



Inspection Report

Wesley Hedrick

Property Address:
103 Fawnbrook Drive
Greer SC 29650



MacBar Consulting Inc

**Mac Barlow SC#1040 & NC#1912
1541 Wade Hampton Blvd, Unit C
Greenville, SC 29609
864-484-7527**

Date:12/4/2019

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Date: 12/4/2019	Time:	Report ID: 103 Fawnbrook dr
Property: 103 Fawnbrook Drive Greer SC 29650	Customer: Wesley Hedrick	Real Estate Professional: Justin McCormick RE/MAX Realty Professionals

Comment Key or Definitions

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

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

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

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

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

In Attendance:

Inspector Only

Type of building:

Single Family (1 story)

Occupancy:

Vacant

Approximate age of building:

1994

Temperature:

50F

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

1. Exterior

Styles & Materials

Siding Material:
Brick Veneer, Vinyl Siding

Exterior Entry Doors:
Wood, Steel Clad

Driveway:
Concrete

		IN	NI	NP	RR
1.0	Exterior Wall Cladding	•			•
1.1	Exterior Trim	•			•
1.2	Eaves, Soffits and Fascias	•			
1.3	Doors (Exterior)	•			•
1.4	Windows	•			
1.5	Decks, Balconies, Stoops, Porches	•			•
1.6	Steps, Stairs, Railings	•			
1.7	Driveway & Walkways	•			
1.8	Grading & Drainage	•			
1.9	Vegetation (With respect to their effect on the condition of the building)	•			
1.10	Clothes Dryer Termination Hood	•			•
1.11	Fences	•			•
		IN	NI	NP	RR

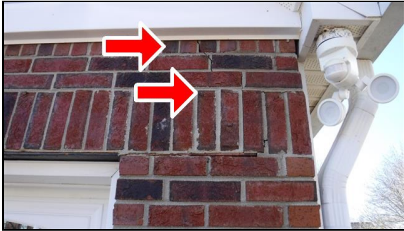
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Comments:


1.0 On the front brick siding, on the right side of the garage door opening, the brick has shifted as indicated by the crack at the top and there is a crack in the brick siding over the front left window, have reviewed/repared by a qualified contractor.

The siding is loose on the rear of the home & upper right gable wall, damaged in many areas and there is a hole in the upper right gable wall, have reviewed/repared by a qualified contractor.

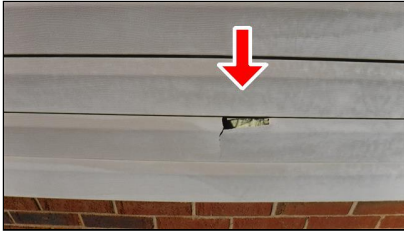
Sealant needed around the electric meter housing to prevent water entry behind it, have properly sealed by a qualified contractor.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



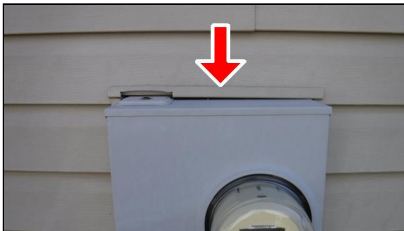
1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)

1.1 On the front left gable wall, there is loose trim, have repaired by a qualified contractor.
The front shutters are loose in many areas, have repaired by a qualified contractor.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.3 The rear door is missing a piece of weather stripping and the rear door & door to the garage deadbolts are difficult to lock/unlock, have repaired by a qualified contractor.



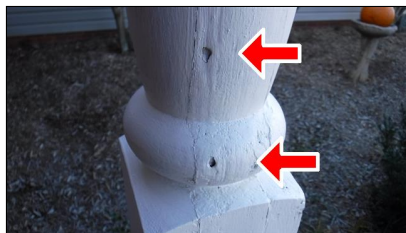
1.3 Item 1(Picture)

1.5 There is rot on the front porch post at the bottom & in the middle, have reviewed/repared by a qualified contractor.

On the rear deck, one of its band joists is sagging/not properly attached to its post, the deck is not level and most likely is not sitting on proper footings, have reviewed/repared by a qualified contractor;



1.5 Item 1(Picture)



1.5 Item 2(Picture)



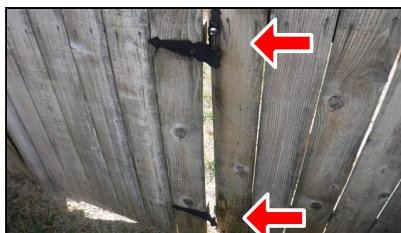
1.5 Item 3(Picture)

1.10 On the right side of the home, the dryer vent door will not close, have cleaned/repared by a qualified contractor to prevent drafts & unwanted pest entry.



1.10 Item 1(Picture)

1.11 The fence gate on the left side has come off the fence, have repaired by a qualified contractor.



1.11 Item 1(Picture)

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

2. Roofing

Styles & Materials

Roof Covering:

Architectural

Age of Roofing:

3+/- years

Number of Layers:

1

Roof Type:

Gable

Viewed roof covering from:

Ground, Walked Roof

Sky Light(s):

Two

Chimney (exterior):

Wood framed, Vinyl siding, Metal flue pipe


		IN	NI	NP	RR
2.0	Roof Coverings	•			•
2.1	Flashings & Plumbing Vents	•			
2.2	Roof Drainage Systems	•			•
2.3	Skylights	•			
2.4	Ventilation (roof/attic)	•			
2.5	Chimneys & Crowns	•			•
		IN	NI	NP	RR

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Comments:

2.0



On the front left gable roof, on its right side, there is a missing shingle, have repaired by a qualified roofer.



2.0 Item 1(Picture)

2.2

Several of the downspouts do not have splashblocks or extensions on them, add where needed to direct water away from the foundation.



2.2 Item 1(Picture)2.2 Item 2(Picture)

2.5 The metal chimney crown does not slope away from the center, this allows standing water & it is heavy rusted, this can allow leakage, have reviewed/ repaired by a qualified chimney professional.



2.5 Item 1(Picture)

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

3. Garage

Styles & Materials

Garage Type:	Garage Door Type:	Garage Door Material:
Attached	One automatic	Insulated Metal
Garage Inspection Limited:	Garage Door Opener Safety Features:	
Yes, many personal items stored	Functioned properly	

		IN	NI	NP	RR
3.0	Garage Exterior	•			
3.1	Garage Roof	•			
3.2	Garage Interior/Walls (including Firewall Separation)	•			•
3.3	Garage Door(s)	•			
3.4	Garage Door Opener(s)	•			
3.5	Floor/Foundation	•			
		IN	NI	NP	RR

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Comments:

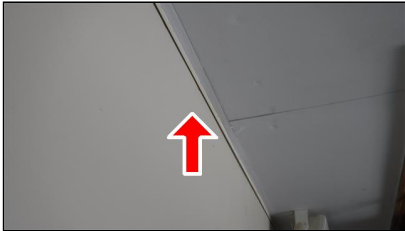
3.2 In the garage, there are many holes in the drywall and the drywall tape is coming off many seams, have repaired by a qualified contractor.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)



3.2 Item 4(Picture)

Garage inspections are often limited by stored items and motorized vehicles. It is recommended to review this area before closing after all items have been removed for any potential issues that should be addressed.

4. Interiors

Styles & Materials

Water Stains Present:

No

Window Types:

Single-hung, double-pane

Fireplace Type:

Wood burning with gas logs installed

Fireplace Chimney Flue:

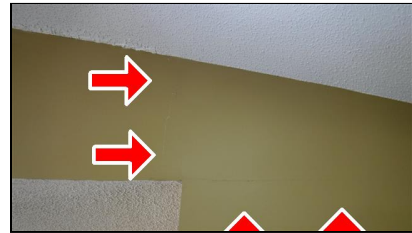
Metal Flue

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			•
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings	•			
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			•
4.6	Windows (representative number)	•			•
4.7	Fireplaces	•			
		IN	NI	NP	RR

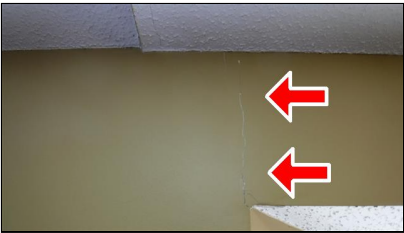
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Comments:

4.1 On the living room wall at the kitchen opening, on the wall above the breakfast nook bay & on the wall above the master hallway, there are cracks in the drywall, these do not appear to be structural, have reviewed/repared by a qualified contractor.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



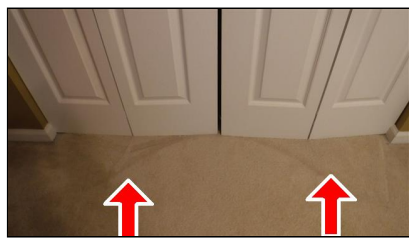
4.1 Item 3(Picture)

4.5 The master toilet room door rubs on its jamb & the master bedroom door is damaged, have repaired by a qualified contractor.

The front right bedroom closet bi-fold doors rub hard on the carpet, have repaired by a qualified contractor.

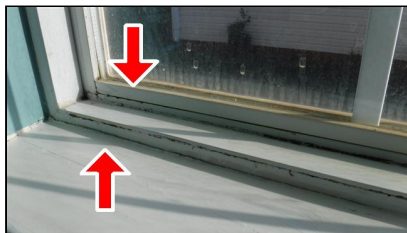


4.5 Item 1(Picture)



4.5 Item 2(Picture)

4.6 On the master bath window over the tub, there are some stains indicating possible previous leakage, have reviewed by a qualified contractor for further evaluation & repaired if needed



4.6 Item 1(Picture)

The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The home inspector is not required to observe: Drywall cosmetic issues, Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

5. Bathrooms

Styles & Materials

Number of Bathrooms:
Two Full Baths

Type of Ventilation:
Ceiling Exhaust Fans

		IN	NI	NP	RR
5.0	Bathtub	•			
5.1	Tub Drain	•			
5.2	Tub Faucet/Shower Head	•			
5.3	Shower	•			
5.4	Shower Drain	•			
5.5	Shower Faucet/Shower Head	•			
5.6	Sink/Vanity	•			
5.7	Sink Drain	•			
5.8	Sink Faucet	•			
5.9	Toilet	•			•
5.10	Ventilation	•			
5.11	Floor	•			
		IN	NI	NP	RR

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Comments:

5.9 Master Bath - The toilet was running during inspection, this wastes a lot of water, have repaired by a qualified plumber.

If the home is vacant, water leaks may not appear during the inspection due to lack of typical usage, however some leaks may appear after repeated usage of the plumbing fixtures. Proper maintenance of caulking/grouting is highly recommended to prevent moisture damage to underlying surfaces. Exhaust fans require periodic cleaning of dust/dirt to maintain proper operation.

6. Kitchen & Appliances

Styles & Materials

Exhaust/Range hood:

Re-circulates to kitchen

Type of Range/Cooktop:

Electric Range

		IN	NI	NP	RR
6.0	Dishwasher	•			
6.1	Ranges/Ovens/Cooktops	•			•
6.2	Range Ventilation	•			
6.3	Refrigerator	•			
6.4	Food Waste Disposal	•			
6.5	Built-in Microwave/Microhood	•			
6.6	Sink	•			
6.7	Sink Drain	•			
6.8	Sink Faucet	•			
6.9	Cabinets	•			•
6.10	Countertops	•			
6.11	Kitchen Floor	•			
		IN	NI	NP	RR

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Comments:

6.1 The range does not have an anti-tip bracket installed, if a child were to stand on the door, it could tip over on them, have installed by a qualified contractor.

6.9 Several of the double cabinet doors rub against each other, have repaired/adjusted by a qualified contractor.



6.9 Item 1(Picture)

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

7. Plumbing System

Styles & Materials

Water Source: Public	Water Supply Pressure: 50 psi	Water Main Shut-Off: Garage by water heater & meter
Plumbing Water Piping: Copper	Plumbing Drain Piping: PVC	Water Heater Power Source: Natural Gas
Water Heater Age: 2004	Water Heater Capacity: 40 Gallon	Water Heater Type: Natural draft, Storage tank
Water Heater Location: Garage	Gas Main Shut-off: At meter, right side of home	


		IN	NI	NP	RR
7.0	Water Pressure/Flow	•			
7.1	Plumbing Water Supply, Distribution System	•			
7.2	Plumbing Drain, Waste and Vent Systems	•			
7.3	Hot Water Systems	•			•
7.4	Fuel Storage and Distribution Systems	•			
7.5	Exterior Hose Spigots	•			•
		IN	NI	NP	RR

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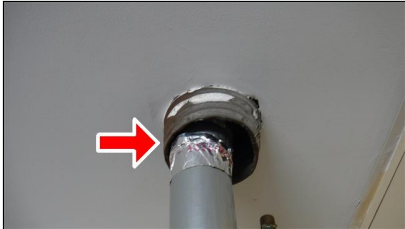
Comments:

7.3 Above the water heater, one of the flue pipe joints does not appear to be put together correctly & have been taped, have reviewed/repaired by a qualified plumber.

In the attic, the water heater flue pipe is touching the wood at the roof, B-vent flue pipe has to maintain a 1 inch clearance to combustibles & insulation, have repaired by a qualified contractor.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.5 The exterior hose spigots are leaking at their valve stem when the water is turned on & there is back pressure applied, have repaired by a qualified plumber.



7.5 Item 1(Picture)

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

8. Electrical System

Styles & Materials

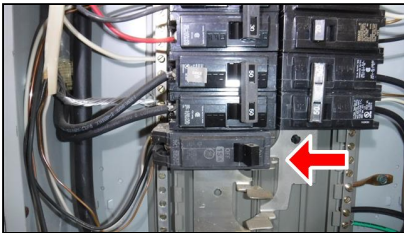
Electrical Service Conductors: Below ground, 240 volts	Ground Rod System Visible: No, not visible	Panel Capacity: 200 AMP
Panel Type: Circuit breakers	Location of Main Panel: Garage	Branch wire 15 and 20 AMP: Copper
Wiring Methods: Romex		

		IN	NI	NP	RR
8.0	Service Entrance Conductors	•			
8.1	Ground Rods/Grounding Systems	•			
8.2	Main Panels, Overcurrent Devices	•			•
8.3	Sub-Panels, Overcurrent Devices			•	
8.4	Branch Circuit Conductors and Compatability of their Amperage and Voltage	•			•
8.5	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles)	•			•
8.6	Polarity and Grounding of Receptacles	•			
8.7	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•
8.8	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
8.9	Smoke Detectors	•			•
8.10	Carbon Monoxide Detectors	•			
8.11	Doorbell	•			•
		IN	NI	NP	RR

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Comments:

8.2 In the garage panel, one of the breakers is not the panel type (has GE breaker in Siemens panel) and this one breaker is not labeled, have repaired by a qualified electrician.



8.2 Item 1(Picture)

8.4 There is electrical wiring in conduit that is partially buried along the right & rear of the home, it is not at the proper depth, have reviewed/repared by a qualified electrician.

In the attic at the power fan, its wiring is spliced outside its junction box, have repaired by a qualified electrician.

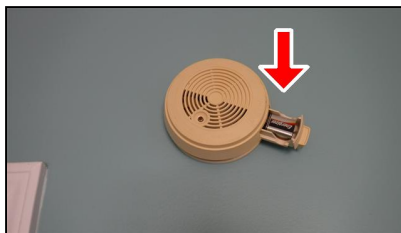


8.4 Item 1(Picture)

8.5 The kitchen light does not have proper 3-way switches installed (cannot be controlled by both switches), have repaired by a qualified contractor.

8.7 The garage GFCI will not trip and the three exterior outlets & bathroom outlets are not GFCI protected, have reviewed/repared by a qualified electrician.

8.9 The smoke detectors have their batteries pulled out, have replaced and very operation.



8.9 Item 1(Picture)

8.11 The doorbell was not operational, have repaired by a qualified electrician.

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. 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. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

9. Heating & Air Conditioning

Styles & Materials

Heating Type:	Heating Unit Age:	Heating Energy Source:
Forced-Air Furnace	1994	Natural gas
Heating BTU Input:	Ductwork:	Filter Location:
75,000	Insulated	In the return grilles
Cooling Type:	Cooling Unit Age:	Cooling Energy Source:
Air conditioner unit	1994	Electric
Cooling Capacity:		
2.5 tons		

		IN	NI	NP	RR
9.0	Heating Equipment Unit 1	•			•
9.1	Normal Operating Controls	•			
9.2	Distribution Systems (including fans, ducts & piping, insulation, air filters, registers)	•			
9.3	Presence of Installed Heat Source in Each Room	•			
9.4	Flues and Vents	•			•
9.5	Cooling Equipment Unit 1	•			•
9.6	Normal Operating Controls	•			
		IN	NI	NP	RR

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Comments:

9.0 The furnace & A/C (both are 25 years old, could not operate the A/C as it was too cold) are beyond their typical life expectancy, the furnace needs its heat exchanger evaluated to determine if its safe to use as a cracked heat exchanger can allow carbon monoxide into the home, have reviewed by a qualified HVAC contractor for further evaluation and repaired/replaced if needed.
The furnace flue pipe rattles during operation, have repaired by a qualified HVAC contractor.

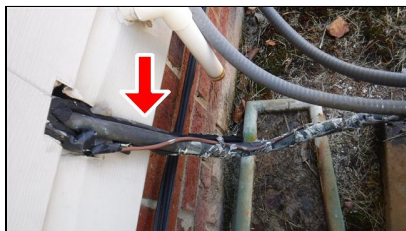
9.4 In the attic, the furnace flue pipe is in contact with the roof wood sheathing, this is a fire hazard, this type vent (B-vent) has to maintain a 1 inch clearance to combustibles & insulation, have repaired by a qualified HVAC contractor.



9.4 Item 1(Picture)

9.5 On the A/C coil in the attic, there are openings around the refrigeration piping, this is wasting conditioned air, have properly sealed by a qualified HVAC contractor.

In the attic & on the exterior at the compressor unit, there is missing insulation on the refrigeration piping, have repaired by a qualified HVAC contractor.



9.5 Item 1(Picture)



9.5 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

10. Attic & Insulation

Styles & Materials


Attic Insulation: Fiberglass (blown & batts)	Insulation Thickness: 4 to 10 inches	Ventilation: Gable vents, Ridge vents, Soffit vents
Method used to observe attic: Pulldown ladder & ceiling hatch	Signs of Roof Leakage: None	Roof Framing: Trusses
Roof Sheathing: OSB		

		IN	NI	NP	RR
10.0	Insulation in Attic	•			•
10.1	Ventilation of Attic Areas	•			
10.2	Interior Attic Chases	•			
10.3	Attic Access	•			
10.4	Venting Systems (Kitchens, Baths)	•			
10.5	Ventilation Fans and Thermostatic Controls in Attic	•			•
10.6	Roof Structure	•			
10.7	Roof Sheathing	•			
10.8	Signs of Previous Roof Leakage	•			
		IN	NI	NP	RR


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Comments:


10.0 In the attic, the insulation has come off the skylight wells in a couple of areas and the blown insulation is low in several areas in the attic, have repaired by a qualified contractor.



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)



10.0 Item 4(Picture)

10.5 The attic power fan was not operational and would be ineffective since it is installed on a gable vent, have reviewed/repaired by a qualified contractor.



10.5 Item 1(Picture)

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

11. Structural Components

Styles & Materials

Signs of Water Penetration:None

Foundation Type:Poured Concrete Slab

		IN	NI	NP	RR
11.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
11.1	Foundation, Concrete Slab	•			
		IN	NI	NP	RR

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

Only the readily visible area of the foundation were observed. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Foundation areas behind finished surfaces cannot be observed by the inspector. Every foundation has potential for water entry. There is no guarantee/warranty it will not occur. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.