



SUMMARY
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Summary Text (enter here)

2.2.1 Roof Covering

CRACKED AND DAMAGED ROOF COVERING  Minor Defect

FRONT LEFT TOWARDS THE MIDDLE OF THE ROOF

I observed areas of cracked/splitting and damaged roof-covering materials. This is a major defect. Prone to water leaking into the house. I recommend that a qualified roofing contractor to further evaluate and make repairs to the roof system,.

Recommendation

Contact a qualified roofing professional.



2.4.1 Gutters & Downspouts

DOWNSPOUTS DRAIN NEAR HOUSE  Minor Defect

One or more downspouts drain too close to the home's foundation.

This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.

Recommendation

Recommended DIY Project



3.3.1 Wall-Covering, Flashing & Trim

DAMAGED WALL-COVERING MATERIAL  Minor Defect

BACK RIGHT CORNER OF HOME

I observed indications of a defect at the exterior wall-covering material.

Correction and further evaluation is recommended.

Recommendation
Contact a qualified professional.



3.3.2 Wall-Covering, Flashing & Trim
DAMAGED WALL-COVERING MATERIAL 2

 Minor Defect

BACK PORCH LEFT SIDE OF SLAB

I observed indications of a defect at the exterior wall-covering material. This was caused by heat.

Correction and further evaluation is recommended.



3.3.3 Wall-Covering, Flashing & Trim
HOLE IN SIDING

 Minor Defect

RIGHT SIDE OF HOME TOWARDS BACK

Recommend sealing hole to prevent moisture intrusion

Recommendation
Contact a qualified professional.



3.4.1 Vegetation, Surface Drainage, Retaining Walls & Grading
DENSE VEGETATION

 Major Defect

I observed dense vegetation around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation

Recommended DIY Project



3.5.1 GFCIs & Electrical

MAJOR DEFECT

BACK PORCH GFCI

I observed indications of a major defect during the inspection. Damaged receptacle cover. Hazard. Correction and further evaluation is recommended.

Recommendation

Contact a qualified electrical contractor.



Major Defect



3.6.1 Walkways & Driveways

MINOR CRACKING AT DRIVEWAY

FRONT LEFT SECTION OF DRIVEWAY

I observed indications of minor cracking at the driveway.

Monitoring recommended.

Recommendation

Contact a qualified concrete contractor.



Minor Defect



3.8.1 Porches, Patios, Decks, Balconies & Carports

MAJOR CRACKS IN CONCRETE

 Major Defect

BACK PORCH SLAB BY

There were major cracks in back porch slab. I recommend calling a concrete contractor for repair.

Recommendation

Contact a qualified professional.



3.10.1 Windows

MISSING WINDOW SCREEN

 Minor Defect

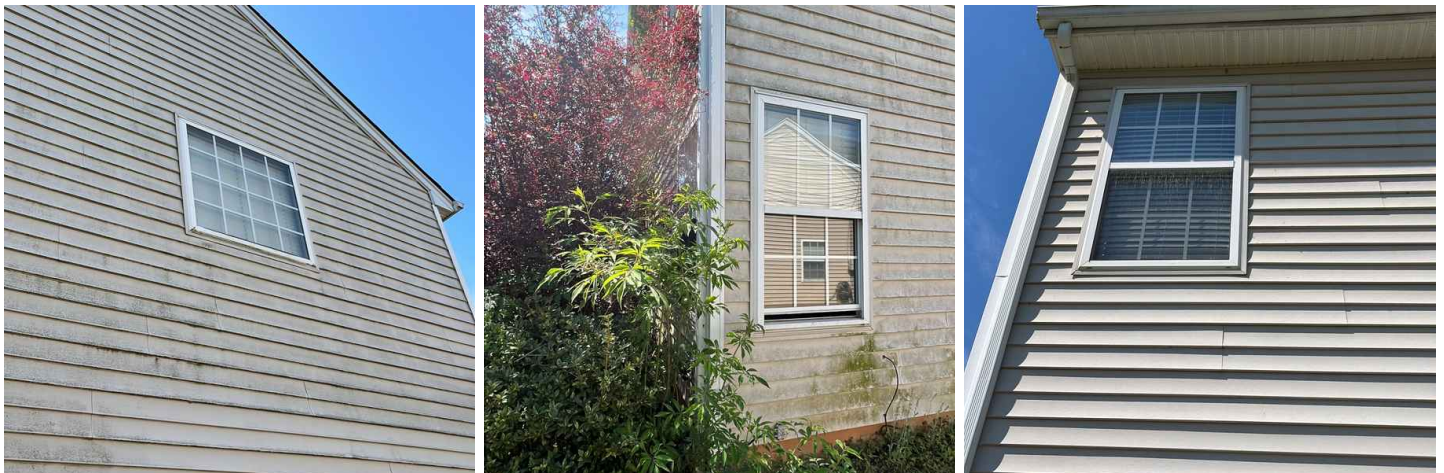
VARIOUS LOCATIONS

I observed a missing window screen.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified handyman.





3.11.1 Exterior Doors
WOOD ROT AT DOOR

 Major Defect

LEFT SIDE DOOR

I observed wood rot at the exterior door.

Correction and further evaluation is recommended.

Recommendation
Contact a qualified professional.



3.11.2 Exterior Doors
DAMAGE AT EXTERIOR DOOR

 Minor Defect

I observed damage at exterior door recommend repair to prevent water intrusion.

Recommendation
Contact a qualified professional.

3.12.1 Exhaust Hoods
DAMAGED EXHAUST HOOD

 Minor Defect

RIGHT SIDE OF HOME

I observed an exhaust hood that was damaged. Recommend repair or replace.

Recommendation
Contact a handyman or DIY project



6.1.1 Cooling System Information

FINS DAMAGED

LEFT SIDE OF HOME

I observed indications of damaged fins on the exterior compressor unit of the cooling system.

Recommendation

Contact a qualified HVAC professional.



Major Defect



6.1.2 Cooling System Information

REFRIGERANT LINE INSULATION MISSING OR DAMAGED

LEFT SIDE OF HOME

I observed missing or damaged foam insulation at the cooling system's refrigerant line, which can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



Minor Defect



6.1.3 Cooling System Information

OLD SYSTEM

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.



Minor Defect



6.3.1 Condensate

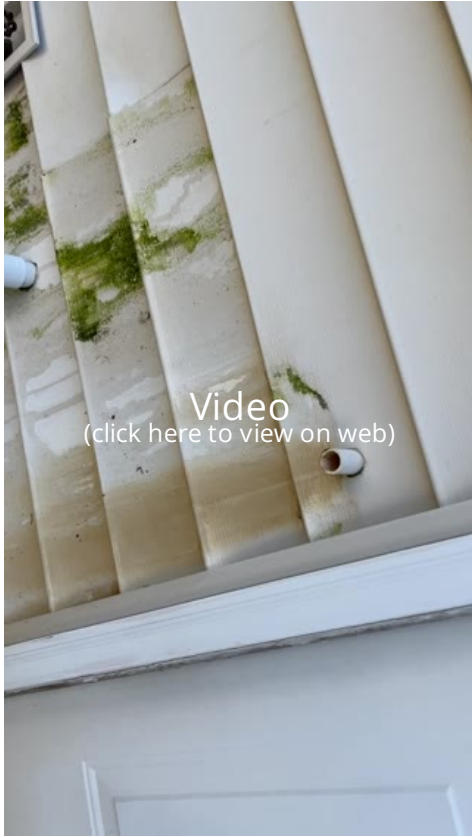
CONDENSATE DISCHARGE SHOULD BE EXTENDED

The condensate discharge pipe should be extended so that the water is diverted far enough away from the house foundation.



Major Defect

Recommendation
Contact a qualified professional.



9.1.1 Doors

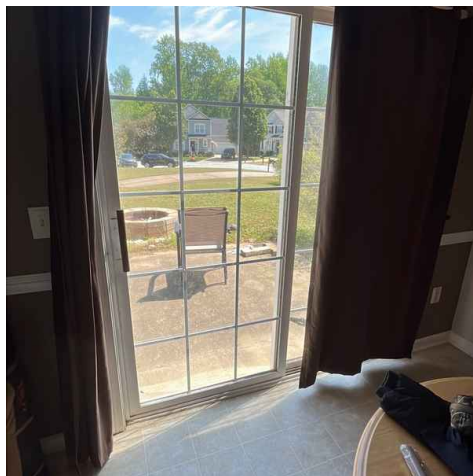
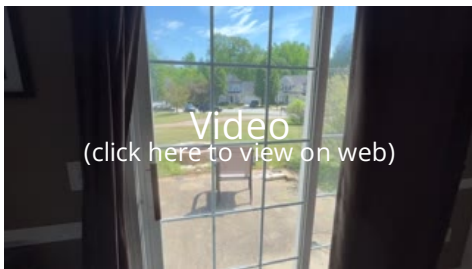
DOOR STICKS

BACK DOOR

I observed that the door sticks.

Recommendation
Contact a qualified handyman.

 Major Defect



9.1.2 Doors

DAMAGED DOOR

1ST FLOOR ROOM ON BACK LEFT SIDE OF HOME

 Minor Defect

I observed damage to the door.

Recommendation
Contact a qualified handyman.



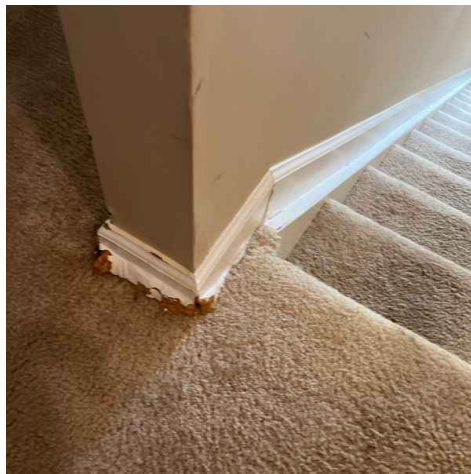
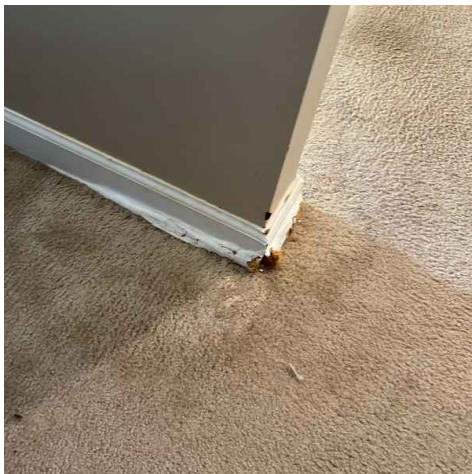
9.4.1 Floors, Walls, Ceilings
DAMAGED (GENERAL)

 Major Defect

TOP OF STAIRS

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation
Contact a qualified cleaning service.



9.4.2 Floors, Walls, Ceilings
MINOR DAMAGE

 Minor Defect

2ND FLOOR MASTER BEDROOM

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation
Contact a qualified professional.



9.4.3 Floors, Walls, Ceilings

ROTTED FLOOR

1ST FLOOR BACK LEFT ROOM

Wood rot in floor. Recommend repair.

Recommendation
Contact a qualified professional.

 Major Defect



9.7.1 Presence of Smoke and CO Detectors

MISSING SMOKE DETECTOR

ALL EXCEPT MASTER BEDROOM

I observed indications of a missing smoke detector. Hazard.

Recommendation
Contact a qualified professional.

 Major Defect





10.6.1 Range/Oven/Cooktop

MISSING ANTI-TIP

KITCHEN

 Major Defect

I observed that the stove and oven appliance was not fastened to the wall. Anti-tip device is missing. This poses a safety hazard to children.



10.10.1 Floors, Walls, Ceilings

DAMAGED (GENERAL)

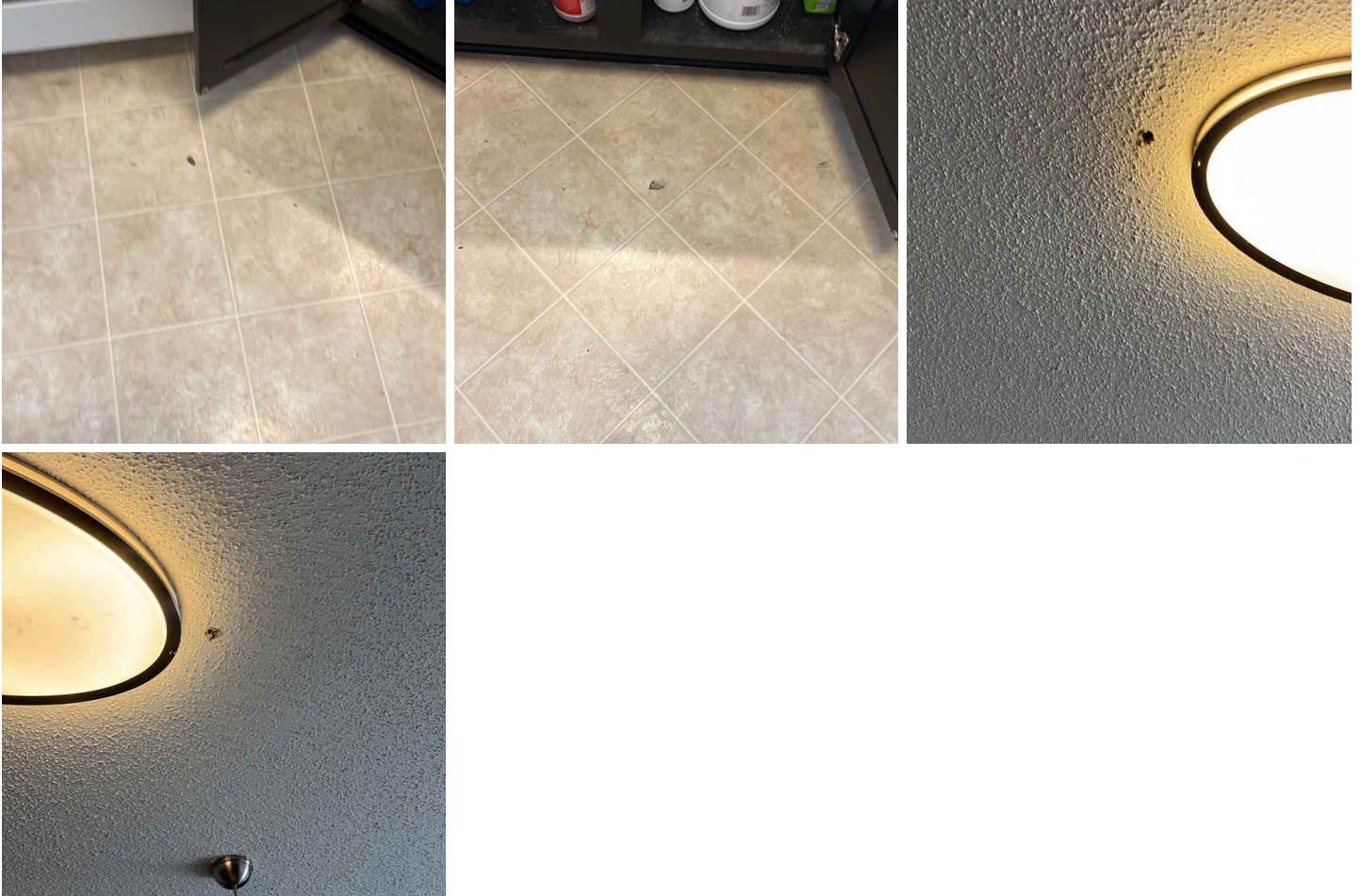
KITCHEN

 Minor Defect

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified handyman.



11.1.1 Bathroom Toilets

LOOSE TOILET

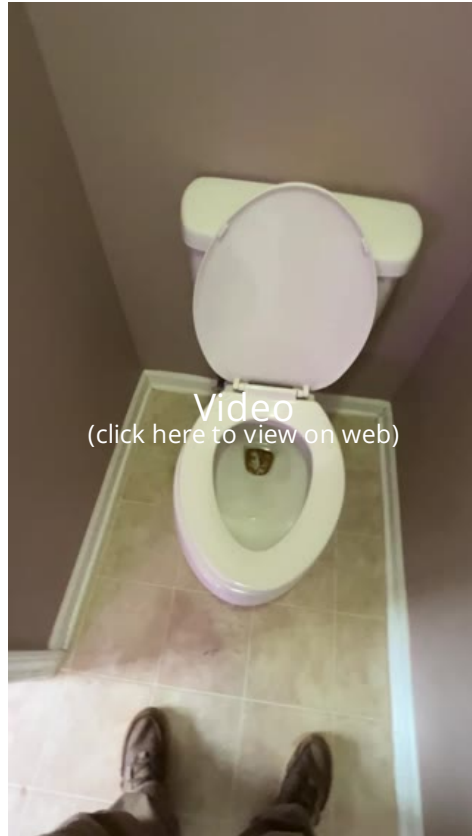
MASTER BATHROOM

Toilet was very loose. This is due to a deteriorating wax ring or loose fasteners or both. This can lead to leaking water from under the toilet. Recommend repair.

Recommendation

Contact a qualified professional.





11.6.1 Cabinetry, Ceiling, Walls & Floor
FLOOR DAMAGE

2ND FLOOR MASTER BATHROOM

I observed damage at the bathroom floor.

Recommendation
Contact a qualified handyman.

 Minor Defect

