

# HORIZON

HOME INSPECTORS

## Horizon Home Inspectors Sample Report Hilton Head Island, SC 29928

**PREPARED FOR:**  
FUTURE CLIENT

**INSPECTION DATE:**  
Wednesday, January 2, 2019

**PREPARED BY:**  
Brad Tholen, CMI



Horizon Home Inspectors  
4 Allyan Court  
Bluffton, SC 29910

843-338-4281

[www.horizonhomeinspectors.com](http://www.horizonhomeinspectors.com)  
[Taylor@horizonhomeinspectors.com](mailto:Taylor@horizonhomeinspectors.com)



We thank you for your trust.



July 16, 2020

Dear Future Client,

RE: Report No. 5190, v.3  
Horizon Home Inspectors Sample Report  
Hilton Head Island, SC  
29928

Thank you for your trust and allowing me to perform this service for you.

In the following pages you will find your invoice/receipt, the Inspection Agreement you have already accepted, the Report Summary describing those issues which, in my professional opinion, require repair, attention or further evaluation. Each individual section of the report describes the type and function of the items within that topic, makes recommendations not necessarily visible in the Summary and also addresses those items not inspected to prevent confusion regarding the purpose or scope of the inspection.

Navigate through the report quickly by clicking on the tabs across the top of each section.

This report was prepared for the exclusive use of our client and their representatives. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

The report is effectively a snapshot of the property on a given day and time and makes no predictions regarding future function or changes. I assume no responsibility for things that occur after the inspection. If conditions change, I am available to revisit the property and update this report.

I am honored to have been given the opportunity to serve you and I offer my ongoing assistance as a resource for advice and for referrals for future work on your new home.

Again, thank you for the opportunity to serve you.

Sincerely,

Brad Tholen, CMI  
on behalf of  
Horizon Home Inspectors

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# AGREEMENT

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## PARTIES TO THE AGREEMENT

### Company

Horizon Home Inspectors  
4 Allyn Court  
Bluffton, SC 29910

### Client

Future Client

**Total Fee: \$450.00**

This is an agreement between Future Client and Horizon Home Inspectors.

## LIMITATIONS AND EXCLUSIONS OF THE HOME INSPECTION AND REPORT

CLIENT AND COMPANY (Company is also defined to include any and all inspectors who perform the contracted-for inspections as an employee or independent contractor of the Company) agree to the following terms and conditions:

1. Client Attendance and Permission to Access Subject Property: The Client acknowledges that Client can attend the inspection. The Client further acknowledges that such participation is at the Clients own risk. The Client warrants that permission has been secured for the Company to enter and inspect the Subject Property.
2. Standards of Practice: The scope of this inspection is defined and limited by the standards, limitations, exceptions and exclusions as contained in the South Carolina Home Inspector Standards of Practice (SC SoP) promulgated by the South Carolina Residential Builders Commission, the provisions of S.C. Code Ann. 40-59-500, et seq., and this Pre-Inspection Agreement. In 2014 SC LLR adopted the Standards of Practice as established by the American Society of Home Inspectors (ASHI). The ASHI SoP are available by clicking on this link:  
<http://www.homeinspector.org/Standards-of-Practice>  
The scope of the residential inspection is a visual observation, with limited use of mechanical instruments, of readily accessible areas of the building, improvements, mechanical systems and appliances. The inspection is limited to areas and systems identified as follows: roofing/guttering/other roof components; home exteriors; garage/carport; electrical basement/crawl space/slab; plumbing; heating; cooling; attic; and general interiors and kitchen/appliances.
3. Definitions and Purpose of the Inspection: Home inspection means the rendering of a written or oral report in exchange for compensation of any sort, regarding the condition of the construction or improvements to a residence including, but not limited to, structural problems or conditions, damage, safety problems, deterioration, equipment, and systems that are visible and readily accessible. Home inspection does not include a contract or proposal for repair, renovation, or remodeling of the improvements to a residence. The purpose of the home inspection is to disclose the general conditions of the building, improvements, mechanical systems and appliances as they exist on the day of the inspection.
4. Inspection Report: The Client and the Company agree the Company, and its inspector(s), will prepare a written home inspection report.
5. Inspection Exclusions: The SC SoPs are designed to identify and disclose observed general conditions. Clients acceptance to the terms of this agreement as indicated by their signature at the bottom indicates Client has read, understands and accepts the scope and limitations of the inspection process as described in the SC SoP accessed through the link in Section 2. Questions about any part of the SC SoP should be directed to Company prior to acceptance of this agreement.

Questions? Contact Taylor Halpin at (843) 290-2258 to be connected to your inspector.

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THE INSPECTOR IS NOT REQUIRED TO: (i) perform tasks that place his or her person in danger; (ii) inspect or report on accessory items not listed in the SC SoPs; (iii) estimate the remaining life of roof coverings, flashing, caulking materials or other components; (iv) handle or disturb materials suspected of containing hazardous materials; (v) operate door openers that have been disconnected from power source; (vi) operate doors if animals are loose in a garage; (vii) insert any tool, probe or testing device into the main or subpanels of the electrical system; (viii) activate electrical system or branch circuits that are not energized; (ix) operate overload protection devices except GFCI breakers; (x) test GFCI breakers that are not connected to a wall outlet; (xi) move objects to gain access to electrical outlets or panels; (xii) inspect equipment that is not readily accessible, nor dismantle equipment or component; (xiii) test all switches, receptacles, or fixtures, not to remove switch or receptacle; (xiv) operate a smoke detector by any means other than supplied by the manufacturer; (xv) enter a crawl space with headroom less than 18 inches or where adverse conditions exist; (xvi) move stored items or debris; (xvii) enter areas that may contain hazardous materials; (xviii) determine the extent of damage caused by insects or water; (xix) operate sump pumps; (xx) operate systems that have been "shut down" or winterized; (xxi) operate pressure relief valves where the Inspector feels operation may result in leaking; (xxii) operate heating equipment when the exterior temperature is 85 degrees Fahrenheit or above; (xxiii) activate heating or cooling equipment that has been "shut down" or will not respond to thermostat controls; (xxiv) disassemble heating equipment by any means other than panels provided by the manufacturer for inspections and/or service; (xxv) report on the efficiency of the heating or cooling systems or distribution; (xxvi) operate cooling equipment when the ambient temperature has been less than 65 degrees Fahrenheit within the previous 24 hours; (xxvii) enter attic spaces where the headroom is less than 3 feet; (xxviii) enter attic spaces where hazardous conditions exist; (xxix) evaluate attic ventilation adequacy by any means other than visually; (xxx) evaluate the efficiency of attic insulation other than by accepted thickness; (xxxi) move furniture or owners possessions; (xxxii) light a fire in the fireplace; (xxxiii) calibrate oven temperatures to determine if the ovenheated temperature corresponds to the control setting; (xxxiv) determine the efficiency of any kitchen equipment; or (xxxv) determine the remaining life of any kitchen equipment. The Company IS NOT REQUIRED TO DETERMINE whether any system or component of the Subject Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any illicit drugs, products or by-products, including, but not limited to, methamphetamines, and including any and all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities.

The Company IS NOT RESPONSIBLE FOR DETECTING, IDENTIFYING, DISCLOSING OR REPORTING the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include, but are not limited to: (i) asbestos; (ii) radon; (iii) oil, gasoline or any other petroleum product; (iv) lead; (v) urea formaldehyde; (vi) mold; (vii) mildew; (viii) fungus; (ix) odors; (x) noise; (xi) toxic or flammable chemicals; (xii) water or air quality; (xiii) PCBs or other toxins; (xiv) electromagnetic fields; (xv) underground storage tanks; (xvi) proximity to toxic waste sites or sites being monitored by any state or federal agency; (xvii) carbon monoxide; (xviii) the presence of or any hazards associated with the use or placement of Chinese drywall at the Subject Property; or any other environmental or health hazards, unless otherwise agreed to and an additional fee paid.

The Company IS NOT REQUIRED TO INSPECT: (i) timers; (ii) clocks; (iii) thermostats; (iv) safety devices; (v) lawn sprinklers (when operable the irrigation system will be tested but not inspected); (vi) detached structures; (vii) fencing; (viii) low voltage wiring or components; (ix) radiant heat system performance; (x) security systems; (xi) solar water heating components; (xii) appliances (when operable, normal, fixed appliances will be documented and tested), (xiii) freezers or similar storage compartments; (xiv) elevators, dumbwaiters and/or lifts of any type; (xv) fire protection systems including sprinklers, hoods, ducts, air filtration systems and standpipes; and (xvi) acoustical properties and/or soundproofing.

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6. Cancellation: If Client or their representative cancels the inspection within 48 hours of the appointment time, a fee of 50% of the inspection fee will apply.

In the case of inspections of new construction properties (previously uninhabited), in addition to the 48-hour notice of cancellation, if upon arrival to the property Company observes construction vehicles on the property, the inspection will be postponed to a future date and the 50% cancellation fee will apply.

7. **BINDING ARBITRATION PROVISION. PLEASE READ CAREFULLY:** Any dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the Inspection or the Report shall be submitted to final and binding arbitration as conducted by and according to the Rules and Procedures of Construction Dispute Resolution Services, LLC. The decision of the arbitrator appointed by Construction Dispute Resolution Services, LLC shall be final and binding and judgment on the decision may be entered in any Court of competent jurisdiction. All proceedings must be held in the state where the inspection was performed. **NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH BINDING ARBITRATION.**

8. **Disclaimer of Warranty:** The Client understands that the inspection and report do not, in any way, constitute a guarantee, warranty of merchantability or fitness for a particular purpose, express or implied warranty, or an insurance policy. Additionally, neither the inspection nor inspection report is a substitute for any real estate transfer disclosures that may be required by law.

9. **Notice of Claims:** The Client agrees that any claim for failure of the Company to fulfill its obligations under this Agreement shall be made in writing to the Company upon discovery. The Client also agrees to allow the Company ten (10) days to come to the Subject Property to inspect and evaluate any condition complained of by the Client to the Company and not to make, or allow others to make, any alteration to the claimed condition until the Company has had the opportunity to inspect and evaluate the claimed condition, except in case of emergency.

10. **Choice of Law:** This Pre-Inspection Agreement shall be governed by South Carolina law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator, the remaining terms shall remain in force between the parties.

11. **LIMITATION OF LIABILITY. PLEASE READ CAREFULLY:** The Client understands and agrees that the Company is not an insurer and that the payment for the inspection and report is based solely on the value of the service provided by the Company in the performance of the limited visual inspection and production of the report as described herein. Thus, the Client agrees that the sole and exclusive remedy for any claims against the Company, including claims for, but not limited to, breach of contract, negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the Inspection or the Report, is limited to an amount equal to the inspection fee multiplied by two (2), as liquidated damages and not as a penalty. The Client releases the Company from any and all additional liability, whether based on contract, tort, or any other legal theory. The Client understands that he/she/they is/are free to consult with another professional if the Client does not agree to this provision.

12. **Systems & Components Not Inspected By Agreement:** The Client and the Company agree that the following systems and/or components of the Subject Property are specifically excluded from the inspection at the request of the Client: (Advise by email for inclusion on this document prior to signing).

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13. Responsibility for Return Inspections: The Client understands that if any systems and/or components of the Subject Property cannot be inspected due to unforeseen circumstances during the inspection it is the Clients duty to contact the Company should the Client desire the Company to return to the Subject Property at a later date or time to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the report. If Client desires the Company to return at a later date or time the Client hereby agrees that the Company will charge the Client an additional fee in the amount of \$125.00 to conduct the return inspection.

14. Entire Agreement: This Pre-Inspection Agreement and any subsequent report issued to the Client by the Company represent the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever. The inspection is being performed for the exclusive use and benefit of the Client. The inspection, including the written report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

15. Clients Agreement & Understanding of Terms: By signing this Agreement, the undersigned Client agrees that he/she/they have read, understand, and agree to all of the terms and conditions on all pages of this Agreement, including the provisions for arbitration, and limitations and exclusions, and agree to pay the fee shown according to the terms above. The Client understands that the Client has a right to have an attorney of the Clients choice review this Agreement before signing it. The Client understands that if the Client does not agree with any of the terms, conditions, limitations and/or exclusions set forth in this Agreement, the Client is free to not sign it. The Client understands that the Client may retain another provider to perform the services contemplated by this Agreement. The Client further understands that, should the Client not agree to the terms and conditions set forth in this Agreement, the Client may negotiate with the Company for different terms and conditions.

**I, Future Client (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**



# SUMMARY

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[www.horizonhomeinspectors.com](http://www.horizonhomeinspectors.com)

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## UNDERSTANDING YOUR REPORT

Welcome to your home inspection report published for you by Horizon Home Inspectors. It was our honor to provide this service to you. We are available to speak with you by phone to help you understand the vast amount of information we have provided in the following pages.

Before we get started lets understand what to expect in your report so that you get the best use of the information. Contrary to common understanding, it is not the primary objective of the home inspection to look for problems. The primary purpose is to document a property for our client and when issues or defects are observed to document them for further evaluation later by a qualified contractor.

We have physically observed every accessible area of the property noting hundreds of details regarding type, condition and function. We have tested and documented every mechanical system and appliance that were in service on the day of the inspection. We have even noted the presence of every device that we are not required to test or examine.

Overall your inspection report will describe the general condition of the property on the day of the inspection. However, no inspection is 100%. Some things will simply not be accessible (think - some switches, outlets, windows or concealed spaces). Some issue will only be visible when light or weather conditions are just right. Some showers will only leak with a person standing in it. Some conditions simply cannot be recreated during the inspection. If you have questions or concerns after reading this report - or after returning to the property yourself - please contact us immediately.

So, lets dive in starting with the SUMMARY. The items in this SUMMARY are gathered from the details of your FULL report. SUMMARY items identify damage, defects or other issues that, in our professional opinion, are beyond "normal wear-and-tear" as defined by the language of the typical real estate (see your Real Estate Contract for clarification). Issues that appear to be cosmetic and non-structural will not appear on the SUMMARY but may appear in subsequent pages of the FULL report for your general information and understanding.

Photographs are a prime part of our reporting and are used liberally throughout our report. Photos visually demonstrate the nature of a defect in way that is more difficult to portray in text alone (a picture is worth a thousand words, and all). Furthermore, a photo documents the nature of and the actual presence of a defect supporting the professional opinion of the inspector. To enhance the overall clarity in our reporting we often try to provide a wide shot photo of a defect indicating the general area followed by a close-up photo of the same defect.

This SUMMARY version of our full inspection report is provided as a courtesy only and reading it is not a substitute for reading and understanding the entire report. If you or your representative intend to create your own repair request list, we have sent you a copy of the Horizon Action Report, a PDF form you can edit and use to request specific repairs. Your customized Horizon Action Report does not alter our published professional opinion as stated here in this document. It is our opinion that all items in the SUMMARY should receive some form of attention.

Your inspector is always willing and available to discuss your report in detail. Please call our General Manager Taylor Halpin at 843-338-4281 to schedule a phone conversation with your inspector.

BONUS DOCUMENT - The Home Set-Up and Maintenance Guide includes valuable tips to maintain your property.

[BONUS DOCUMENT - The Home Set-Up and Maintenance Guide](#)

# SUMMARY

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## Roofing

### SLOPED ROOFING \ Metal

**Condition:** • [Failed fasteners](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** At, but not limited to those in the photograph(s) of the Main and Garage Roofs

**Task:** Repair recommended

**Time:** Prior to closing



1. Close-up



2. Failed fasteners

## Exterior

### WALLS \ Stucco

**Condition:** • There are visible cracks in the stucco. Although it is not uncommon for cracks to develop in rigid materials like stucco, I advise that you request further observation by a qualified contractor prior to closing to determine whether the visible cracking represents a deficiency.

**Implication(s):** Water damage

**Location:** At, but not limited to those in the photograph(s) of the chimneys

**Task:** Evaluation by a qualified technician or contractor.

**Time:** Prior to closing



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3. Cracks in stucco



4. Cracks in stucco

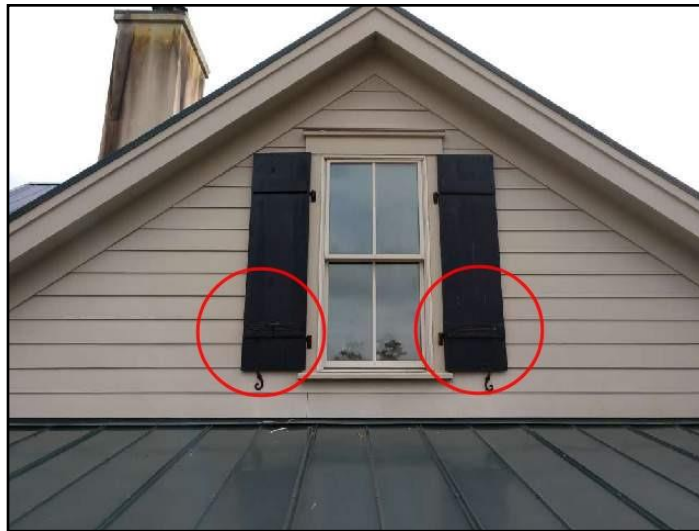
## EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Rot](#)

Location: At, but not limited to those in the photograph(s) of the shutters

Task: Repair recommended

Time: Prior to closing



5. Rot on shutters

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • [Masonry or concrete cracking](#)

Implication(s): Weakened structure

Location: At, but not limited to those in the photograph(s)

Task: Repair recommended

Time: Prior to closing

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6. Close-up



7. Masonry or concrete cracking

## LANDSCAPING \ Fence

**Condition:** • Boards damaged

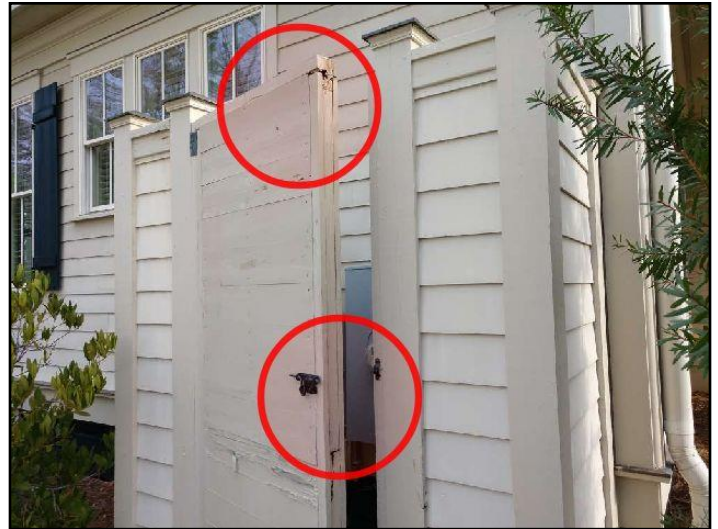
**Location:** Left Service yard

**Task:** Repair recommended

**Time:** Prior to closing



8. Close-up



9. Left Service yard

## IRRIGATION/SPRINKLER SYSTEM \ Pipe

**Condition:** • Leak

**Implication(s):** Reduced operability

**Location:** At, but not limited to those in the photograph(s)

**Task:** Repair recommended

**Time:** Prior to closing



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10. Leak



11. Close-up

## Structure

### RECOMMENDATIONS \ Overview

**Condition:** • We recommend further evaluation of all issues described in this report by a qualified contractor/technician prior to closing.

To view our recommendations for qualified service providers visit the resources page on our web site at <http://www.horizonhomeinspectors.com/resources>.

### FOUNDATIONS \ General notes

**Condition:** • [Evidence of wood destroying insects.](#)

(Click hyperlink above to view YouTube video. Tip: Right click on mouse, select "Open Link in New Window")

**Implication(s):** Insect penetration/Damage/Weakened structure

**Location:** At, but not limited to those in the photograph(s) of the Crawl Space

**Task:** Evaluation by a qualified technician or contractor.

**Time:** Prior to closing

# SUMMARY

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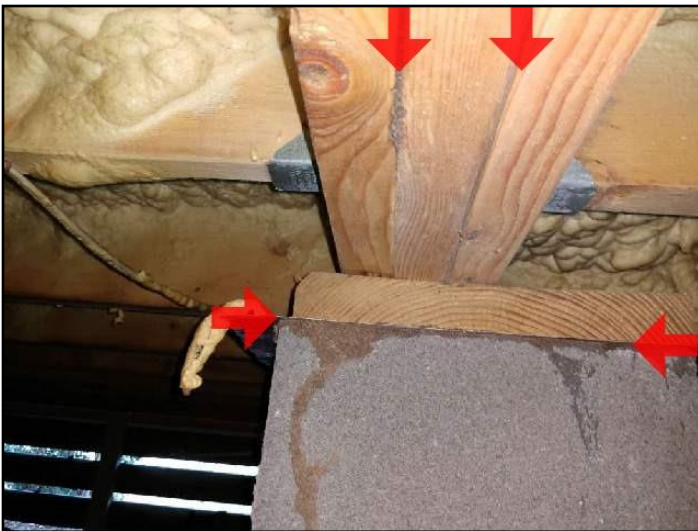
REFERENCE



12. Close-up



13. Evidence of wood destroying insects



14. Close-up



15. Evidence of wood destroying insects

## Electrical

### DISTRIBUTION SYSTEM \ Lights

**Condition:** • [Inoperative](#)

This light did not respond to wall switches or the Whirlpool Remote which has a "light" icon

**Implication(s):** Inadequate lighting

**Location:** Master Bathroom

**Task:** Request disclosure or documentation

**Time:** Prior to closing



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16. Inoperative

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Gaps or voids](#)

There is an absence of insulation around the chimney vent breaking the insulating envelope of the sealed attic

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** At, but not limited to those in the photograph(s) of the Attic

**Task:** Correction recommended

**Time:** Prior to closing



17. Gaps and voids



18. Close-up



# SUMMARY

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## Plumbing

### RECOMMENDATIONS \ Overview

**Condition:** • We recommend further evaluation of all issues described in this report by a qualified contractor/technician prior to closing.

Your Realtor is a good source for referrals of qualified contractors or to view our recommendations for qualified service providers visit the resources page on our web site at <http://www.horizonhomeinspectors.com/resources>.

### FIXTURES AND FAUCETS \ Shower stall

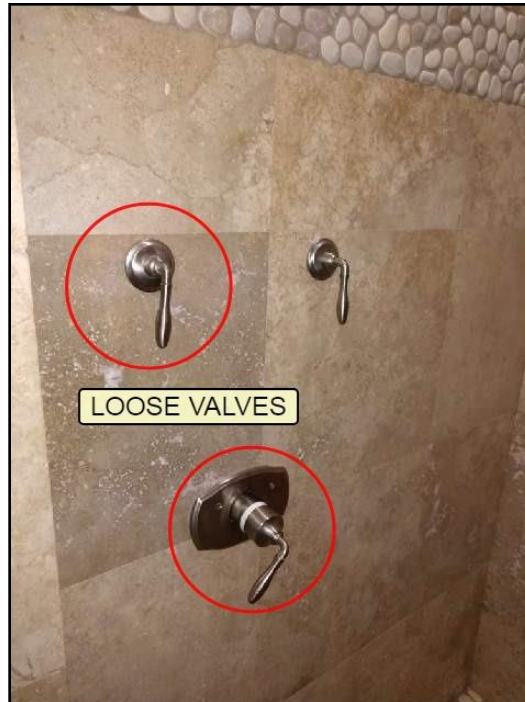
**Condition:** • Valves are loose on the shower wall

**Implication(s):** Water damage

**Location:** Master Bathroom

**Task:** Repair recommended

**Time:** Prior to closing



19. Valves are loose on the shower wall

### FIXTURES AND FAUCETS \ Shower stall enclosure

**Condition:** • [Grout loose, missing or deteriorated](#)

**Location:** Bonus Room

**Task:** Correction recommended

**Time:** Prior to closing

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20. Close-up



21. Grout loose, missing or deteriorated

## Interior

### FLOORS \ Wood/laminate floors

**Condition:** • Insect damage to Floor boards. This damage is near and above the insect activity noted in the crawlspace

**Implication(s):** Insect penetration/Damage

**Location:** At, but not limited to those in the photograph(s) of the Master Bedroom

**Task:** Evaluation by a qualified technician or contractor.

**Time:** Prior to closing



22. Close-up



23. Insect damage to Floor boards

This concludes the REPORT SUMMARY section.

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The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements and limitations that restricted our inspection.

The suggested tasks and time frames for completing recommendations are the professional opinion of your inspector and should not be interpreted as "requirements" affecting the Contract. Task and timelines may have to be adjusted based on the findings of specialists.

[BONUS DOCUMENT - Life Cycles and Costs \(How long will it last? Cost to replace or remodel?\)](#)

# ROOFING

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## Observations & Recommendations

### RECOMMENDATIONS \ Overview

**1. Condition:** • We recommend further evaluation of all issues described in this report by a qualified contractor/technician prior to closing.

Your Realtor is a good source for referrals of qualified contractors or to view our recommendations for qualified service providers visit the resources page on our web site at <http://www.horizonhomeinspectors.com/resources>.

### SLOPED ROOFING \ Metal

**2. Condition:** • [Failed fasteners](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** At, but not limited to those in the photograph(s) of the Main and Garage Roofs

**Task:** Repair recommended

**Time:** Prior to closing



24. Close-up



25. Failed fasteners

## Description

**Sloped roofing material:**

• [Metal](#)



# ROOFING

Horizon Home Inspectors Sample Report, Hilton Head Island, SC January 2, 2019

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[www.horizonhomeinspectors.com](http://www.horizonhomeinspectors.com)

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26. Metal



27. Metal



28. Metal



29. Metal

## Limitations of the Inspection

**Roof inspection limited/prevented by:** • Lack of access (too slippery/fragile)

**Inspection performed:** • From roof edge



# EXTERIOR

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## Observations & Recommendations

### RECOMMENDATIONS \ Overview

**3. Condition:** • We recommend further evaluation of all issues described in this report by a qualified contractor/technician prior to closing.

Your Realtor is a good source for referrals of qualified contractors or to view our recommendations for qualified service providers visit the resources page on our web site at <http://www.horizonhomeinspectors.com/resources>.

### WALLS \ Stucco

**4. Condition:** • There are visible cracks in the stucco. Although it is not uncommon for cracks to develop in rigid materials like stucco, I advise that you request further observation by a qualified contractor prior to closing to determine whether the visible cracking represents a deficiency.

**Implication(s):** Water damage

**Location:** At, but not limited to those in the photograph(s) of the chimneys

**Task:** Evaluation by a qualified technician or contractor.

**Time:** Prior to closing



30. Cracks in stucco



31. Cracks in stucco

### EXTERIOR GLASS/WINDOWS \ Exterior trim

**5. Condition:** • [Rot](#)

**Location:** At, but not limited to those in the photograph(s) of the shutters

**Task:** Repair recommended

**Time:** Prior to closing

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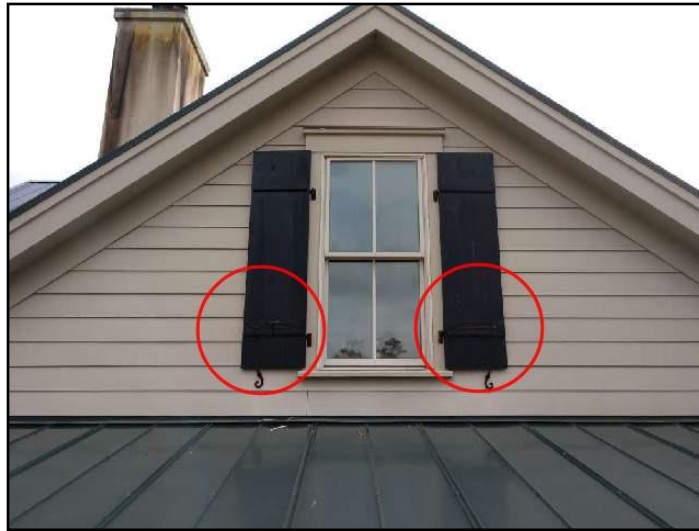
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32. Rot on shutters

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

6. Condition: • [Masonry or concrete cracking](#)

Implication(s): Weakened structure

Location: At, but not limited to those in the photograph(s)

Task: Repair recommended

Time: Prior to closing



33. Close-up



34. Masonry or concrete cracking

## LANDSCAPING \ Fence

7. Condition: • Boards damaged

Location: Left Service yard

Task: Repair recommended

Time: Prior to closing



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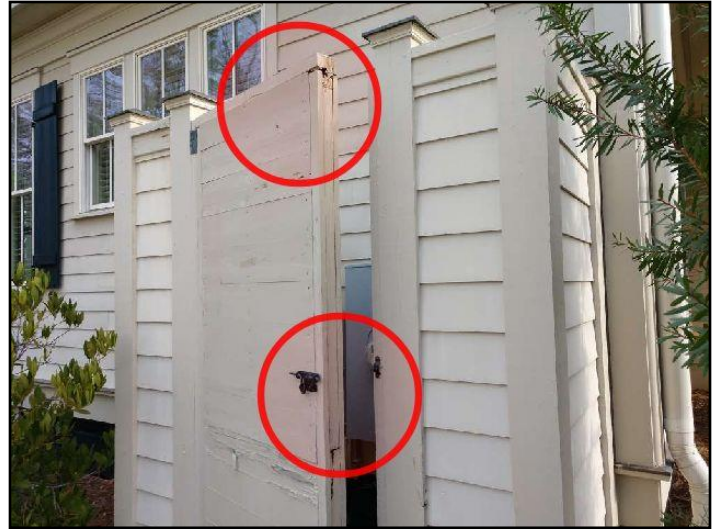
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35. Close-up



36. Left Service yard

## IRRIGATION/SPRINKLER SYSTEM \ Pipe

8. Condition: • Leak

Implication(s): Reduced operability

Location: At, but not limited to those in the photograph(s)

Task: Repair recommended

Time: Prior to closing



37. Leak



38. Close-up

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## Description

**Gutter & downspout material:** • [Aluminum](#)

**Gutter & downspout type:** • [Eave mounted](#)

**Gutter & downspout discharge:** • [Above grade](#)

**Lot slope:** • [Flat](#)

**Soffit (underside of eaves) and fascia (front edge of eaves):** • Engineered trim material

**Wall surfaces and trim:** • Fiber Cement Siding

**Driveway:** • Concrete

**Walkway:** • Concrete

**Walkway:** • brick

**Garage:** • attached garage - multiple car

**Irrigation/Lawn sprinklers:** • Rain Bird

*Model number:* ESP Modular



39. Rain Bird (Garage service yard)



40. Irrigation appears operative, but with issues

## Limitations of the Inspection

**Inspection limited/prevented by:** • The stucco siding was inspected for the presence of visible defects only. No invasive techniques were employed. Moisture testing of the structure behind the stucco was neither offered nor implied.

Moisture intrusion behind stucco siding is not always visible from the exterior or interior therefore, due to the potential for damage resulting from moisture-related issues we recommend evaluation of all stucco and EIFS-clad structures by a qualified stucco contractor or inspector prior to closing.

The presence and/or functionality of weep screeds could not be accurately determined.

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Horizon Home Inspectors assumes no responsibility or liability for issues discovered after the inspection.

**Inspection limited by:** • Irrigation system tested but not inspected - The irrigation system is beyond the scope of the residential home inspection therefore the documentation and observation of the irrigation is done as a "courtesy" and does not constitute an "inspection".

If you have questions regarding the function of the irrigation system please ask the seller or their representative to demonstrate this system for you or contact a qualified contractor for testing prior to closing.

Your Realtor is a good source for referrals of qualified contractors or to view our recommendations for qualified service providers visit the resources page on our web site at <http://www.horizonhomeinspectors.com/resources>.



# STRUCTURE

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## Observations & Recommendations

### RECOMMENDATIONS \ Overview

**9. Condition:** • We recommend further evaluation of all issues described in this report by a qualified contractor/technician prior to closing.

To view our recommendations for qualified service providers visit the resources page on our web site at <http://www.horizonhomeinspectors.com/resources>.

### FOUNDATIONS \ General notes

**10. Condition:** • [Evidence of wood destroying insects.](#)

(Click hyperlink above to view YouTube video. Tip: Right click on mouse, select "Open Link in New Window")

**Implication(s):** Insect penetration/Damage/Weakened structure

**Location:** At, but not limited to those in the photograph(s) of the Crawl Space

**Task:** Evaluation by a qualified technician or contractor.

**Time:** Prior to closing



41. Close-up



42. Evidence of wood destroying insects

# STRUCTURE

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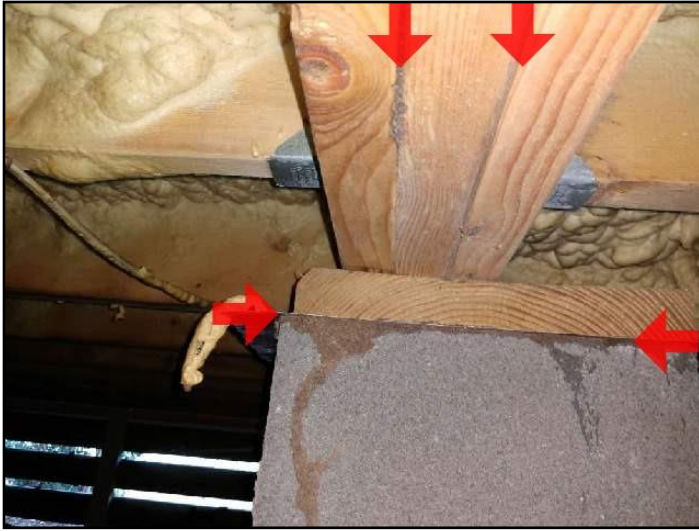
INSULATION

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43. Close-up



44. Evidence of wood destroying insects

## Description

Configuration: • [Crawlspace](#)

Foundation material:

• [Masonry block](#)



45. Masonry block



46. Masonry block

Floor construction:

• [Joists](#)



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47. Joists



48. Joists

## Exterior wall construction:

- [Wood frame](#)



49. Wood frame



50. Wood frame

## Roof and ceiling framing:

- Rafters

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51. Rafters



52. Rafters

## Location of access to under-floor area:

- Right Side



53. Right Side access

## Limitations of the Inspection

**Attic/roof space:** • Attic access limited by insulation. The attic was inspected only where a clear pathway was made available. Where there is no clear path through or over the insulation those areas are not inspected per the Standards of Practice which state, "the inspector is not required to traverse attic load-bearing components that are concealed by insulation or by other materials."



# STRUCTURE

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54. Access limited by insulation



55. Attic access limited by insulation. The...

**Crawlspace:** • Entered but access was limited

**Crawlspace:** • foam insulation obstructs observation of the penetrations such as plumbing supply and drains.



56. Foam insulation-obstruction



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## Observations & Recommendations

### RECOMMENDATIONS \ Overview

**11. Condition:** • We recommend further evaluation of all issues described in this report by a qualified contractor/technician prior to closing.

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### DISTRIBUTION SYSTEM \ Lights

**12. Condition:** • [Inoperative](#)

This light did not respond to wall switches or the Whirlpool Remote which has a "light" icon

**Implication(s):** Inadequate lighting

**Location:** Master Bathroom

**Task:** Request disclosure or documentation

**Time:** Prior to closing



57. Inoperative

### DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**13. Condition:** • [The type of smoke alarms installed was not verified as part of this inspection. Upon taking ownership of a new property we recommend that you determine what type of alarms are in use and consider replacing old devices for modern ones.](#)

The type of alarm does not represent a defect or deficiency therefore replacement is discretionary.

## Description

**Service entrance cable and location:** • Electric service enters at the meter



58. Service enters at the meter (Left exterior)

**Service entrance cable and location:** • Underground, aluminum service entrance cable



59. Underground, aluminum service entrance cable

**Service size:** • Two @ 150 amps each

# ELECTRICAL

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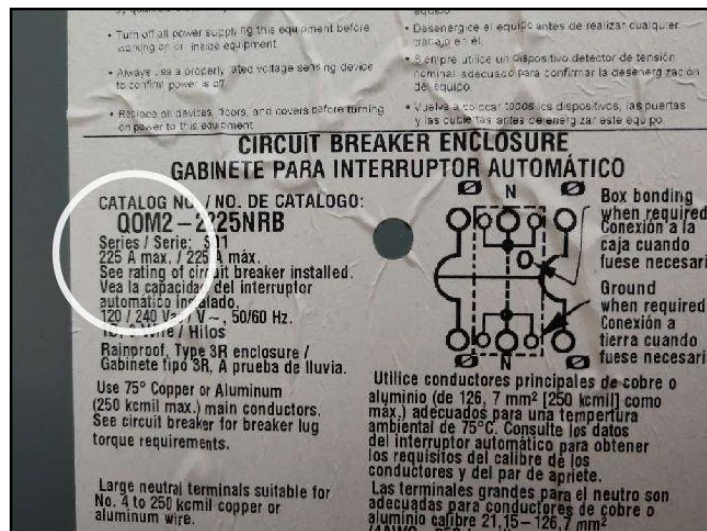
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60. Two @ 150 amps each

Main disconnect/service box rating: • 2 @ 225 amps each



61. 2 @ 225 amps each

Main disconnect/service box type and location: • Square D main panel



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62. Covers removed



63. Square D main panels (Left exterior)

**Distribution panel type and location:** • Siemens distribution panel



64. Covers removed



65. Siemens distribution panels (Laundry room)

**Distribution panel rating:** • 2 @ 200 amps each

# ELECTRICAL

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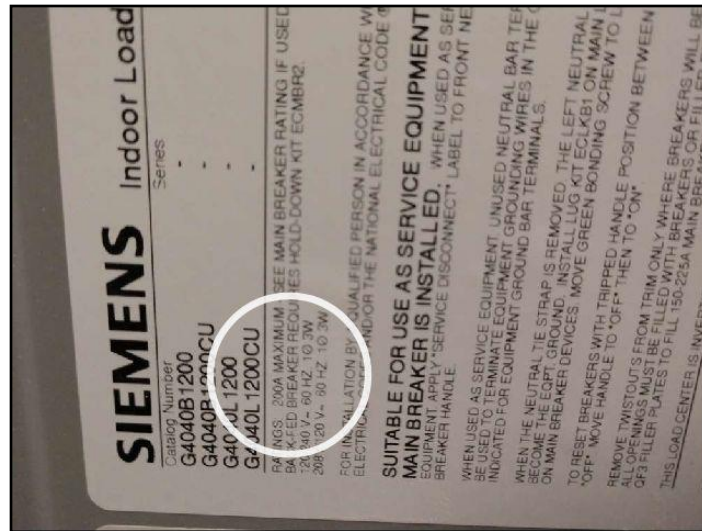
INSULATION

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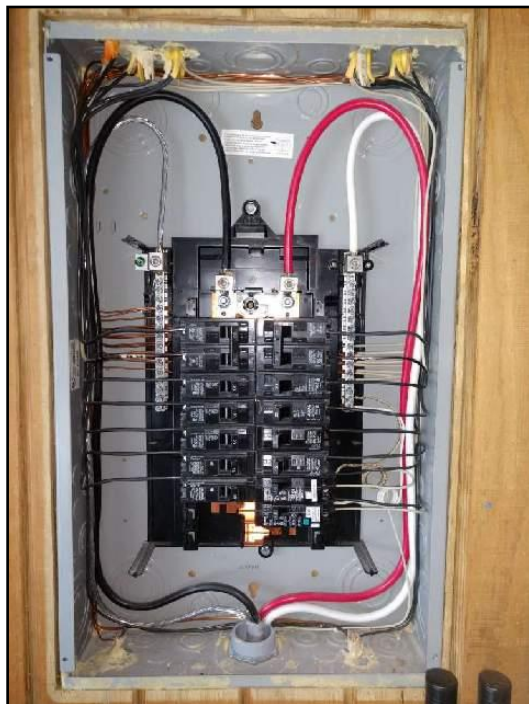
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66. 2 @ 200 amps each

Auxiliary panel (subpanel) type and location: • Siemens sub panel



67. Cover removed



68. Siemens sub panel (Garage)

Auxiliary panel (subpanel) rating:

- [125 Amps](#)

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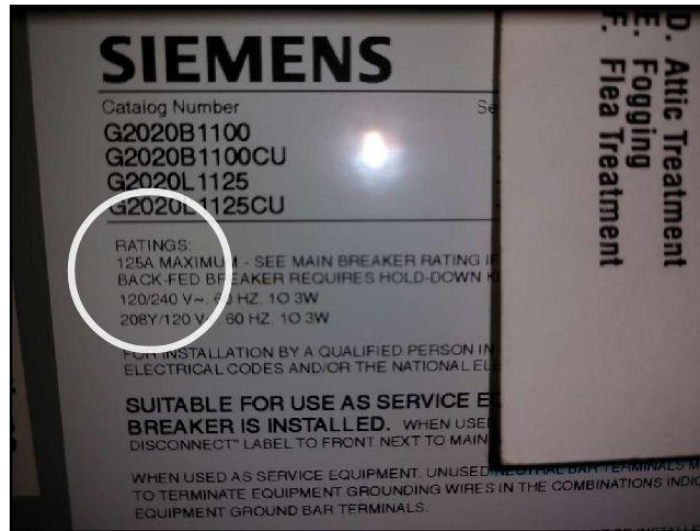
INSULATION

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69. 125 Amps

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Type and number of outlets (receptacles):** • Grounded - typical

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • Ground fault circuit interrupters • Arc fault circuit interrupters

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • None noted

## Limitations of the Inspection

**Inspection limited/prevented by:** • Insulation

**Inspection limited/prevented by:** • Landscape and other exterior lighting is not inspected. Some landscape lighting systems will not operate in daylight therefore it is beyond our ability to make the system respond. If you have questions about the function or performance of landscape lighting, request a demonstration of the system prior to closing.

**Inspection limited/prevented by:** • Arc fault breakers not tested due to occupancy



# ELECTRICAL

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70. Arc fault breakers not tested

**System ground:** • The quality of the grounding system was not tested or determined.

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

**Not included as part of a building inspection:**

- Low voltage wiring systems and components



71. Low voltage wiring systems and components

**Not included as part of a building inspection:** • The function of the smoke detectors was not determined. Smoke detector testing is not required by the South Carolina Builders Commission Standards of Practice. Horizon Home Inspectors recommends replacing all smoke detectors frequently during ownership or upon assuming ownership of a property.

# HEATING

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## Description

**System type:** • [Heat pump](#) • [Fireplace](#)

**Fuel/energy source:** • [Gas](#) • [Electricity](#)

**Heat distribution:** • Heat is delivered through a system of ducts and registers. We make no observation or comment regarding the material type, condition of the interior or the efficiency of the ducts. For more insight regarding these factors contract a qualified technician prior to closing.

**Approximate age:** • See the equipment descriptions under the COOLING & HEAT PUMP section of your report.

**Main fuel shut off valve located at:** • Meter

**HEAT test result:** • See COOLING

**Fireplace/stove:**

• [Factory-built](#)

Not visible

*Model number:* Not visible



72. Living room

• [Factory-built](#)

Not visible

*Model number:* Not visible

# HEATING

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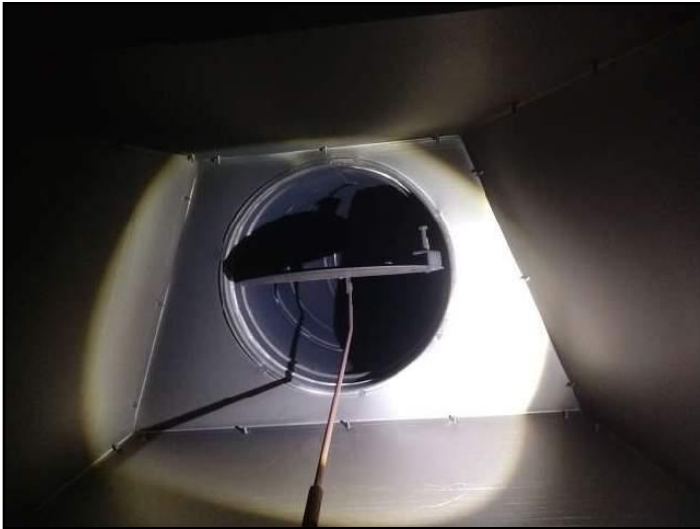


73. Porch

- [Gas logs](#)

Chimney/vent:

- [Metal](#)



74. Living room fireplace



75. Porch fireplace



# HEATING

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76. Metal vents

## Limitations of the Inspection

**Inspection prevented/limited by:** • Chimney interiors and flues are not inspected

**Fireplace/wood stove:** • Dataplate not visible, illegible or inaccessible

**Fireplace/wood stove:** • visibility up the chimney is limited • The absence of a pilot flame prevented testing the gas logs in the fireplace. Request testing or demonstration of this device prior to closing.

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • [Air cooled](#)

**Heat pump type:** • [Air source](#)

**Manufacturer:**

• Bryant

Exterior condensing unit, Main system (Service yard)

*Model number:* 213BNA060-A (5 tons) *Serial number:* 4110E02912 (2010)



77. Exterior condensing unit, Main system

• Carrier

Air handler, Main system (Attic)

*Model number:* FB4C P060 (5 tons) *Serial number:* 3617F15012 (2017)



78. Air handler, Main system

**Cooling capacity:** • [5 Tons](#)

# COOLING & HEAT PUMP

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**Compressor approximate age:** • 10 years

**Typical life expectancy:** • The average functional lifespan for HVAC equipment components in this market is 8 to 12 years and is affected by the quality of the equipment and installation and the level of routine maintenance and service.

**Failure probability:** • [Medium](#)

**Temperature difference:**

- 20°
- Main system

## Limitations of the Inspection

**Inspection limited/prevented by:** • Testing of the HVAC equipment conducted during a home inspection is no substitute for the opinion of a qualified HVAC technician. It would be prudent to consider having this equipment inspected by a qualified technician prior to closing.

Your Realtor is a good source for referrals of qualified contractors or to view our recommendations for qualified service providers visit the resources page on our web site at <http://www.horizonhomeinspectors.com/resources>. • If you have further questions regarding the performance or remaining life of the HVAC equipment I recommend that you contact a qualified HVAC technician prior to closing. • The interior of the duct work is not examined as part of this inspection.

In older homes where the age of the ducts appears to match that of the property we advise you seek further evaluation of the ducts by a qualified technician prior to closing to determine the functionality and efficiency.

Furthermore, older duct work will affect the ability of newer HVAC components to achieve maximum efficiency.

**Heat pump only tested in:** • COOL mode only - When the exterior air temperature is in excess of 65 degrees, HVAC system testing is conducted in the COOL mode only. Testing the system in HEAT mode under these conditions would provide an erroneous reading. It is generally accepted that when a heat pump functions normally in one mode that it will generally function normally in the opposite mode. If you have further questions or concerns regarding the performance in heat mode, contact a qualified technician prior to closing.



# INSULATION AND VENTILATION

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## Observations & Recommendations

### ATTIC/ROOF \ Insulation

#### 14. Condition: • [Gaps or voids](#)

There is an absence of insulation around the chimney vent breaking the insulating envelope of the sealed attic

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** At, but not limited to those in the photograph(s) of the Attic

**Task:** Correction recommended

**Time:** Prior to closing



79. Gaps and voids



80. Close-up

## Description

### Attic/roof insulation material:

- Sprayed foam



81. Sprayed foam



82. Sprayed foam

# INSULATION AND VENTILATION

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**Attic/roof insulation amount/value:** • Not determined

**Attic/roof ventilation:** • Attic is foam insulated. No ventilation is, or should be visible

**Wall insulation material:** • foam insulation



83. foam wall insulation



84. foam wall insulation

**Wall insulation amount/value:** • Not determined

**Floor above crawlspace insulation material:** • Foam floor insulation



85. Foam floor insulation



86. Foam floor insulation

**Floor above crawlspace insulation value:** • not determined

**Crawlspace ventilation:** • ventilated wood skirting



# INSULATION AND VENTILATION

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87. ventilated wood skirting



88. ventilated wood skirting

**Floor above porch/garage insulation material:** • none visible above garage

## Limitations of the Inspection

**Attic inspection performed:** • By entering attic, but access was limited

**Roof space inspection performed:** • By entering space, but access was limited

**Crawlspace inspection performed:** • By entering space, but access was limited

**Crawlspace inspection performed:** • Foam insulation on the underside of the floor structure limited observation and the extent of the inspection



89. Foam obstruction - crawlspace



## Observations & Recommendations

### RECOMMENDATIONS \ Overview

**15. Condition:** • We recommend further evaluation of all issues described in this report by a qualified contractor/technician prior to closing.

Your Realtor is a good source for referrals of qualified contractors or to view our recommendations for qualified service providers visit the resources page on our web site at <http://www.horizonhomeinspectors.com/resources>.

### FIXTURES AND FAUCETS \ Shower stall

**16. Condition:** • Valves are loose on the shower wall

**Implication(s):** Water damage

**Location:** Master Bathroom

**Task:** Repair recommended

**Time:** Prior to closing



90. Valves are loose on the shower wall

### FIXTURES AND FAUCETS \ Shower stall enclosure

**17. Condition:** • [Grout loose, missing or deteriorated](#)

**Location:** Bonus Room

**Task:** Correction recommended

**Time:** Prior to closing

# PLUMBING

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91. Close-up



92. Grout loose, missing or deteriorated

## FIXTURES AND FAUCETS \ Whirlpool bath

18. Condition: • [Dirty water from the jets](#)

Sand and dirt blew out of the Whirlpool holes when activated

Location: Master Bathroom

Task: Evaluation by a qualified technician or contractor.

Time: Prior to closing

## Description

### Supply piping in building:

- PEX (cross-linked Polyethylene)



93. PEX (cross-linked Polyethylene)

# PLUMBING

Horizon Home Inspectors Sample Report, Hilton Head Island, SC January 2, 2019

Report No. 5190, v.3

[www.horizonhomeinspectors.com](http://www.horizonhomeinspectors.com)

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## Main water shut off valve at the:

- Meter



94. Meter

Water heater fuel/energy source: • [Gas](#)

Water heater manufacturer: • Rinnai

Model number: R75-LSi Serial number: 08.09-186243 (2008)



95. Rinnai (Bonus room)



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**Water heater tank capacity:** • on demand

**Water heater typical life expectancy:** • The average functional lifespan for water heaters in this market is 10 to 15 years and is affected by the quality of the equipment and installation and level of routine maintenance (routine flushing, testing TPR valves, visual examination, etc...).

**Waste and vent piping in building:** • [PVC plastic](#)

**Gas piping:**

- CSST (Corrugated Stainless Steel Tubing)



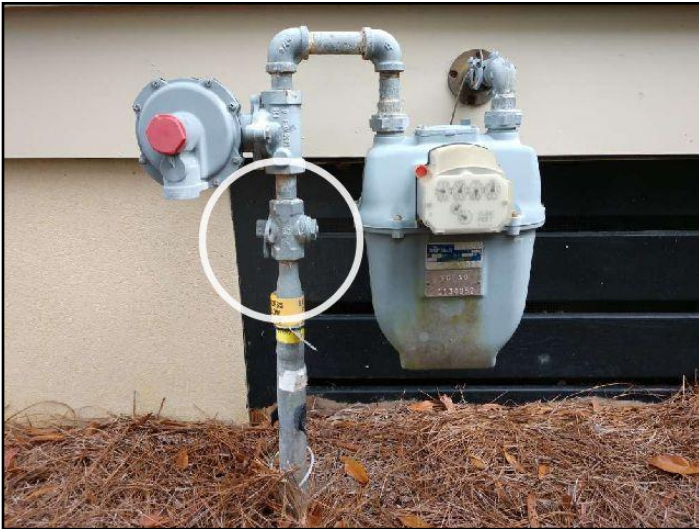
96. CSST (Corrugated Stainless Steel Tubing)



97. CSST (Corrugated Stainless Steel Tubing)

**Main fuel shut off valve at the:**

- Gas meter



98. Close-up



99. Gas Meter (Left exterior)

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## Limitations of the Inspection

**Items excluded from a building inspection:** • tub and sink overflows • concealed plumbing - pipes, fittings and fixture not visible, i.e. concealed in the walls, foundation, ceiling, etc.. • isolating valves (riser valves under sinks) • Water quality and pressure are not tested. • [The temperature & pressure relief \(TPR\) valve on the water heater is not tested as part of the residential home inspection due to the potential for this valve to leak after testing. This valve is designed to open in the event the temperature or pressure inside the tank exceeds a preset limit.](#)

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## Observations & Recommendations

### WALLS \ Plaster or drywall

**19. Condition:** • [Typical flaws](#)

**Location:** At, but not limited to those in the photograph(s) of the Master Bathroom

**Task:** Repair recommended

**Time:** Prior to closing



100. Typical flaws



101. Typical flaws



102. Typical flaws

### FLOORS \ Wood/laminate floors

**20. Condition:** • Insect damage to Floor boards. This damage is near and above the insect activity noted in the crawlspace

**Implication(s):** Insect penetration/Damage

**Location:** At, but not limited to those in the photograph(s) of the Master Bedroom



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**Task:** Evaluation by a qualified technician or contractor.

**Time:** Prior to closing



103. Close-up



104. Insect damage to Floor boards

## Description

### Laundry facilities:

- Washer

Whirlpool

Model number: WFW9470WW01



105. Washer

- Dryer

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Whirlpool

Model number: WED9470WW1



106. Dryer

- Laundry tub



107. Laundry tub

- Vented to outside
- 120-Volt outlet
- 240-Volt outlet
- Waste standpipe

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## Kitchen ventilation:

- Range hood discharges to the exterior
  - Range hood
- Vent A Hood

Model number: B200 MSC



108. Vent A Hood

## Bathroom ventilation: • Exhaust fan

## Inventory Food Waste Disposer:

- In-sink-erator (ISE)

Model number: Pro Compact-P-2



109. In-sink-erator (ISE)

## Inventory Dishwasher:

- Bosch

Model number: SHE43P05UC/64



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110. Bosch

**Inventory Garage Door Opener:** • LiftMaster



111. LiftMaster (Left door)

**Inventory Microwave Oven:**

• KitchenAid

Combo Microwave/Wall oven

Model number: KEMS308SSS04

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112. KitchenAid

## Inventory Range:

- KitchenAid

Model number: KGCU467VSS00



113. KitchenAid

## Inventory Refrigerator:

- KitchenAid

Inoperative

Model number: KFIS20XVMS6

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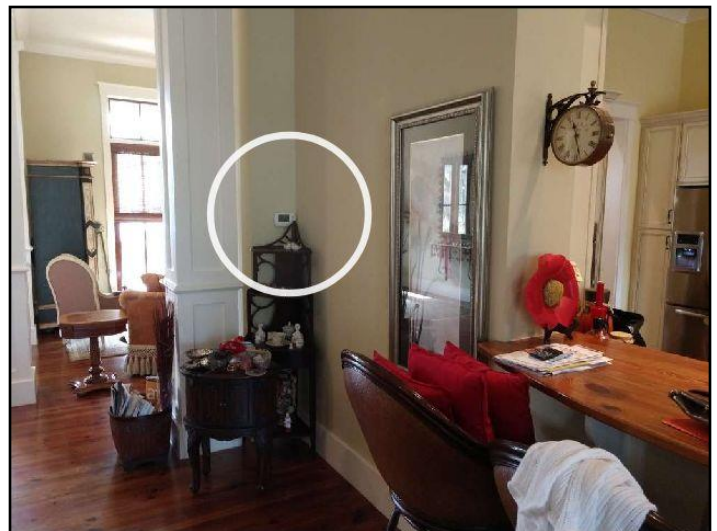
114. KitchenAid

## Inventory Thermostat:

- Honeywell



115. Main System (Left on HEAT 68 as found)



116. Living room



## Limitations of the Inspection

### Inspection limited/prevented by:

- Storage/furnishings



117. Storage/furnishings

- Storage in closets and cabinets / cupboards



119. Storage in closets and cabinets / cupboards



118. Storage/furnishings



120. Storage in closets and cabinets / cupboards

**Inspection limited/prevented by:** • This inspection is limited to a visual observation of the surface conditions of the property at the time of the inspection. During renovations or remodeling it is possible that discoveries will be made regarding the condition of the walls or structure behind certain wall coverings. We are not responsible for concealed damage found behind wall coverings such as wallpaper, paneling or tile.

**Not included as part of a building inspection:** • The interior of the Clothes Dryer vents and chimneys connected to the clothes dryer ducts could not be examined.

**Not included as part of a building inspection:** • Structured wiring panel was not inspected. This equipment is beyond

the scope of this inspection.

The structured wiring panels contains connections for cable TV, telephone communication and Internet access and routing equipment.

If you questions about the configuration and function of this panel you should contact a qualified technician prior to closing.

To view our recommendations for qualified service providers visit the resources page on our web site at <http://www.horizonhomeinspectors.com/resources>.



**121.** *Structured wiring panel was not inspected*

**Not included as part of a building inspection:** • Security System was not inspected. This equipment is beyond the scope of the home inspection. I recommend that you consider having the system examined by a qualified technician prior to closing.

To view our recommendations for qualified service providers visit the resources page on our web site at <http://www.horizonhomeinspectors.com/resources>.

**Appliances:** • All permanent appliances present in the structure were tested for basic, normal, intuitive function. The absence of a negative comments in this report suggests the appliance performed adequately to pass this basic testing. This inspection will not determine whether the appliances will perform to your expectations. Numerous other factors will affect the performance of the appliances such as the skill of the user, quality and age of the appliance, general maintenance, the quality of detergents used and the cleanliness of the dryer vent.

We did not test the temperatures of any appliance (i.e., refrigerator, freezer, oven or clothes dryer). The ability of the appliance to produce heat or to cool satisfies this test.

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The self-cleaning feature in the oven is not tested.

The effectiveness of the clothes washer, dryer or dishwasher are not determined.



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## Description

**Weather conditions at the time of the inspection:** • Overcast

**Approximate temperature:** • 74°

**Attendees:** • Buyer left before the inspection was complete. • Buyer's Agent left before the inspection was complete. • tenants

**Access to home provided by:** • tenant

**Occupancy:** • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate inspection Start time:** • The inspection started at 10:00 a.m.

**Approximate inspection End time:** • The inspection ended at 2:00 p.m.

**Building type:** • single-family home

**Number of bedrooms:** • 4

**Number of bathrooms:** • 4

**Garage, carport and outbuildings:** • Detached three-car garage

**Area:** • gated community - fee access

**END OF REPORT**

# REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS