



Home Inspection Report

Prepared Specifically For:

Mr. & Mrs. John Smith

Inspected Address:

123 Main St.

Upstate, SC 29XXX

Report #58XXXG



BUYERS' INSPECTION GROUP, INC.

buyersinspectiongroup.com

110 Mills Avenue, Greenville, SC 29605 ☐ (864) 235-1019 ☎ 1-800-273-1556 ☎ Fax (864) 467-1448

BUYERS' INSPECTION GROUP, INC. **PRE-INSPECTION AGREEMENT IS SUBJECT TO ARBITRATION**

This report is presented with the express understanding that the Client accepts the conditions and limitations, and having carefully read this agreement, agrees with all the terms and conditions which have been set forth below.

The Client agrees to employ the Inspector, and the Inspector agrees to accept the employment. Said employment shall be to provide the Client with a report and analysis of the property. Both the Client and the Inspector agree that said employment, report, and analysis and any subsequent employment, report, and analysis shall be subject to this Agreement and to the terms and conditions contained herein. Therefore, based on the above and on other good and valuable consideration, the Client and Inspector agree as follows:

What and How We Inspect

The inspection covers the roofing system, interior electrical system, interior plumbing system, structural components, air conditioning and heating system, exterior siding and trim, doors and windows, chimneys and fireplaces, appliances, driveways, walkways, and grading. The inspection and report will conform to the standards of the American Society of Home Inspectors®, copies of which are available upon request. The inspection is **visual** and is not technically exhaustive. No engineering or other sciences are used. Although care will be taken in the performance of the inspection, the Client acknowledges that the report and analysis will be based upon brief, limited, observations of the visible and readily accessible areas and apparent condition of the building and its major components on the date of the inspection; that no representation is made regarding latent or concealed defects; and that failure of the building and/or its components can occur at any time. **The purpose of this inspection is to find major defects. It is not intended to find, and we will not find, every discrepancy or repair needed.**

What We Don't Inspect

Outbuildings, components not normally visible or obstructed at the time of the inspection, and components not mentioned in the report are specifically excluded from the inspection and report.

Cosmetic items including, but not limited to, paint, other finish treatments, floor coverings, minor cracks in walls or windows, and window treatments are excluded.

We do not inspect for the presence or absence of wood destroying organisms. A separate Wood Destroying Organism Inspection Report should be obtained.

The report does not cover compliance or non-compliance with any governing codes, laws, ordinances, restrictive covenants, and statutes (past or present), including but not limited to, building codes, zoning and land use, and fire codes.

The report or inspection does not address any manufacturers' recalls, if any, that may be related to the house, its components, or equipment in or of the house, other than those known by our company.

No report is made on safety, security, insurance, or the advisability or inadvisability of purchase of the property.

The inspection and report do not address and are not intended to address the possible presence or danger from any potentially harmful substances and environmental hazards, including but not limited to, asbestos, radon gas, lead, mold & mildew, urea, formaldehyde, toxins, carcinogens, flammable substances, and contaminants in soil, water, or air. (Radon gas and mold & mildew testing is available at additional cost.)

Maintenance and other items may be discussed, but they are not part of the inspection and report. The report does not cover heat exchangers, dryness of basements or roofs, swimming pools, spas, tennis courts, and other recreational equipment. The report does not cover on-site waste disposal or on-site water supply systems, including but not limited to septic tanks, cesspools, drain fields, underground well systems, geothermal heat pumps or any of their components, or any part or component thereof not mentioned in the report, unless specifically stated in the report.

Good Advice

The Client is advised that all buildings older than brand new are likely to have building code violations. Numerous changes are made to codes every year, and the older the building, the greater the deviation from modern standards.

Statistical comparisons of repairs contained in the report are helpful but are sometimes unreliable and should not be considered as fact. There are many exceptions to the normal lifespan of components and to costs of repairs (i.e., your roof may not achieve a "typical lifespan").

The inspection and report are general in nature. The Client is urged to consult independent experts for more accurate assessments or estimates where needed.

The Client agrees to read the entire report and is urged to call the Inspector at any time for an explanation of any items in the report that are not clearly understood.

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What Words Used in the Report Mean

The terms **adequate** and **functional** as contained in the inspection report mean that in the opinion of the Inspector, based solely on **visual inspection of conditions at the time of the inspection**, the item is still performing its intended function (i.e., the refrigerator keeps food cold, the hot water heater heats water). These terms should not be taken to mean that the item is in "like new" condition. Do not be dismayed because words such as "good" or "excellent" do not appear in the report. They are not used in any of our reports.

Report Is Not A Warranty

The Client agrees that all conclusions made by the Inspector based on opinions expressed in the report do not constitute a warranty, guarantee, or policy of insurance, either implied or expressed, regarding the adequacy, performance, or condition of any structure, item, or system, and that the report is not to be used as such. The Client and the Inspector agree that the inspection and report in no way lessen the risk or likelihood of repairs or replacements being needed at any time in the future, and that the Inspector and its employees or agents assume no liability or responsibility for the cost of repairing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature.

The Client is advised that repair service contracts and/or warranties are available from various other sources. The Inspector strongly urges the client to purchase a repair service contract or warranty.

Liquidated Damages

Buyers' Inspection Group, Inc., assumes no liability and shall not be liable, beyond the cost of this report, for any mistake, omission, or error in judgment of its duly constituted representatives. This limit of liability shall include and apply to all consequential damages, bodily injury, property damage, or any other damages arising out of the inspection or this report. In the event a claim is made against Buyers' Inspection Group, Inc., for any alleged error, omission, or other act arising out of the inspection or report and said claim fails, the claimant shall be responsible for ALL attorneys' fees, cost, and other legal expenses incurred by Buyers' Inspection Group, Inc., in defense of said claim.

Arbitration

I and the inspection company agree to submit disputes for resolution to the American Arbitration Association in accordance with their rules and use the "Standards of Practice" of the American Society of Home Inspectors® as the gauge. Property or equipment in the dispute will be made available for viewing and arbitration. Arbitration will occur at the property, and I will immediately phone and write Buyers' Inspection Group, Inc., of any claim. Repairs or replacements accomplished without consultation with Buyers' Inspection Group, Inc., completely relieve the Inspector and Buyers' Inspection Group, Inc., of any and all liability.

More Fine Print

The report contained herein is given solely for the use and benefit of the Client and is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party. Terms, conditions, and language used in the Inspection Report are herein incorporated by reference. In the event of any claims or disputes that may arise, the Client agrees to allow the Inspector or his agents to examine the item or component **before** any repairs or replacements are undertaken. The Client agrees that failure to allow said examination shall constitute a waiver of any and all claims against the Inspector. Entrance by the Inspector upon property to be inspected shall not be deemed a trespass. Captions as to the contents of particular provisions of this Agreement are intended for convenience only and are not to be considered in construing this instrument. In case any one or more provisions contained in this Agreement shall, for any reason, be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein. This agreement shall be governed by the laws of the State of S.C. This agreement sets forth the entire understanding of the parties and no prior or subsequent agreements, oral or otherwise, shall be of any force and effect. The performance or execution in whole or part of this Agreement shall not constitute a waiver thereof.

Client: Mr. & Mrs. John Smith

Inspection Address: 123 Main Street, Upstate, SC 29XXX

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PERSPECTIVE SUMMARY¹

Operating and inspecting appliances, HVAC systems, and plumbing fixtures during the inspection of a vacant house is not the same as using them while occupying the house. Remember that no house is perfect and with all houses that have been vacant, you can expect to have typical, minor problems during the first few weeks of occupancy.

The inspected components appear to be in adequate condition, with some exceptions. Comparing this house to other houses of this age and type previously inspected, the condition of visible, inspected components appears to be fairly typical. As is common in any house this age, some components have been replaced and are relatively new. Others are at or near their typical replacement ages.

The number of repairs in this report is typical for houses this age. Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. This varies depending on maintenance and upgrading performed over the years. Some of the reported repairs are of the type that one might be inclined to live with under ordinary circumstances. Buyers and owners of homes often have different perspectives on this issue.

The immediate and/or major concerns include:

- Roofing repairs/concerns.
- Exterior and deck/porch repairs.
- A few electrical discrepancies.
- A few plumbing repairs.

Other repairs are needed as mentioned in the report. Not all the repairs are urgent, and some of the items you possibly would ignore if you were already living in the house.

Possible concerns over the next several years include:

- Replacement of or repair to the roofing materials.
- Replacement of or repair to the water heater.
- Replacement of or repair to the kitchen appliances.
- It is not a certainty that all of these components will need repairs or replacement, but rather a possibility. The purchase of a warranty or repair service contract is recommended.²

While we make an effort to identify existing or potential problems, it is not possible for a home inspector to predict the future. Unforeseen repairs can happen at any time, which is true for any house. Budgeting for unexpected repairs, as well as likely replacement and repairs, is recommended. Please feel free to call if you have any questions.

1

Any repairs should be made by properly licensed contractors. Ask the seller to provide you with the invoices for the repair work. If you wish to have us inspect repairs, fees are \$100.00 minimum for the first 1/2 hour and \$25.00 per quarter hour thereafter.

2

We recommend that you purchase a warranty or repair service contract. Consult your Realtor for this service.

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Home Inspection Report

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	Greg Worley	John Alexander
	SC #584	SC#48739

CLIENT: Mr. & Mrs. John Smith

INSPECTION ADDRESS: 123 Main Street, Upstate SC 29XXX

SUBDIVISION: Hickory Hills

DATE OF INSPECTION: 8/01/2015 TIME: 9:00

APPROXIMATE AGE OR DATE: 30± years (original looking commode dated 1985)

TYPE OF STRUCTURE: Wood framed.

STYLE: One story with a partial crawlspace and a partial basement.

OCCUPIED: Yes.

CLIENT PRESENT: Yes.

WEATHER AND SOIL CONDITIONS: Clear and dry.

The report contained herein is CONFIDENTIAL, is given solely for the use and benefit of the client, and is not intended to be for the benefit of or to be relied upon by any other buyer, lender, title insurance company, or other third party. Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement. The report conforms to and exceeds the standards of the American Society of Home Inspectors® (a

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copy is available upon request) and the South Carolina Residential Builders Commission standards of practice for home inspectors, adopted May 13, 1998 (a copy is available upon request). Components are identified and their apparent condition is reported. The purpose of this inspection is to determine if there are any visible, major deficiencies with the structure and systems by using standard inspection procedures. The intent of this inspection is not to determine, **and the inspector will not find**, every defect. ***The client should consult the terms of the sales contract to determine whether any of the items contained within must be repaired by the owner prior to closing.*** The Inspector, for the convenience of the client, lists items that appear to need attention or repair in the following formats:

MAJOR REPAIR: These are repairs that in the opinion of the inspector might cost more than \$1,000 to remedy.

MINOR REPAIR: These are repairs that in the opinion of the inspector might cost between \$100 and \$1,000 to remedy.

NOMINAL REPAIR: These are regular maintenance items or repairs that in the opinion of the inspector would normally cost less than \$100.

SAFETY CONCERN: These are conditions that are a real or potential threat to safety or health (regardless of cost to repair).

INVESTIGATE FURTHER: These are conditions that appear to warrant further investigation by a specialist or more information from a homeowner. This includes conditions that require destructive inspection, engineering, or analysis beyond the scope of a visual home inspection.

- These are observations or suggestions to improve efficiency, for preventative and routine maintenance, or for upgrades.

Any reporting on other issues, such as cosmetic damage, is included for your information only and should not be relied upon as items that may or may not be repaired under the terms of your sales contract. If in doubt, consult your sales contract, Realtor, and/or closing attorney to explain your rights and obligations under your sales contract. The Inspector offers no warranties or representations as to your rights or obligations under any sales contract.

Any photos provided in the report are to illustrate or help describe a concern or problem area. A photo may show only one concern or problem area as an example. Photos are not intended to illustrate every concern or problem area.

All directional references are made facing the front of the house.

FOUNDATION/CRAWLSPACE³

The crawlspace was observed by crawling through the readily accessible areas. The access is in the basement.

The height of the crawlspace from the ground to the bottom of the joists is approximately 60-120 inches.

The foundation walls are constructed of concrete block. Walls typically bear on concrete footers, most of which were not readily visible.

The floor structure is conventional wood framing. Subfloor is OSB structural panels.

Ventilation: Appears adequate

Insulation: Typical under floor insulation.

Present moisture content of the floor framing varied between 15-17%. Normal moisture readings are 10-20%. Any exceptions are noted below.

There is a vapor barrier installed on the ground.

Repairs & Concerns

MINOR REPAIR: Wet stains on the foundation and wet earth indicate water has accumulated in the crawlspace. No signs seen to indicate the standing water has caused a humidity problem. The framing did not have abnormal stains and the moisture content was normal. Recently some termite companies have been requiring French type drains when there is any water present in order to issue a clear termite/moisture control letter. If the termite inspection is performed after a rain there could be some standing water and a French drain may be required. This could happen now or when you sell the house. Typical and inexpensive ways of reducing water entry are installing drain extensions on the gutter downspouts, creating a positive drain at the low area(s) and/or installing a sump pump. Consult a moisture control company for recommendations for how to reduce and control moisture.



NOMINAL REPAIR: There is some miscellaneous wood on the ground in the crawlspace. This type of debris increases the risk of termite activity.

MINOR REPAIR: The double floor joists under the wall has been cut in two near the fireplace area. See photo.



³

All houses can expect to get water in the crawlspace and/or basement from ground seepage if the rains continue long enough or during hurricane type weather. The source of most water seepage into a basement or crawlspace is from roof and yard runoff. Typically, installing proper downspout extensions to carry water away from the foundation walls and positive grading will greatly reduce water seepage.

General Information

- The foundation is masonry with a basement, garage slab and crawlspace.
- The visible structural components appear to be performing their intended functions except as noted above.
- Floor insulation covers most of the floor framing and subfloor. Insulation was pulled back at plumbing pipes to look for leaks, from below exterior doors, and in areas next to slabs (stoops, garages, etc.) to look for water penetration and termite damage. No damage was found where the insulation was moved. While these are the most common places for damage to occur, there can be damage at other areas that were not visible because of the insulation.
- This inspection and/or report is not a termite/moisture letter (CL-100). All homes should be inspected by a licensed termite contractor.

FOUNDATION/BASEMENT⁴

The foundation walls are constructed of concrete block and wood framing.⁵

The walls are mostly finished.⁶

The basement floor is a concrete slab.

The floor framing above the basement is supported by bearing walls.

The floor framing is conventional wood framing with plywood subfloor.

Repairs & Concerns

INVESTIGATE FURTHER: Efflorescence was seen in several areas on the foundation walls in the front right and left end unfinished areas of the basement. See photo's for examples. This is a white, fuzzy or powdery, migrated lime salt that indicates moisture has moved through masonry work. Consult the Seller's Disclosure Statement for details about dryness/dampness of these areas.



⁴

All houses can expect to get water in the crawlspace and/or basement from ground seepage if the rains continue long enough or during hurricane type weather. The source of most water seepage into a basement or crawlspace is from roof and yard runoff. Typically, installing proper downspout extensions to carry water away from the foundation walls and positive grading will greatly reduce water seepage.

⁵

There is limited access to view most of the foundation walls of the basement, due to personal stored items. Conditions in these areas are unknown and are specifically excluded from the inspection and report.

⁶

When the basement walls and ceilings are finished, there is no access to view the block walls behind the finished walls for cracks, settlement, moisture penetration, etc., or to view the subfloor for damaged wood. Conditions in these areas are unknown and are specifically excluded from the inspection and report.

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General Information

- This inspection and/or report is not a termite/moisture letter (CL-100). All homes should be inspected by a licensed termite contractor.
- Some basements leak only after extraordinary rains. It is important that the roof water drains away from the foundation walls. Gutters and downspouts need to be kept clean so that their water does not discharge next to the foundation walls. Basement walls should also have foundation drains (also known as French drains). There is no way from a visual inspection to determine if there is a drain. The ends of these drains were not found, but seldom are they visible. Still, it is recommended that if there is a drain, the ends be located. A clogged footing drain can cause a basement to leak. Consult the Seller's Disclosure Statement for details about dryness of basement.
- Minor cracking was observed. This is typical for this type of foundation and floor. Almost all concrete slabs can be expected to crack. No signs of significant cracks were detected through the floor coverings. The floor appears to be nearly level, and no signs were seen which indicated that there has been any abnormal settling.
- Because most of the basement walls and ceilings are finished, there is no access to view the walls behind the finished wall for cracks, settlement, moisture penetration, etc., or to view the subfloor for damaged wood. Conditions in these areas are unknown and are specifically excluded from the inspection and report.

SLAB (garage)

Foundation: Masonry, which typically have concrete footings. The footings are not visible and were not inspected.

Floor: Concrete slab on grade, which usually has some fill dirt below the slab.

Repairs & Concerns

- No repairs needed or concerns observed in this section.

General Information

- Minor cracking was observed. These are typical for this type of foundation and floor. Most concrete slabs can be expected to crack.

EXTERIOR⁷

Siding: Brick and wood

Trim: Wood

Soffits and fascia: Wood

Gutters and downspouts: Aluminum: the downspouts discharge into underground drains.

Repairs & Concerns

MINOR REPAIR: Damaged wood was observed in a few areas. These include, but are not necessarily limited to: boxing at front right of garage where it meets the roofline; lower casing/trim at side entry door into garage. See examples in photos. Some of the probed areas may be more obvious now. Concealed damage may be revealed during repairs.



MINOR REPAIR: Worn/peeling paint was observed in areas (mainly on the wood framed chimney). It is time to repaint and recaulk to protect wood. There is the possibility that you will find damaged wood and/or concealed wood damage when repainting.

NOMINAL REPAIR: Some of the siding on the rear of the house is in contact with soil or mulch. See photo. The condition makes the siding/wall framing more susceptible to damage. Steps should be taken to eliminate earth and siding contact.



General Information

- No visible evidence of significant damage was observed to the soffits and/or fascia.
- The paint appears to be in adequate condition where observed.
- Periodically clean out gutters. Clogged gutters can cause damage to the boxing around the house. There may be damage to the boxing, fascia, and/or end of the rafters behind the gutters, which would not be visible at the inspection.
- The downspouts' drainpipes were not tested for functional flow.
- This type of siding requires routine maintenance to repair or replace split or damaged boards. Fill the knotholes as they pop out, and re-nail siding when needed.

⁷

Satellite dish (if present) and its components were not inspected and are specifically excluded from this report.

DECKS, PORCHES, STOOPS, AND PATIOS⁸

Deck is constructed of wood with wood rails.

Front porch is constructed of wood with wood rails.

Back porch is constructed of wood with wood rails and screens.

Stoop is constructed of wood with wood rails.

No patio is present.

Repairs & Concerns

SAFETY CONCERN: The deck and porch rails are not child safe due to the spacing of the pickets, typical for age. These rails should be considered hazardous for small children.

MINOR REPAIR: The rear deck/porch header boards are simply nailed to the band boards of the home, not bolted as preferred (note in photo). There are no signs that this is causing a concern at present. However, it is recommended that these areas be bolted for increased strength.

INVESTIGATE FURTHER: There are no ledger boards or joist hangers for the floor joist of the rear deck/porch to rest on where they are connected to the headers. See photo. No problems were seen at inspection; however, the areas should be monitored, and if the floor joists start to pull, repairs should be made.



General Information

- The front porch's framework is not readily visible due to low ground clearance. The condition of the framework is unknown and is specifically excluded from the inspection and report.
- The deck/porches are painted or covered with a solid stain. This coating can conceal damaged wood. Because of this, conditions of this wood are unknown and are specifically excluded from this inspection and report.
- A few small holes were noted in the back porch screens.

⁸ Research has shown that almost all decks are improperly constructed and/or do not fully comply with current or past building standards. The deck(s) on this house was visually examined for obvious problems that may have occurred and if found, they are reported on. Every year, tens of thousands of people are injured in deck-related accidents. Many of these accidents are the result of the deck not being properly secured to the house. Be forewarned that there may be deficiencies, and recommend further evaluation by a specialist if the client wishes additional assurance of the deck's exact condition./

WINDOWS⁹ AND EXTERIOR DOORS

Windows: Cladded wood double hung with single pane glass and interior storm windows.

Doors¹⁰: Metal and sliding glass doors

Storm doors: None present

Screens: Some present, in adequate condition

Repairs & Concerns

NOMINAL REPAIR: The screen door at the left rear basement sliding glass door is off its track a bit.

NOMINAL REPAIR: A few of the exterior doors are rubbing against their jambs (front door and garage door).

General Information

- Doors and random windows were operated and found to be functional.
- Maintain the seal around windows and doors to prevent water seepage and damage to wood members.
- There are storm windows installed inside the single pane windows. These were not operated or inspected and are disclaimed from this inspection and report.
- A few of the sliding glass doors and/or their screens are a little difficult to slide. Lubrication or adjusting of the rollers on the bottoms of the doors usually helps. Cleaning the dirt and debris from the tracks that the doors roll on is also recommended.
- The cladded wood windows are covered with metal/vinyl, which conceals the wood underneath. Conditions under this cladding are unknown and are specifically excluded from the inspection and report.

GARAGE/CARPORT

Type: Two car attached

Garage door: Overhead wood

Automatic opener¹¹: Repairs needed.

Repairs & Concerns

SAFETY CONCERN: The garage door opener did not reverse direction when it met moderate resistance. This is potentially hazardous for anything that may be in the way of the door while it's closing.

General Information

- The garage door did reverse when the electric beam was broken.

⁹
Window glasses are randomly checked. Any cracked or broken glass observed is reported. Be aware there may be other unreported damaged or cracked glasses.

¹⁰
All exterior locks are not operated, and frequently keys are not available. These should be checked on your walk through. Recommend rekeying all exterior locks for security.

¹¹
The remote garage door activators were not tested or inspected. At most inspections, these activators are not present or available.

DRIVEWAYS, WALKS, AND RETAINING WALLS

Driveway: Asphalt

Walk(s): Brick, masonry and wood

Retaining walls are constructed of: Wood

Repairs & Concerns

- No repairs needed or concerns observed in this section.

General Information

- The asphalt drive has typical cracking. The drive is serviceable and should be for some time. Seal coating helps reduce deterioration from water penetrating in cracks. Herbicides can be used at the edges so grass will not grow into the asphalt so readily.
- The driveway drain was not tested for functional flow. It should be flushed out periodically to determine if open and where water is discharging.
- The wood retaining wall along the front of the property and the wood in the right side walk was noted to be deteriorated in areas. See photo for example. Repairs do not appear to be essential at this time. However, repairs will be needed at some point in the future.



GRADING AND GROUNDS NEAR HOUSE

Grading around the foundation walls: Mixed slopes

Repairs & Concerns

- No repairs needed or concerns observed in this section.

General Information

- The grading appears to channel the surface water away from the foundation.
- Any detached structures (outbuildings, fences, etc.) were not inspected and are specifically excluded from this report.

ROOF¹²

Area: Entire roof.

Roof design: Gable. The roof was inspected while walking on it.

Roofing material: Architectural shingles. Its age was estimated to be 12-13± years, based on the visible condition of the roofing material, Sellers' Disclosure and date on sewer vent pipe boot. Remaining lifespan would typically be estimated to be 10± years, though see comments below.

The pitch of the roof is moderate.

Flashings/Roof penetrations (i.e., chimney, plumbing stacks, gas vents, etc.): Repairs needed. See explanation below.

Skylights: Present, stains are visible. See explanation below.

Repairs & Concerns

MINOR REPAIR: The flashing/rubber boots around the sewer vent pipes are cracked where the pipes extend through the boots, which typically allows for leakage.



NOMINAL REPAIR: There is a hole in the end ridge shingle at the front end peak of the roof over the garage. See photo.

NOMINAL REPAIR: There are several exposed roofing nail heads around the roof which need to be sealed/resealed (mainly on the various flashings and in areas along the ridges).



NOMINAL REPAIR: There is a loose shingle between the front right skylights. See photo.



¹²

The report is not intended to be conclusive regarding the lifespan of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. The client is advised to ask the seller about the presence of any roof leaks. Any repairs needed should be carried out by licensed personnel. All roofs require periodic maintenance to achieve typical lifespans and should be inspected annually. Expect minor repairs.

Roof General Information

- The roofing material is showing wear typical for its age.
- This is an inspection of the overall general condition of the roofing materials. Most attics have some water stains. Most leaks occur at roof penetrations such as at chimneys, vents, and skylights; where roofs and walls intersect; or in valleys. Most of these types of leaks are not detectable visually from the roof and, unless it has rained recently, stains in the attic would be dry even if the leak is active. Even if there has been recent rain, some leaks only happen in blowing rains or when the rain is blowing from a certain direction. Other leaks may only be detectable after unusually heavy rains or those of long duration. Leaks may also happen from leaf or ice dams on the roof. For these reasons, there could be leaks in the roof that were not detected. Recommend rechecking in the attics for leaks when it is raining¹³.
- Flashings (if present) are not visible where the roofing materials meet the siding. The conditions of the flashings (if present) are unknown and specifically excluded from this report.
- The sewer vent pipe boots are made of a rubber-type material. These boots crack over time where the sewer vent pipe goes through them, due to stress and weather. These rubber boots can and do leak when they crack. These boots should be monitored for cracks and repairs made to the boots when they crack, to eliminate water seepage.
- It is important that leaves and/or debris be kept from accumulating in the valleys. Accumulated leaves and/or debris can cause leakage and will accelerate the wear of the roof coverings by trapping moisture. Periodically clean leaves and debris off of roofing.
- There are mildew stains on the roof, but it has been our experience that these typically do not affect the life of the roofing material.
- Metal roof flashings and/or the sewer vent pipes have been sealed using roofing cement and/or caulking. These sealants require periodic maintenance to remain watertight.
- Some waviness or humps are visible in the roofline. This is probably the result of slight differences in the sizes and alignment of the roof framing, warpage of the roof decking, or due to the spacing of the rafters/trusses. Where visible, these areas were observed from the attic, and no deficiencies were seen.

¹³This is an inspection of the overall general condition of the roof surface area observed. Most roof problems are caused by improper attachment of the shingles to the roof decking. The nails or staples are concealed; thus any deficiencies are not visible to inspect without destructive testing. Deficiencies in the installation usually do not become apparent for a number of years. Signs to look for include: slipping, buckling, or blowoffs.

ATTIC

The attic was inspected by crawling or walking through the readily accessible areas. Roof sheathing and framing were observed for signs of deterioration and structural deficiencies. Water stains were observed and where accessible, tested dry using a moisture meter.

Roof framing: Trusses sheathed with plywood.

Ventilation: Soffit and ridge

Insulation: Blown and batt fiberglass

Approximate insulation thickness: 10-12± inches.

Repairs & Concerns

NOMINAL REPAIR: There is no insulation installed over the light fixtures in the kitchen.

INVESTIGATE FURTHER: The whole house fan was operated and was functional, though it sounds as if the blades are rubbing against metal.

General Information

- The remote areas of the attic that are not readily accessible were not inspected because of limited or no accesses, due to the design. Conditions in these areas (including watertightness of the roof, framing, insulation, etc.) are unknown and are specifically excluded from the inspection and report.
- Attic insulation covers most of the ceiling joists and ceilings. Insulation was not pulled back to view the joists or ceilings. There can be damage or deficiencies that are not visible because of the insulation.
- Nearly all attics have water stains. Light stains indicate leaks of short duration, and many of these happen during construction. Unless it has rained recently and these stains are wet, or there is an obvious deficiency on the roof, it is not possible to determine if light stains are old leaks or one that started recently. Black stains, which may also be rotting, indicate leaks over a long period of time. Leaks that cause black stains are usually fairly small and are not enough to cause water to leak into the attic where they would be seen. Stains were seen in this attic. Recommend periodically checking the attic while it is raining.
- Recommend insulating over the whole house fan during the seasons it is not in use, for better energy efficiency.
- Insulation depth varies in areas of the attic. A more uniform and/or deeper coverage would improve energy efficiency.
- There is a large stain on the roof decking below the cupola over the garage. See photo. This stain tested dry at the inspection with a moisture meter. Per the disclosure, there was a leak here in the past which has already been repaired. Monitor for leakage in the future.



ELECTRICAL SYSTEM¹⁴

The 120/240 volt, 200 amp service enters the house from underground and is not visible for inspection.

The service entrance wire is aluminum.

The main and branch service panels are located in the basement. The over current protection devices are circuit breakers. The panel covers were removed and the components inside observed.

Service ground connections visible: To rod at meter - appears adequate.

Most of the wiring observed was copper in non-metallic cable.

Receptacles: Random receptacles were tested using a testing device for 3 prong plugs.

Ground Fault Circuit Interrupter (GFCI) devices¹⁵: Some only, not installed in all recommended areas.

Ground Fault Circuit Interrupters Breakers are located: One in branch panel (for whirlpool tub).

Smoke detectors are present. Smoke detectors are not inspected. The smoke detectors should be tested upon moving and monthly thereafter.

Repairs & Concerns

SAFETY CONCERN: The basement heat pump is labeled for a maximum of a 15 amp size breaker. It is presently "protected" by a 20 amp breaker. In the event of a defect, the breaker might not protect the equipment and the wires connected to it. This is a potential hazard that can easily be corrected by having a licensed electrician replace the breaker with the correct size, as specified by the heat pump's manufacturer.

SAFETY CONCERN: Two wires were observed to be connected to one circuit breaker in the main panel. While often done, this is not permitted unless the device is designed to accept two wires. Double tapping often leads to overloaded circuits and loose connections that can overheat.

SAFETY CONCERN: The closet light fixtures have exposed bulbs. This can be corrected by installing light fixtures with the type approved for use in closets.

NOMINAL REPAIR: A GFCI receptacle in the kitchen (to the right of the sink) tripped when tested but would not reset.

NOMINAL REPAIR: Several of the knobs on the dimmer switches are stripped, making it difficult to dim the lights.

¹⁴

The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring, invisible fencing, network wiring, timers or smoke detectors. If the building has no smoke detectors, the Inspector strongly urges their installation. Smoke detectors should be checked periodically to be sure they are working.

¹⁵

A ground fault circuit interrupter is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. They are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially fatal shocks. The Inspector recommends that all receptacles located in the kitchen, baths, garage, at spas, hot tubs, fountains, pools, crawlspaces and outdoors be upgraded to the Ground Fault Circuit Interrupter type by a licensed electrician.

Electrical General Information

- The electrical panels are labeled to indicate which circuits they control. It was not determined whether or not these are labeled correctly.
- Nearly every year there are changes in the electrical code. These changes are usually designed to increase safety but do not mean the old standards were unsafe. There are no requirements for existing homes to comply with these changes. They are for new construction only. When there are renovations, additions, or service upgrades, the affected areas (but not the entire house) are required to meet the current code. One change has been the requirement of GFCI protection for receptacles in locations where water may be present. Consideration should be given to installing GFCI protection at these locations, for increased safety. (See footnote.)
- Not able to determine the function of all light switches. Have owner demonstrate their functions.
- Insulation covers most of the electric wiring in the attic. Insulation was not pulled back to view these wires. There can be damage or deficiencies that are not visible because of the insulation.
- The ceiling fans operated normally in the speed they were in when turned on. They were not operated in all speeds or reversed if they have that feature.
- Recessed lighting fixtures are present. Labeling was seen on the exterior housing of the fixture checked which indicated it was rated for insulation contact. However, it is possible that the other fixtures are not similarly rated.

PLUMBING SYSTEM¹⁶

The water is supplied by the public water system.

The main water service pipe is copper, where located.

Readily visible plumbing supply pipes are copper, where located.

The waste system is connected to the public sewer system, per client, but this was not verified.

Waste pipes are plastic.

Most of the piping is concealed and cannot be inspected.

Whirlpool type bathtub: Filled and operated during inspection.

Unit #1- The electric, 50 gallon, A O Smith brand water heater is located in the basement mechanical room and is dated 2001. Hot water was present at the fixtures.

The temperature of the hot water measured 122°. Hot water temperature can vary depending upon usage. Recommended maximum hot water temperature is 120°, for safety.

Main shut off valve(s): At meter(s). The valve(s) was not tested. The backflow prevention device, if present, was not located.

The water pressure at the time of inspection measured 70 PSI. Normal water pressure ranges from 40 PSI to 80 PSI. A pressure regulating valve was not located. Water pressure can vary depending on the municipal system.

16

Wells, septic systems, sewer lines, and water treatment equipment are not inspected and are expressly excluded from the inspection and report. It is recommended that well water be tested by a licensed laboratory. No water testing of any type is performed. If the house has a septic system, inspection and pumping by a septic tank contractor should be done before closing. Septic tanks need regular pumping.

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Plumbing Repairs & Concerns

NOMINAL REPAIR: MBR Bath: There is a leak below the whirlpool tub (near the pump). See photo.

NOMINAL REPAIR: Kitchen Sink: The spray hose leaks from its handle and drips below the sink.

NOMINAL REPAIR: Laundry Sink: 1) Water slowly leaks from around the stem of the fixture while the water is running. 2) Signs of previous leakage were noted on the drain below the sink, though no active leakage was seen during the inspection.

NOMINAL REPAIR: First Floor Hall Bath: The drain stopper in the sink would not close.

MINOR REPAIR: There is a slow leak in a supply pipe above where the far left end water heater is installed (note wet stain on the floor here).



General Information

- Water was briefly run through all plumbing fixtures (sinks, showers, commodes, tubs, etc.). No leakage, leakage signs, or problems were seen, unless noted above. Leaks at the drains of the upper level plumbing fixtures may not be detected during the inspection. These leaks may be caused by water running for an extended period of time and may have to leak over a period of time before they leave a stain on the ceiling below them, especially if the house is vacant or if the bathroom is not used regularly. This is especially true for whirlpools or garden tubs that are never or seldom used. Damaged subfloor may not be detected, since it is not visible. The water may or may not seep through the first floor ceiling during the inspection, since water is run only briefly through the fixture during the inspection. If there is leakage, it may be slight and may have stained the ceiling under the fixture drain between the floors, but not be visible on the ceiling. Conditions in these areas are unknown and are specifically excluded from the inspection and report. Functional flow and drainage were observed where tested, unless noted above.
- Vegetable Sink: OK
- Utility Sink (basement): OK
- Basement Bath: OK
- Maintain the seal around the plumbing fixtures and surrounds to prevent water seepage and damage.
- There is also a water shut off valve at the main incoming water line in the basement.
- In all whirlpool-type bathtubs, some water stays in the pump and pipes when it is drained. This water then mixes with the water of the next bath, so routine cleaning is recommended. Consult the whirlpool company for cleaning procedure. Regular use of the whirlpool-type bathtub should help prevent scum from growing in the water left in the pipes. Note: There is an access to view the some of the components under the whirlpool tub, though not all areas are visible for inspection.
- No drip pan is installed below the water heater, which is not unusual given that the unit is installed in the unfinished area of the basement. However, should the unit leak, the water could seep into the finished area of the basement. Installation of a pan is recommended.

HEATING AND AIR CONDITIONING SYSTEM¹⁷

Area: First floor. **Type of system:** Forced air electric heat pump.

Heating System:

The heat pump's manufacturer is Trane. The air handler's manufacturer is Trane.

The heat pump size is estimated to be 3½ tons with 5 KW auxiliary resistance (supplemental) heat.

The age/date of the heat pump is 2012. The age/date of the air handler is 2012.

The heat pump is located: Outside The air handler is located: basement.

Cooling System:

The heat pump's manufacturer is Trane. The air handler's manufacturer is Trane.

The heat pump size is estimated to be 3½ tons.

The age/date of the heat pump is 2012. The age/date of the air handler is 2012.

Cooling temperature split (differential) at the registers was: 20 degrees. (Difference in temperature of the air after it has been cooled by the system. Acceptable range is 13-22 degrees.)

Outdoor temperature during inspection: 79 degrees.

Condensing unit amperage: (Total for unit. Compressor and fan.): 10.6 amps. Labeled RLA (Total): 20.87 amps.

Condensate drain: Present, appears functional.

Auxiliary drain pan: Pan appears functional. Float switch present (not tested).

Air filters are present.

Thermostat: Functional.

The heating and cooling system ducts and a representative number of registers were observed where readily accessible and appear to be in adequate condition. The duct system is insulated flexible and sheetmetal.

Repairs & Concerns

NOMINAL REPAIR: The return filter in the family room return is dirty, limiting the amount of air that flows through the system. The system also has a high efficiency media filter at the air handler, which is dirty. These units filter considerably more than the standard fiberglass filters and are usually replaced once a year. Note: The media filter is all that is needed for this system.

NOMINAL REPAIR: A small section of the insulation is missing on the refrigerant line in far left end unfinished room in the basement. This can allow condensation to form on the pipe and drip onto the floor below.

17

The report should not be read as a prediction of the remaining lifespan of the air conditioning/heating system. Typical lifespans of equipment may range from 8-12 years, but there are many exceptions to this. Most compressors are warranted for only 5 years. Replacement of a compressor alone may cost from \$600-\$800. It is recommended that the client purchase a warranty or repair service contract to cover replacement or repair. Be advised that defects or failure can occur at any time and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Auxiliary condensation pans and/or drains, if present, are not checked for water tightness and/or functional flow. Any mechanical equipment can fail without warning at any time. Window units are not inspected beyond verifying operation. No report is made on the lack of regular service in the past. It is recommended that all equipment be serviced annually. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters should be changed monthly.

HVAC General Information Area 1

- The heat pump was operated in the cooling mode and the electric strips were operated in the emergency mode. The running signs, amp draw, and temperature drop were normal.¹⁸
- Recommend annual service on the HVAC system(s), as this servicing may detect concerns that are not obvious during our visual inspection.

Area two: Basement.

Type of system: Forced air electric heat pump.

Heating System:

The heat pump's manufacturer is Trane. The air handler's manufacturer is Trane.

The heat pump size is estimated to be 1½ tons with 5 KW auxiliary resistance (supplemental) heat.

The age/date of the heat pump is 2010. The age/date of the air handler is 2010.

The heat pump is located: Outside. The air handler is located: basement.

Cooling System:

The heat pump's manufacturer is Trane. The air handler's manufacturer is Trane.

The heat pump size is estimated to be 1½ tons.

The age/date of the heat pump is 2010. The age/date of the air handler is 2010.

Cooling temperature split (differential) at the registers was: 18 degrees. (Difference in temperature of the air after it has been cooled by the system. Acceptable range is 13-22 degrees.)

Condensing unit amperage: (Total for unit. Compressor and fan.): 4.2 amps. Labeled RLA (Total): 8.0 amps.

Condensate drain: Present, appears functional.

Auxiliary drain pan: Pan appears functional. Float switch present (not tested).

Air filter is present.

Thermostat: Functional.

The heating and cooling system ducts and a representative number of registers were observed where readily accessible and appear to be in adequate condition. The duct system is insulated sheetmetal and flexible.

Repairs & Concerns

- No repairs needed or concerns observed in this section.

General Information

- The heat pump was operated in the cooling mode and the electric strips were operated in the emergency mode. The running signs, amp draw, and temperature drop were normal.¹⁹

¹⁸

No panels or covers of the heat pump were removed. There was no inspection of the wiring, coil, safety switches/devices, or mechanics inside the heat pump, since no panels or covers are removed. The system was operated in the mode the thermostat was set to prior to the inspection; therefore, the reversing valve was not operated or inspected. The best way to inspect it is to disassemble the unit. We recommend that you contact a licensed HVAC contractor for this service.

CHIMNEY AND FIREPLACE²⁰

Chimney/flue type: Front- masonry with tile-lined flue; Rear- metal prefabricated in a wood framed structure.

Cap: Front- masonry with a screen and rain cover; Rear- metal with a spark arrester.

Fireplace type: Front: masonry; Rear- metal prefabricated with liner.

Dampers: Functional.

Repairs & Concerns

MINOR REPAIR: Surface rust has formed on the metal cap at the top of the chimney. See photo. This should be controlled to prevent rust through.

MINOR REPAIR: Some soot and/or creosote build-up was seen inside the rear metal flue.



General Information

- Cracks were found in the ceramic plates inside the firebox. It is normal for these to crack due to age, very hot fires, and/or wood being thrown into the firebox. No repairs are needed at this time, but if the cracks widen, repairs should be made to the ceramic plates. Sometimes the cracks can be caulked, but sometimes the plates must be replaced.
- The metal chimney flue and inside the chimney were not fully accessible/visible for inspection from the attic. Conditions of the components in these areas are unknown and are specifically excluded from the inspection and report.

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No panels or covers of the heat pump were removed. There was no inspection of the wiring, coil, safety switches/devices, or mechanics inside the heat pump, since no panels or covers are removed. The system was operated in the mode the thermostat was set to prior to the inspection; therefore, the reversing valve was not operated or inspected. The best way to inspect it is to disassemble the unit. We recommend that you contact a licensed HVAC contractor for this service.

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It is important that a chimney be cleaned on a regular basis to prevent a buildup of creosote in the flue, which can catch fire. It is recommended that the chimney be examined and cleaned if needed before use each year. The chimney should be inspected by a licensed chimney contractor prior to closing. The chimney and fireplace are examined visually. A fire is not started. No comment is made on the efficiency or operation of either.

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INTERIOR²¹

Walls and ceilings: Typical settlement cracks were seen.

Floors: Concrete slab on grade and wood frame.

No floors are perfectly level. The floors have noticeable slope, but not an excessive amount.

Wood framed floors "bounce" or flex to a certain degree. The wood floors have a typical amount of bounce.

Interior doors: Doors are functional.

Stairs: Functional, but repairs recommended. See remarks below.

Cabinets and countertops: The kitchen cabinets appear to be in typical condition for age.

Repairs & Concerns

INVESTIGATE FURTHER: There were stains/touched up areas noted on the ceilings in several areas throughout the basement (mechanical room, right end hallway, and front right hall closet). These areas tested dry at inspection with an electronic moisture meter. Recommend checking with the owners to determine if these stains are old and the leaks have all been repaired, or if they are unaware of any of them and the leaks are possibly active.

SAFETY CONCERN: The handrail over the stairs is not considered child safe by today's standards. These rails should be made child safe if small children are present.

General Information

- The inspected components appear to be in typical condition for this age house.²²
- This home inspection is not an environmental assessment. Molds/mildews/fungi are usually found in areas that are not visible, such as inside walls, behind furniture, in carpets, and inside HVAC ducts. Mold/mildew/fungi are common and are found in most buildings where moisture is present. Most molds/mildews/fungi are fairly harmless; however, there are molds/mildews/fungi that can make people sick. Special testing is needed to determine whether there is a type of harmful mold or mildew in this house. If anyone that is allergic to molds/mildews/fungi will be living in the home, a special inspection should be conducted.
- Carbon monoxide detectors are recommended.
- The security system was not inspected, and its condition is unknown and specifically excluded from this report.
- The vinyl flooring in the kitchen and laundry is separating at some of its seams.
- There was a noticeable ridge in the floor in the front foyer area. Though the framing was not readily visible below this area, no signs were seen to indicate that this is anything other than normal settlement.

²¹

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement and/or shrinkage of building components. Small cracks of this type are not mentioned in the report. The condition of floors underneath carpet and other coverings cannot be determined and is excluded from the inspection and report.

²²

In occupied homes, there are furniture/personal belongings against its walls and/or inside the closets. The furniture/personal belongings were not moved, nor were the items in the closets removed. There is always the possibility of concealed damage at the baseboards or trim and in other areas that may not be visible or readily accessible. Conditions in these inaccessible areas could bring to light problems or concerns that might not be visible (i.e., damaged baseboard, trim, damaged window trim, or wall behind an entertainment center or dresser could indicate moisture or termite damage). Conditions in these areas are unknown and are specifically excluded from the inspection and report.

APPLIANCES²³

Range: Operated, appears functional.

Microwave: Operated, appears functional.

Dishwasher: Operated, appears functional.

Disposal: Operated, appears functional.

Refrigerator: Operating, appears functional.

Ice & water through door: Operated, appears functional.

Washer: Operated, appears functional.

Dryer: Operated, appears functional.

Repairs & Concerns

SAFETY CONCERN: The switch for the garbage disposal at the vegetable sink is mounted on the front side of the cabinet in front of the sink. This switch should be relocated to a safe area to prevent the switch from accidentally being contacted while working in the sink.

General Information

- All appliances that were operated are electric and appear to be functional. Some of the appliances are at the age where repairs or replacement would not be unexpected. The purchase of a warranty or repair service contract is recommended.
- Any electrical and/or gas connections for dryers were not inspected and are excluded from this inspection.
- The receptacle for the dryer is a 3-prong receptacle, which was standard when this house was built. If you purchase a new dryer that has a 4-prong plug (pigtail), the receptacle will need to be changed.
- The built-in ironing board was not inspected and is excluded from the report.

Inspector:



Greg Worley, SC Home Inspector License #584
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END OF REPORT

²³

Appliances are tested by turning them on briefly. Extensive testing of timers, thermostats, and other controls is not performed. No report is made regarding the effectiveness of any appliances. It is impossible to thoroughly check a washer and dryer without a load of clothes. The inspection only determines whether or not the appliances operate. The Inspector recommends that appliances and all other components be tested again during a pre-closing walk through. The inspection is not an assurance that the appliances will continue to work in the future. Appliances can fail at any time, including the day after the inspection. The Inspector recommends the purchase of a warranty or repair service contract to cover repairs to the appliances.

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