



SUMMARY
 11 Craven St, Greenville, SC 29611
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2.1.1 Siding & Flashing

GAPS TOP/SIDE METER BASE

LEFT SIDE

Recommend sealing gaps along top/side of the electrical meter base as required to prevent water penetration behind and around electrical meter and siding



2.4.1 Rear Entry Door

MISSING HINGE SCREWS

REAR

Missing hinge screws need to be installed at the rear entry door.



Missing Screws Installed

7/7/26



2.7.1 Decks and Railings

NO JOIST HANGERS AT DECK STAIRS

REAR

Joist hangers or ledger boards are not present at the stringers for the deck stairs. A licensed contractor needs to install joist hangers or ledger boards.

 Recommendations



**Joist hangers
installed 7/7/26**

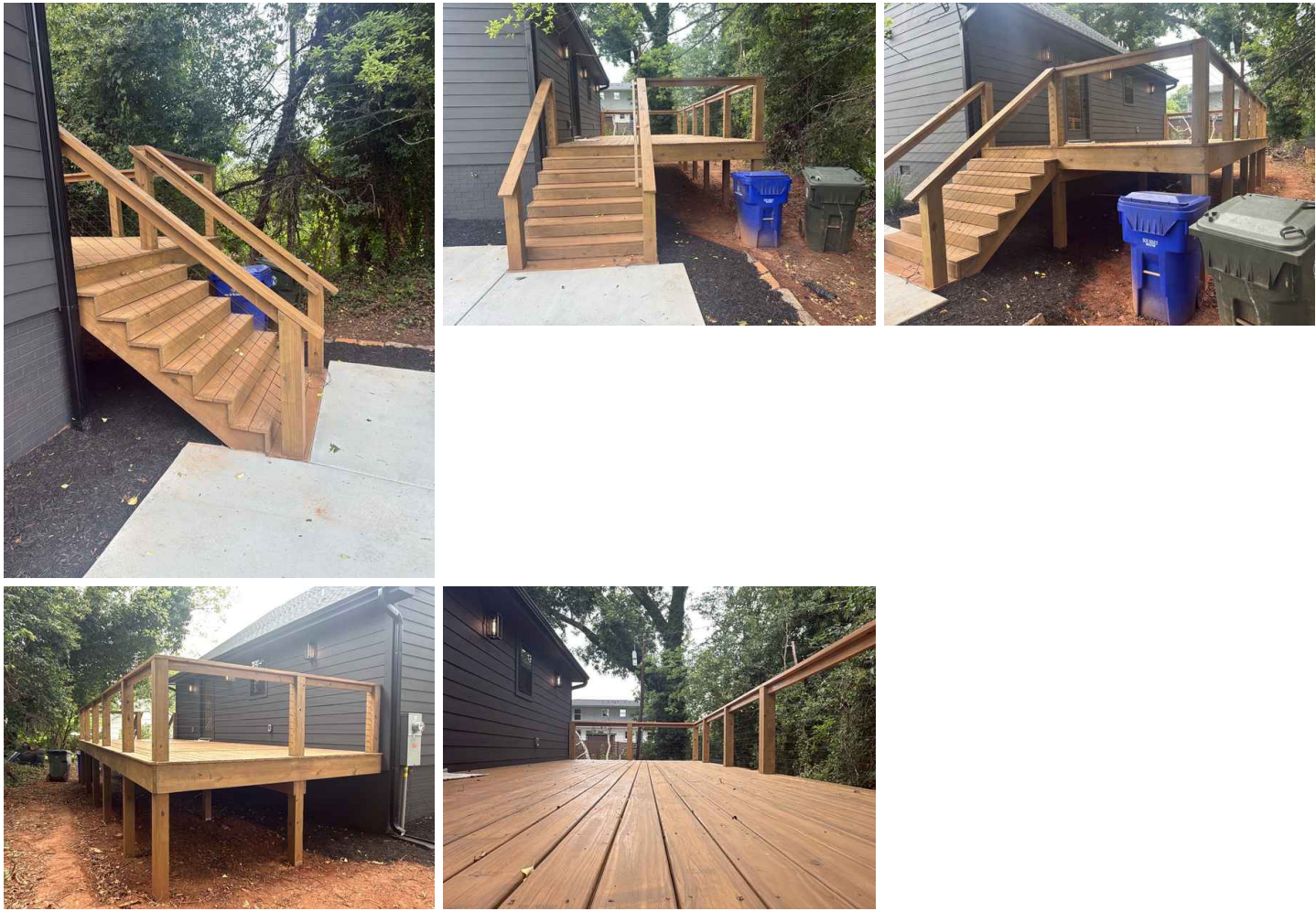
2.7.2 Decks and Railings

HORIZONTAL CABLE RAILINGS

REAR

Deck railings use horizontally run cables instead of balusters/spindles. These types of railings are easily climbable by children; which can be a safety hazard. A licensed contractor needs to change out railings to ones that contain balusters/spindles if small children will be living in the home.

 Recommendations



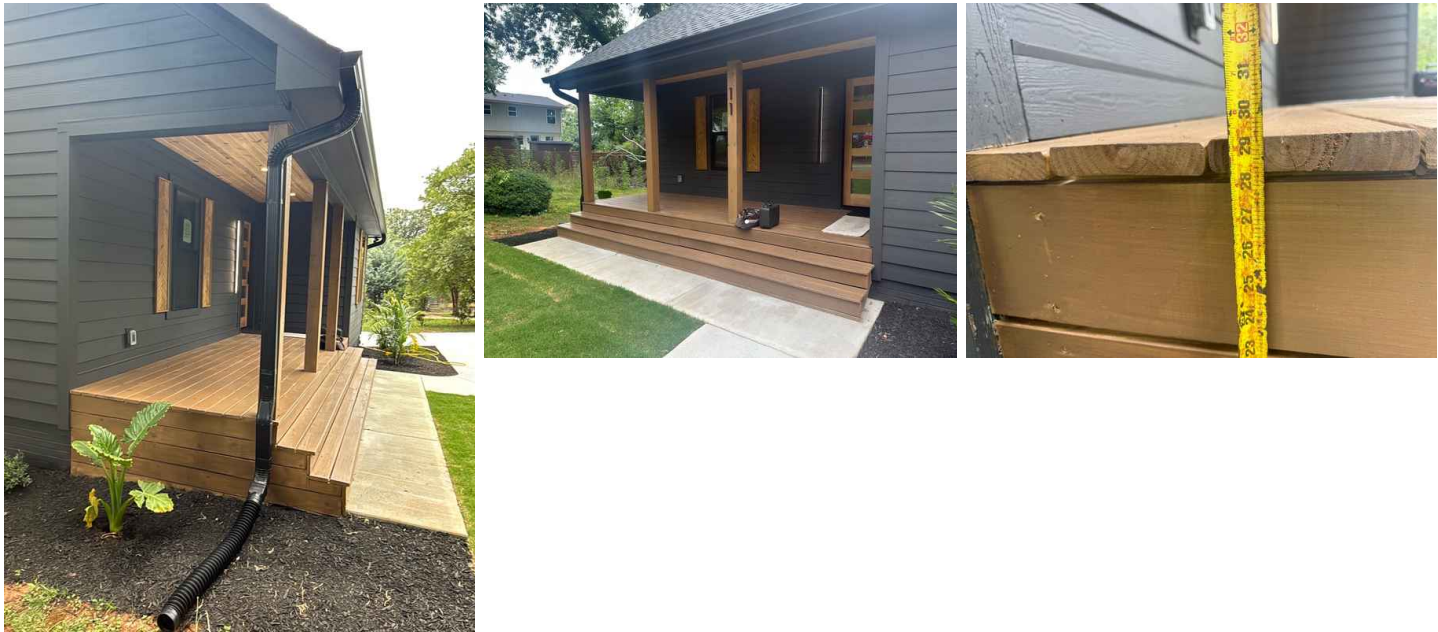
2.8.1 Porch and Railings

NO RAILINGS PRESENT

FRONT

 Maintenance Items

Although the porch does not meet the current standards for height that requires railings, they are recommended for personal safety.



2.8.2 Porch and Railings

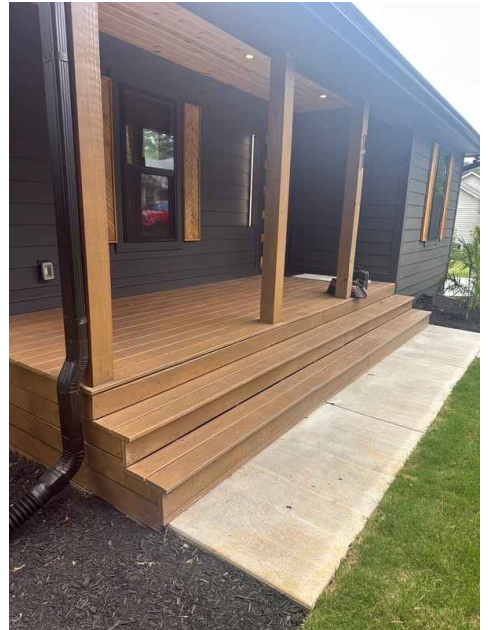
PORCH - GRASPABLE HANDRAIL

FRONT

A graspable handrail is not present at the porch steps. A licensed contractor needs to install a graspable handrail.



Recommendations



2.14.1 Vegetation, Trees

TREE OVERHANG

REAR

Recommend having branches trimmed that are overhanging the roof to prevent possible damages to roof covering



Maintenance Items



2.14.2 Vegetation, Trees

LEANING AND FALLEN TREES AND LIMBS

REAR

leaning and fallen trees and limbs at rear yard. Recommend a removing leaning tress and limbs to prevent damage to the home.



Maintenance Items



2.14.3 Vegetation, Trees

LOW HANGING TREE LIMBS

MULTIPLE LOCATIONS

Recommend trimming low hanging tree limbs at rear yard and deck stairs.



Maintenance Items



Rear



Rear Right

**Low tree limbs trimmed
7.7.26**

2.15.1 Grade, Drainage

CONSTRUCTION DEBRIS IN YARD

REAR

Construction debris noted in the yard at the time of inspection. Debris needs to be removed.

Construction debris removed 7/7/26



Recommendations



2.15.2 Grade, Drainage **DRAINAGE IN YARD**



Areas of the yard may not drain adequately and may allow water to stand. A licensed contractor needs to evaluate grading and landscaping around the home and repair as needed to ensure moisture is diverted away from the foundation of the home.

Gutter extenstions installed



Rear



Rear



Rear

2.16.1 Retaining Wall
HAND STACKED STONES

 Recommendations

REAR RIGHT

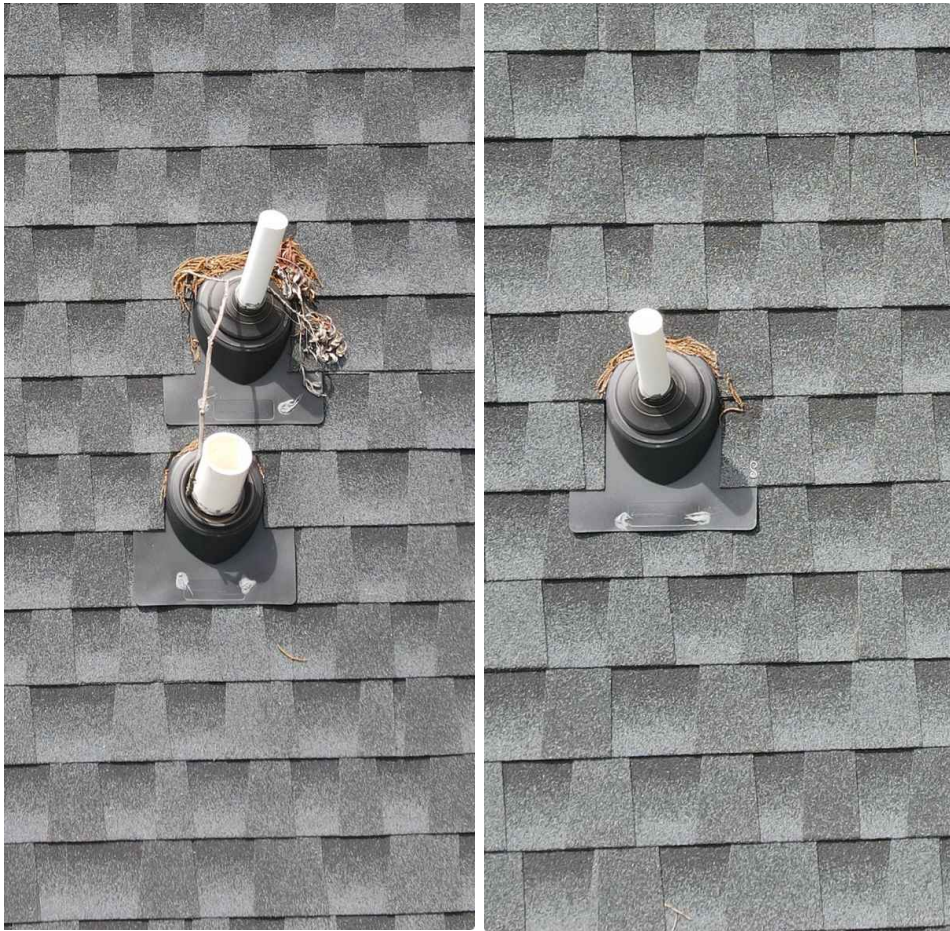
Loose, hand stacked stones noted at restraining wall. Recommend a licensed contractor evalaute and repair as needed to secure each stone in place.



4.1.1 Roof Coverings
DEBRIS ON ROOF

 Maintenance Items

Recommend cleaning leaves and debris off of roof. Debris can damage shingles and allow for moisture penetration under the shingles.



5.1.1 General

EXCESSIVE WATER PRESSURE

Recommendations

The water pressure is higher than the standard 40 - 80 PSI which can cause leaking in fixtures or pipes. A licensed contractor needs to install/adjust/replace pressure regulating valve to reduce household pressure.

**Water pressure adjusted to within
normal range 7/7/26**



5.1.2 General

WATER PRESSURE REGULATOR MISSING

Recommendations

Water Pressure Regulator Installed by Plumber

A water pressure regulator was not located for the home's plumbing supply. A licensed contractor needs to locate and/or install a pressure regulator to protect pipes from possible pressure spikes from the main water line.

5.2.1 Water Meter

DAMAGED METER BOX

FRONT

Water meter box is damaged. A licensed contractor needs to replace the box.



**Seller has contacted
Greenville Water**

5.6.1 Laundry Plumbing

LAUNDRY AND BATHROOM EXHAUST VENT TERMINATION

1ST FLOOR LAUNDRY ROOM, HALF BATHROOM AND MASTER BATHROOM

Unable to determine locations of dryer vent, half bathroom exhaust fan vent and master bathroom exhaust fan vent along exterior of the home.

Vent cover on left side of home appears to be dryer vent. Dryer vent and bathroom exhaust vents should be vented to the exterior of the home. Recommend a licensed contractor evaluate and repair as needed.



5.7.1 Natural Gas & Distribution System

CSST PIPING

CSST style gas piping is present in the home. When CSST piping is in use the solid gas piping must be bonded before the first CSST connection or at the gas meter with a bonding/grounding rod. The gas piping needs to be properly bonded by a licensed contractor.



Left Side



Attic

7.1.1 Half Bathroom

PEDESTAL LOOSE SINK

HALF BATHROOM

Pedestal sink is loose. Recommend a licensed contractor secure sink in place.



Recommendations

Base of sink caulked to secure**7/7/26**

7.2.1 Second Floor Hall Bathroom

MISSING BATHTUB STOPPER

2ND FLOOR HALL BATHROOM

Stopper is missing at the second floor hall bathroom bathtub. Recommend replacing stopper to allow the bathtub to hold water.



Recommendations

Bathtub stopper installed**7/7/26**



7.2.2 Second Floor Hall Bathroom

GAP BETWEEN CABINET AND WALL

2ND FLOOR BATHROOM

Gap noted between the cabinet and wall in the bathroom. Trim needs to be installed or the gap needs to be sealed to prevent small items from falling between the cabinet and wall.





7.2.3 Second Floor Hall Bathroom

GAP FAUCET

2ND FLOOR HALL BATHROOM

Gap between faucet(s) and bathtub/shower surround needs to be sealed in the bathroom to prevent water penetration

 Recommendations



**Gap has been sealed
7/7/26**

7.2.4 Second Floor Hall Bathroom

NO SHOWER CURTAIN

2ND FLOOR HALL BATHROOM

No shower curtain, glass walls or door installed at shower.
Recommend a licensed contractor install shower curtain, walls and/or door.

 Recommendations



7.3.1 Master Bathroom **CLEAN SHOWER GLASS**

MASTER BATHROOM

Recommend cleaning glass door and walls in master bathroom shower.



Shower glass cleaned 7/7/26



8.1.1 Service Entrance **TREE - NEAR POWER LINES**

REAR

A licensed contractor needs to trim tree branches away from over head power lines for safety.





8.3.1 Sub Panels
MISSING COVER SCREWS
LAUNDRY ROOM

 Recommendations

Recommend replacing missing cover screws at the sub electrical panel.

Screws in panel box cover installed
7/7/26

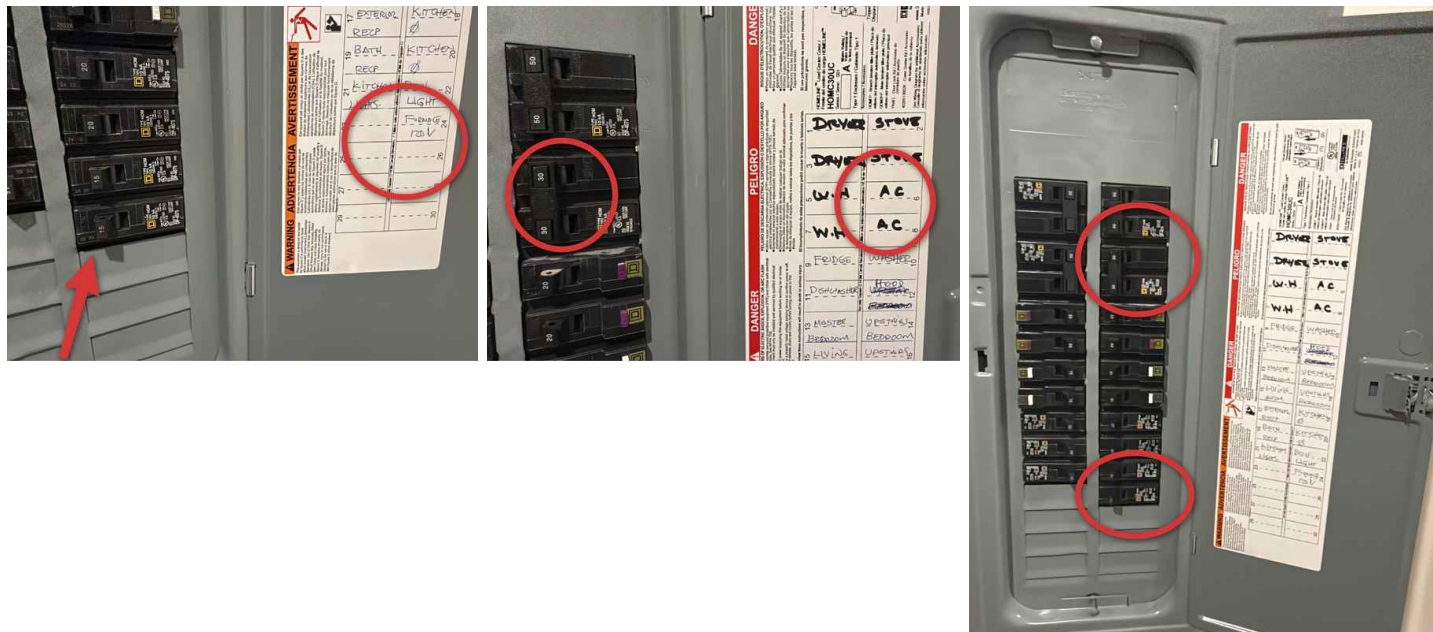


8.4.1 Breakers & Fuses
MISLABELED BREAKERS
HALL

 Recommendations

Breakers properly labeled
7/7/26

Breakers in electrical panel appear to be mislabeled (AC and Furnace). AC unit manufacturer recommends max breaker of 15 amp. Recommend a licensed contractor evaluate breaker labels for accuracy and relabel breakers as needed. Recommend a licensed contractor evaluate AC breaker size and install 15 amp breaker if needed.



8.6.1 120/240v Circuits

OPEN ELECTRICAL JUNCTION BOXES

REAR MIDDLE CRAWLSPACE

Open electrical junction boxes need to have blank cover plates installed.



**Covers installed on
open electrical junction
boxes - 7/7/26**

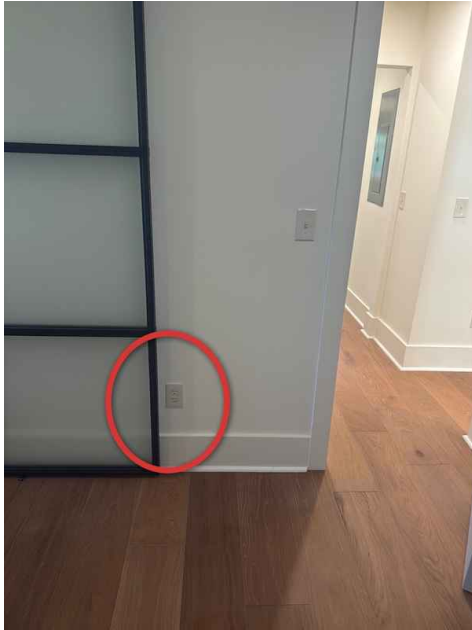
8.7.1 Receptacles

RECEPTACLE BEHIND BARN DOOR

MULTIPLE LOCATIONS



Receptacle noted behind a barn door on the interior of the house at the time of inspection. Caution needs to be used when plugging items into this receptacle as they can be damaged by the barn door being opened. Recommend relocating receptacle or only using it when extremely necessary.



Master Bedroom



Kitchen

8.8.1 Lighting Fixtures, Ceiling Fans & Switches

MISSING LIGHT SWITCH COVER PLATES

 Recommendations

REAR RIGHT CRAWLSPACE

Recommend replacing missing light switch cover plates to promote safety. Not all May have been documented

Light switch cover plate replace-7/7/26



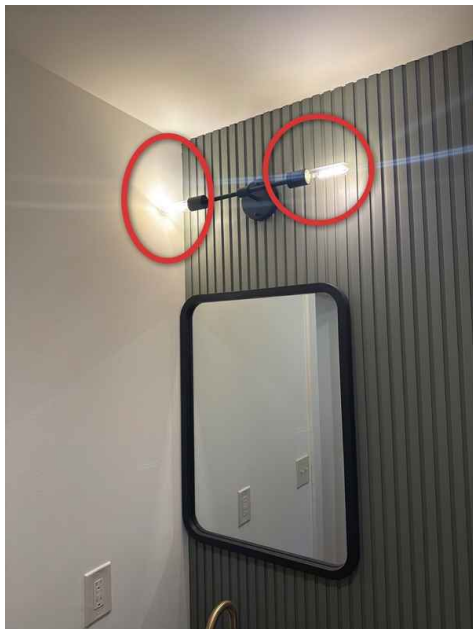
8.8.2 Lighting Fixtures, Ceiling Fans & Switches

MISSING GLOBE

 Recommendations

HALF BATHROOM

Lighting fixture does not have a globe or other means of protecting the bulb. Recommend installing a globe on the fixture.



8.8.3 Lighting Fixtures, Ceiling Fans & Switches

LIGHT SWITCH BEHIND BARN DOOR

KITCHEN

Light switch noted behind a barn door on the interior of the house at the time of inspection. Recommend relocating light switch or replacing barn door to ensure access to light switch.



10.4.1 Distribution Systems

AIR LEAKS

ATTIC

Air leaks noted along ductwork. Have a licensed contractor evaluate for and repair any air leaks.

Air leaks evaluated and sealed - 7/7/26





11.1.1 Cooling Unit

INSULATION MISSING OR DAMAGED AT AC UNIT

LEFT SIDE

Missing or damaged lineset insulation noted at the suction line at the AC unit. Have a qualified person repair or replace the lineset insulation as needed.

 Recommendations



**Lineset insulation
replaced - 7/7/26**

11.1.2 Cooling Unit

DIRTY COILS

LEFT SIDE

The AC condensing unit coils are dirty. Have a licensed HVAC contractor service and clean to maximize performance.

AC condensing unit coils cleaned -7/7/26

 Recommendations



12.2.1 Floors
TRANSITION STRIP - MISSING
MULTIPLE LOCATIONS

 Recommendations

Missing transition strip noted between two rooms' flooring on the interior of the house. Have a licensed contractor install a transition strip.



2nd Floor Left Right Bedroom Closet



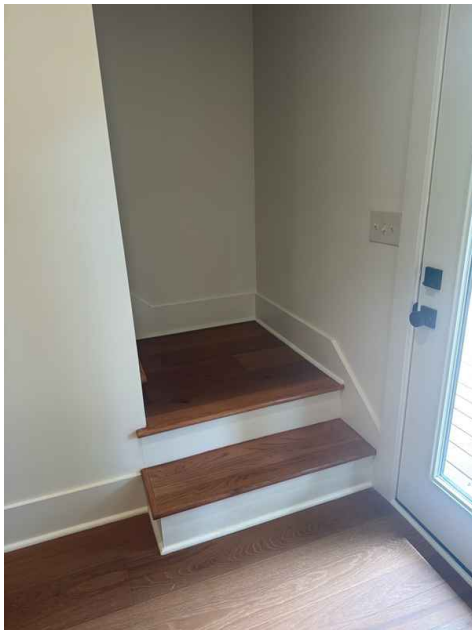
2nd Floor Front Left Bedroom Attic



2nd Floor Right Rear Bedroom Closet

12.3.1 Stairways & Railings **GRASPABLE HANDRAIL**

A graspable handrail is not present at the stairs. Have a licensed contractor install a graspable handrail for personal safety.



Handrail Installed to Code

13.1.1 Dishwasher **HIGH LOOP**

KITCHEN

A visible high loop is not present at the dishwasher drain line. A licensed contractor needs to install a high loop or an air gap at the dishwasher drain line to prevent water from backing up into the dishwasher.



High loop installed at the dishwasher drain line-7/7/26



13.1.2 Dishwasher
DISHWASHER LOOSE
KITCHEN

Dishwasher secured-7/7/26



Dishwasher is loose and needs to be properly secured in place by a licensed contractor.



13.7.1 Refrigerator
ICE DISPENSER INOPERABLE
KITCHEN



The refrigerator ice dispenser is not working properly. Recommend a licensed contractor repair the ice dispenser.

Refrigerator is disconnected because home is vacant, will connect refrigerator prior to a buyer inspection



13.7.2 Refrigerator

WATER DISPENSER INOPERABLE

KITCHEN

Water dispenser was not operational at the refrigerator. A licensed contractor needs to repair the dispenser.



Recommendations

Refrigerator is disconnected because home is vacant, will connect refrigerator prior to a buyer inspection



13.7.3 Refrigerator

REFRIGERATOR IS NOT FULLY INSTALLED

Refrigerator has not been fully installed. A qualified contractor needs to remove the manufacturer installed shipping plastic, foam and tape.



Recommendations

Refrigerator is disconnected because home is vacant, will connect refrigerator prior to a buyer inspection



13.8.1 Cabinets & Countertops

SHELVES NOT INSTALLED

KITCHEN

Shelves are not installed in kitchen cabinets. Shelves need to be installed.

 Recommendations

Shelf present, but left in case buyer wants to use this space for baking pans (intended use of cabinet)



13.8.2 Cabinets & Countertops **DIFFICULT TO OPEN/CLOSE** KITCHEN

 Recommendations

Drawers and cabinet doors are difficult to open and close. Recommend a licensed contractor evaluate and repair as needed.

Drawer adjusted for smooth operation



13.9.1 Sink(s) **ACTIVE LEAK - DRAIN** KITCHEN

 Recommendations

Active leak noted under the kitchen sink. It is possible hidden moisture damages may exist. A licensed contractor needs to further evaluate and repair the sink plumbing to eliminate the leak and any moisture damaged present.

Plumber has addressed and repaired-7/7/26



13.9.2 Sink(s)

SHORT STODOR/AAV VENT

KITCHEN

Studor vent / AAV under kitchen sink should be situated higher than bowl drain. A licensed contractor needs to evaluate and raise vent as needed.



Recommendations

Plumber has evaluated and this is done to code, unable to raise vent higher-7/7/26



14.3.1 Attic Insulation

WALL HUNG INSULATION FALLING

ATTIC

Wall hung insulation is falling from the back side of finished walls as seen from inside the attic. Recommend securing the attic wall insulation in place to prevent heat and air loss.



Recommendations



14.4.1 Ventilation

BATHROOM EXHAUST VENTS

2ND FLOOR HALL BATHROOM ATTIC

Bathroom exhaust fans vent to the attic which can produce unnecessary moisture. Vents need to be repaired / installed to vent to the exterior of the home.



Recommendations



15.3.1 Pier/Column/Foundation Wall

GAPS - SPRAY FOAM

REAR UNDER DECK

Spray foamed gaps noted in the foundation wall at the time of inspection. Spray foam is not rated for exterior use and will deteriorate over time. A licensed contractor needs to remove spray foam and properly seal openings in foundation wall with an exterior rated material.



Recommendations



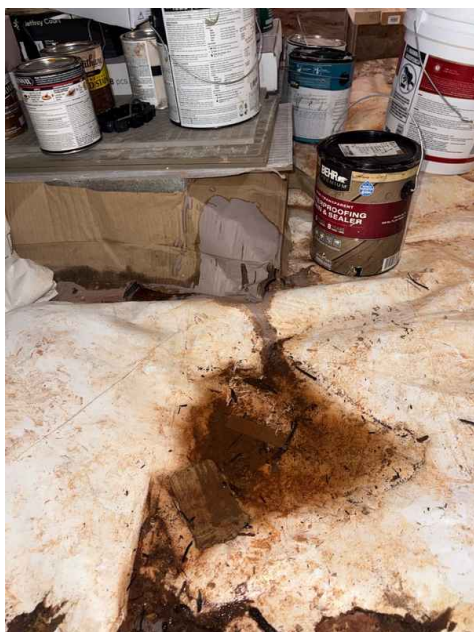
15.6.1 Moisture

PREVIOUS AND CURRENT STANDING WATER

CRAWLSPACE

Standing water noted in the crawlspace at the time of inspection with signs of previous water (mud stained plastic and/or foundation walls). A licensed contractor needs to evaluate the crawlspace for recommendations to remove water such as a french drain and sump pump. A licensed contractor needs to evaluate finish grading, gutters and downspouts for recommendations to prevent moisture penetration into the crawlspace.

 Recommendations



Rear Right Crawlspace



Rear Right Crawlspace



Front Right Crawlspace



Front Right Crawlspace

Crawlspace door open a lot during construction; currently, no standing water present-7/7/26

15.9.1 Crawlspace Ventilation

LOOSE VENT WELLS

FRONT

Crawlspace vent wells are loose and need to be secured to the foundation wall by a licensed contractor to reduce the chances of surface water penetrating into the crawlspace.



Recommendations



Front

**Crawlspace vent wells
secured-7/7/26**

15.10.1 Crawlspace/Basement Insulation

MISSING INSULATION

FRONT RIGHT CRAWLSPACE

Areas of missing insulation noted in the basement/crawlspace. Have a licensed contractor replace missing insulation where needed.



Recommendations

