vegetation that goes against the home needs to be trimmed away from the siding. Siding that is made of wood and or Masonite can be damaged from moisture trapped by the vegetation. Also vegetation that comes in contact with the roof can cause damage to the shingles.

Living condition - Lived in (furnished)

Homes that are lived in have furniture and personal items that prevents the home inspector from viewing all areas of the home. Some windows and receptacles may not be tested during this inspection.

Roofing/Guttering

Selection1

Approximate Age - 5-7 years old

Layers - 1

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.

Roof Observed:

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolong rainfall. Many times, this situation is not present during the inspection. The limitations of the inspector will not require him or her to: perform tasks that place his or her person in danger; Inspect or report on accessory items not listed above (I.E. antennas, solar panels, etc.); Estimate the remaining life of roof covering, flashing, caulking materials or other components; handler or disturb materials suspected of containing hazardous materials; describe how the roof was inspected (I.E. from ground, with binoculars, etc.); describe and report areas that could not be inspected (I.E. tops of flat roofs, valleys of compound roof designs, etc.)

Roof

Style - Gable roof

Shingle Type - Composition Shingles

Ventilation - Roof Ventilators

Asphalt and Fiberglas shingle roofs have a normal life of 15 to 20 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.

Roofing/Guttering

Roof Condition/Skylights

Condition of Roof - Good Condition

Skylights - Not present

Flashing - Not visible

Flashing that is not visible does not mean it was not installed during the construction phase. Some areas may be covered by siding and or roof material to prevent viewing.

Findings

Boot vent shows deterioration of rubber seal around the plumbing pipe. This could allow water to penetrate into the attic area. See attic section for water penetration.

Rating - (2)Minor Repair

Gutters & Down spouts

Type of Material - Aluminum

Condition - Needs Cleaning

Recommend having gutters cleaned due to excessive debris.

Findings

Gutters are damaged and/or dented in the following area(s): Front of the home.

Rating - (3)Gen. Maintenance

Structure

Type of Structure

Type - Single Dwelling

Construction - Wood Frame

Outbuildings - Not Inspected

OUT BUILDINGS are additional charge for inspection. If these additional buildings were not discussed prior to negotiation of home inspection fees. They will not be included on this report.

Framing

Floor Joist - Concrete Slab

Wall - Wood Stud

Concrete slab foundations will settle the most in the first few years. Surfaces that become un-even or separated need to be addressed to the builder. Homes that are no longer under the builder's warranty will need to be inspected by a Foundation repair company. Most slab homes are very durable and do not have many problems.

Structural and Water Damage

Structural Damage - No

Water Damage - No

Insect Damage - No insect damage noted

No inspection is made by this company to detect insect activity. We recommend you contact a qualified exterminator should you desire an examination for insects and a warranty.

Home Exterior

Exterior Doors / Windows / Eaves

Door condition - Good

Window condition - Good

Eaves condition - Good

Findings

Dry rot found on the fascia board located on the following section(s): back right corner of the home.

Rating - (2)Minor Repair

Storm Windows and Doors

Storm Windows - Not Present

Screens

Storm Doors - Present

Screens - Not Present

Findings

Screens not installed on the front windows.

Rating - (7)Additional Notes

Home Exterior

Siding/Wall Coverings - Wood Lap

Wood lap siding needs yearly maintenance and upkeep. We recommend inspecting siding on a yearly bases. Siding has to be painted and or stained, also areas of deteriorated caulking joints and un-sealed joints need to be sealed to be protected from the weather.

Findings

Vinyl siding is not cosmetically cut to fit into the channel properly. Vinyl located in the following areas: on the back of the home along the top section.

Rating - (5)Cosmetic Repair

Paint peeling on the exterior wood surfaces that will require chipping, sanding, priming and painting.

Rating - (3)Gen. Maintenance

Exterior Porches, patio, decks

Porch / Decks - Concrete

Steps - n/a

Handrails - Not Present

Electrical

Electrical System

Size - 200 Amp

Wire - 3

Entrance - Underground

Incoming Service Main Panel & Sub Panel Locations:

Incoming service - Back of home

Main Panel - Utility Room

Sub Panel - N/A

Conductors are made of for the Service and Branch Circuits

Service Conductors - Aluminum

Branch Circuits - Copper

Electrical: Overcurrent Protection / Ground Wire

Type - Breaker

Grounding Condition - buried

Buried ground wires does not allow the inspector determine if the proper connection is made to the ground rod. Ground rods connections should be flush with the final grade of the ground.

Electrical: Fixtures and Outlets Condition

Outlets - Functional Condition

Fixtures & Switches - Functional

GFCI Outlets

Condition - Present

Tested - Tested

Ground Fault Interrupter (GFCI) are recommended on all outdoor outlets and interior outlets within 6 feet of a water source, such as bathrooms and kitchen. GFCIs should be tested monthly to insure they are functioning.

Findings

GFCI receptacle did not trip when tested in the following room(s): hall bathroom.

Rating - (4)Safety Concern

Smoke Detectors

Present - Present

Tested - Not Tested

Smoke detectors installed in the house should be checked every 6 months to insure that they are functioning. We recommend following Manufactures instructions on tested procedures. Chirping sounds means low battery most of the time.

Crawlspace/Basement

Slab construction

Material used: - cement slab

Floor Condition - Good

Wall condition - Good

Cement slabs often have hairline cracks through them. This is typically caused by settling and/or shrinkage during curing time after it is poured. Inspector may not report these cracks as a concern. Cracks are not generally reported unless it has separated more than a half inch. These cracks should be checked on a yearly basis for movement. For further evaluation we recommend consulting a foundation company.

Plumbing

Water and Waste Supply

Source - City

Meter Location - Front yard

Waste System - Septic

Septic systems are not tested during the home inspection. Septic Test can be preformed by the home inspector if requested. Septic Test cost additional fees over the Home Inspection Cost. Most conventional loans require this test to be preformed.

Water line and Drainage System

Cutoff valve located - In meter box

Visible Damage - No leaks found

Material type

Water Lines - Galvanized

Waste Lines - PVC

Galvanized pipes rust inside and may need to be replace after 30-50 years. Most galvanized lines deteriorate from the inside causing water pressure to decrease.

Water Supply & Waste System

Pressure - Insufficient

Drainage - Sufficient

Water Test - Not tested by our Company

Water pressure typically from city water supply systems are from 40 PSI to 70 PSI. On Well systems, especially older wells the PSI is between 20 -40 PSI. In some cases this can be raised if the well pump can handle the increase.

Drain lines on the Washer Machine location are not inspected or tested for clogs during the inspection. Advise that you monitor your first few loads of laundry after connection has been made. Sometimes these lines are partially clogged and allow the water to flow just over the top of the pipe, which allows the water to run down the inside of the wall. This can cause damage to the structure of the home over long period of time if neglected.

Water test are added cost and not part of home inspection. We are trained to take water samples to be tested by a Lab.

Findings

Inadequate water pressure in the hall bathroom. Galvanized plumbing noted in this home. Galvanized plumbing lines are known to corrode and clog on the inside. Recommend further evaluation by a licensed plumber.

Rating - (1)Major Concern

Showers and all fixtures

Condition - Functional

Exterior hose bibs - Present

Water Heater

Location - Utility Room

Type Unit - Electric

Pressure Relief Valve - Present

The temperature/pressure relief valve lets water escape if the temperature or pressure is too high. This valve should be connected to a tube which discharges 6 to 12 inches above floor level so hot water won't be sprayed on to anyone nearby.

Plumbing

Water Heater

Size in Gallons - 40 Gal

of persons covered - 4

Water Heater

Approximate Age - 3-5 years old

Fuel Supply Lines - N/A

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 dishwashers can heat their own water, so the water heater setting can be lower.

Washer & Dryer Connection Lines

Location - Utility Room

Signs of Leaks - No

When hooking up a dryer, it must be vented to the exterior to prevent excessive moisture from building up inside the house.

Additional Fixtures

Laundry Tub - Not Present

Wet Bars - Not Present

Bathroom

Bathroom[1]

Location - Hallway

Type - Full

Tub/Shower - Tub/Shower

Wall and Floor Covering Type & Ventilation Bathroom [1]

Shower/Tub Walls - Fiberglass

Flooring - Vinyl

Ventilation - Exhaust Fan

Findings

Vinyl tile floor is peeling along the base of the tub/shower area in the hall bathroom.

Rating - (3)Gen. Maintenance

Bathroom[2]

Location - Master

Type - Full

Tub/Shower - Tub/Shower

Wall and Floor Covering Type & Ventilation Bathroom [2]

Shower/Tub Walls - Fiberglass

Flooring - Vinyl

Ventilation - Window & Exhaust Fan

Heating

Heating system information

Model #: - 555555

Approximate Size - 3 Ton

Approximate Age - 3-7 years old

Heating system: Condition

Type - heat pump

Fuel Source - Electric

Operation - Not Tested due temp:

If the outside temperature has not been at least below 85 degrees at the time of inspection, a heating system cannot be thoroughly checked out possibly damaging the compressor or cracking the heat exchanger. This is a standard of practice guideline.

Heating

Heating system: Distribution

Type of Distribution - Ductwork

Humidifier - Not present

Type of Humidifier - N/A

Inspection of heating system

Location of unit - Hall closet

Filter type - Disposable

Heat Exchanger - Not observed

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.

Most houses, however should have systems with output ratings of 30 - 60 BTUs per hour per square foot of house. Operation of system not normally performed if the outside temperature is not below 85 degrees Fahrenheit at the time of inspection. This is a standard of practice followed.

The heat exchanger in a gas or oil furnace is as much as or more than 50% hidden from view; in most cases it cannot be fully examined and its condition determined without being disassembled. Our evaluation of this unit is base on the visibility of the readily accessible areas without disassembling the furnace.

Cooling

Cooling System Information (1)

Model #: - 55555

Approximate Size - 3 ton

Approximate Age - 3-7 years old

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.

Equipment Information

Brand Name-York

Type of system-Heat pump

Condition-Not tested due to Temp:

Return Air-76

Output Air-60

Temperature Drop (Difference)-16

If the outside temperature has not been at least 60 degrees in the past 24 hours, an air conditioning system cannot be thoroughly checked without possibly damaging the compressor. This is a state standards of practice guideline.

Equipment Information

Brand Name-

Type of system-

Condition-

Return Air-

Output Air-

Temperature Drop (Difference)-

Equipment Information

Brand Name-

Type of system-

Condition-

Return Air-

Output Air-

Temperature Drop (Difference)-

Attic

Attic**Attic information****type of Access** - Pulldown**Location** - Hallway**Method of Inspection** - Walked

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.

Attic Insulation information**Location** - Attic Floor**Type** - None found**Findings**

No insulation was found in the attic area. Recommend increasing R-value to a minimum of R-30.

Rating - (6)Recommendation**Interior side of roof condition****Sheeting & Rafters** - Good**Leaks found:** - No**Ventilation information****Bathroom exhaust** - N/A**Storage****Circulation** - Adequate**Storage** - Limited

Adequate ventilation is best determined during the summer months. When you can measure the outside temperature against the attic, it should not be no more than 20 degrees hotter in the attic area. If so, we recommend increasing circulation. Also blocking ventilation with attic storage is not recommend.

Ventilation type - Gable, Soffit Vent, Ventilators**General Interior****Walls, Ceilings and Floor Condition****Walls** - Good**Ceilings** - Good**Floors** - Good repair

Good repair is based off of the age of the home and what are considered normal wear and tear of the home to the inspector at the time of inspection.

Findings

Water stains found in the ceiling area of the living room. Moisture readings show leak to be an inactive leak (no moisture) at the time of inspection.

Rating - (5)Cosmetic Repair**Floors Type** - Carpet, Vinyl

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

Windows Information - Single Hung, Insulated Glass**Window Construction** - Metal**Doors****Condition** - Good**Type** - Hollow core wood**Environmental Information****Lead Paint** - No test requested**Mold** - Not tested**Radon Gas** - No test requested

Kitchen/Appliances

Kitchen Appliances present at the time of inspection - Present, Garbage Disposal, Range Hood, Dishwasher, Refrigerator

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.

Most range hoods installed today have are ventless type. On the ventless type hood there is a filter that should be cleaned on a monthly basis.

Dishwashers have a normal life of 8 to 12 years. Inspector will test the dishwasher only when no personal items are occupying it. The test consist of running a cycle while the rest of the home inspection is being completed. There is no guarantee on the performance and or serviceability of appliance.

Refrigerators have a normal life of 15 to 20 years.

Stove

Condition - Good

Age - 5-8 years old

Fuel Source - Electric

Ranges and ovens have a normal life of 15 to 20 years.

Cabinets

Type - Wood

Condition - Good

Counter Tops and Flooring

Material - Formica

Floor type - Vinyl

Condition - Good

Additional comments:

Kitchen Island - Not present

Water purification - Not present

General Conditions

Overall view of the Residence

Condition - Average

Maintenance - Well Maintain

Weather

Temperature - 87 Degree's

Weather Conditions - Clear

County Property Is Located In - Beaufort County

Payment Made By

Client - Purchaser

Price of Inspection - \$000.00

Method of Payment - Check