

# Sample HOME INSPECTION REPORT



**123 Smart St.  
Anywhere SC 29600**

**Inspection Date:**  
January 1, 2010

**Prepared For:**  
John & Jane Doe

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# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

This is a well built 8 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## KEYS USED IN THIS REPORT

For your convenience, the following keys have been used in this report.

- **Major Concern:** Denotes an improvement recommendation that is uncommon for a building of this age or location and /or that needs immediate repair or replacement.
- **Safety Issue:** Denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** Denotes a typical improvement recommendation that is common for a building of this age and location that should be anticipated or budgeted for over the short term.
- **Monitor:** Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.

Note: Observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

**NOTE:** For the purpose of this report, it is assumed that the house faces north.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### ROOFING RECOMMENDATIONS / OBSERVATIONS

#### Gutters & Downspouts

- **Improve:** Loose or damaged downspouts at the rear slope by the garage should be repaired promptly.

### EXTERIOR RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Improve:** Tree branches in various locations should be trimmed away from the house.

#### Exterior Eaves

- **Improve:** The insect nests found in the eaves in various locations should be removed.

#### Windows

- **Improve:** The windows in various locations require caulking.

#### Garage

- **Safety Issue:** Although the garage door opener laser reverse did function properly, the door did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately.

#### Deck

- **Safety Issue:** The deck railing is loose. It is recommended that this be repaired for improved safety.
- **Improve:** The lag bolts along the east end of the deck have been removed.
- **Improve:** The broken deck board should be replaced.

**Porch**

- **Safety Issue:** As there is a danger of falling, a railing should be provided for the porch.

**COOLING RECOMMENDATIONS / OBSERVATIONS****Central Air Conditioning****Main Floor System (Large Unit)**

- **Improve:** The outdoor unit of the air conditioning system is out of level. This should be improved.

**Second Floor System (Small Unit)**

- **Improve:** The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This indicates that servicing is needed. A qualified heating and cooling technician should be consulted to recommend remedies available for correction.

**INTERIOR RECOMMENDATIONS / OBSERVATIONS****Doors**

- **Improve:** The hardware for the sliding glass door is loose in the living room.
- **Improve:** The door is missing in the laundry room and should be replaced.

**APPLIANCE RECOMMENDATIONS / OBSERVATIONS****Waste Disposer**

- **Improve:** The wiring leading to the waste disposer should be protected by a conduit.

**THE SCOPE OF THE INSPECTION**

All components designated for inspection in the ISHI® Inspector Standards are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The ISHI® Inspector Standards can be found at the end of this report and are made part of the inspection.

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

**Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.**

**It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System. Contact your Assurance representative for further details and special pricing with this inspection.**

**Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.**

*Please refer to the ISHI® Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.*

**WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 85 degrees F. Weather conditions leading up to the inspection have been relatively dry.

# PHOTO JOURNAL



Front of house



Right side of house



Rear of house



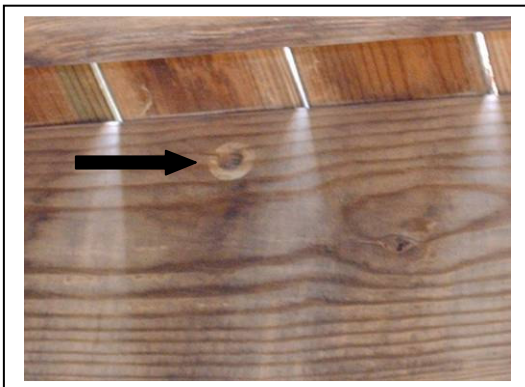
Rear left of house



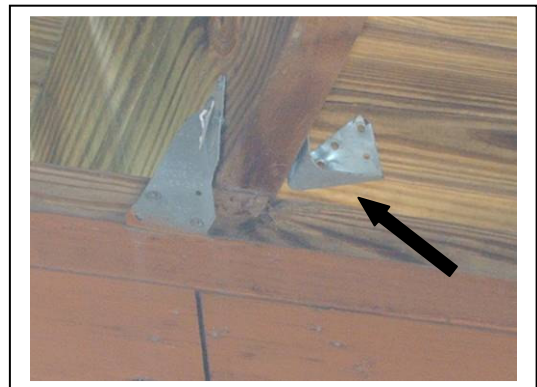
Loose downspout



No porch rails at the front porch



Lag bolts have been removed from the deck



Minor framing defects at the deck



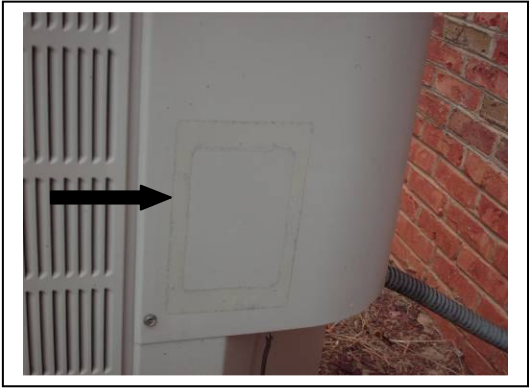
Loose boards a the deck



Damaged/broken walk board at the deck



Garage floor settled somewhat



Data plate missing from the air conditioner

# STRUCTURAL / FOUNDATION

## DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

<b>Foundation:</b>	•Poured Concrete •Basement Configuration
<b>Floor Structure:</b>	•I-Joist•Plywood Subfloor
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Waferboard Sheathing
<b>Attic Method of Inspection:</b>	•Entered - Inaccessible Areas

## STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

### Positive Attributes

The construction of the home is considered to be high quality. The materials and workmanship, where visible, are above average. No major defects were observed in the accessible structural components of the house. The span of all visible joists appears to be within acceptable limits. The building exhibits no evidence of substantial structural movement. No improvement to structural components is considered necessary at this time. The wood frame exterior walls of the home appear to be of 2 x 6 construction. This exceeds common practice and typically provides for extra exterior wall insulation.

### SRUCTURALRECOMMENDATIONS / OBSERVATIONS

#### Foundation

- **Monitor:** Common minor cracks were observed in the foundation walls of the house in the basement. This implies that some structural movement of the building has occurred, as is typical of most houses.

## LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Insulation obstructed the view of some structural components in the basement.
- Insulation obstructed the view of some structural components in the attic.
- Extensive storage limited the inspection of some structural components.

Please refer to the South Carolina Inspector Standards for a full explanation of the scope of the inspection.

# ROOFING

## DESCRIPTION OF ROOFING SYSTEM

<b>Roof Covering:</b>	•Composite Shingle
<b>Chimneys:</b>	•Metal
<b>Gutters and Downspouts:</b>	•Aluminum •Downspouts discharge above & below grade
<b>Method of Inspection:</b>	•Viewed with binoculars

## ROOFING OBSERVATIONS

### Positive Attributes

The roof coverings are considered to be in generally good condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order. The chimneys do not reveal any signs of significant deterioration.

### ROOFING RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Monitor:** The roofing is considered to be in good condition. This roofing is wearing at uneven rates. The sides of the roof that are most exposed to the sun's light are wearing more quickly than the more shaded areas. Repair or replacement of deteriorated roofing may be needed in some areas, prior to the entire roof covering requiring replacement.

#### Gutters & Downspouts

- **Improve:** Loose or damaged downspouts at the rear slope by the garage should be repaired promptly.

## LIMITATIONS OF ROOFING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.

Please refer to the South Carolina Inspector Standards for a full explanation of the scope of the inspection.

# EXTERIOR

## DESCRIPTION OF EXTERIOR

<b>Wall Cladding:</b>	•Brick
<b>Soffit and Fascia:</b>	•Vinyl •Aluminum
<b>Window/Door Frames and Trim:</b>	•Wood •Vinyl
<b>Driveways:</b>	•Asphalt •Concrete
<b>Walkways and Patios:</b>	•Concrete
<b>Porches, Decks, and Steps:</b>	•Brick •Concrete •Wood
<b>Overhead Garage Door(s):</b>	•Aluminum
<b>Lot Grading:</b>	•Ravine Lot •Graded Away From House
<b>Retaining Walls:</b>	•Brick
<b>Fencing:</b>	•None

## EXTERIOR OBSERVATIONS

### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. The house has all brick constructed exterior walls. The aluminum and vinyl soffits and fascia are an excellent feature of the exterior of the home. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The proximity of the house is considered good, from a lot drainage standpoint. The garage of the home is completely finished.

### EXTERIOR RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Improve:** Tree branches in various locations should be trimmed away from the house.

#### Exterior Eaves

- **Improve:** The insect nests found in the eaves in various locations should be removed.

#### Windows

- **Improve:** The windows in various locations require caulking.

#### Garage

- **Safety Issue:** Although the garage door opener laser reverse did function properly, the door did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately.
- **Monitor:** The garage floor has settled somewhat. Improvement is not considered a priority.

#### Deck

- **Safety Issue:** The deck railing is loose. It is recommended that this be repaired for improved safety.
- **Improve:** The lag bolts along the east end of the deck have been removed.
- **Improve:** The broken deck board should be replaced.
- **Monitor:** Some minor flaws were observed in the decks construction. While improvement would be ideal, it is not considered high priority.

#### Porch

- **Safety Issue:** As there is a danger of falling, a railing should be provided for the porch.
- **Monitor:** The patio has settled relative to the house proper. This is a common condition that should be monitored.

#### Driveway

- **Monitor:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition.

## LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.

**This confidential report is prepared exclusively for John & Jane Doe**

- The inspection does not include an assessment of geological conditions and/or site stability.
- Landscape components restricted a view of some exterior areas of the house.
- Storage in the garage restricted the inspection.

Please refer to the South Carolina Inspector Standards for a full explanation of the scope of the inspection.

# ELECTRICAL SYSTEM

## DESCRIPTION OF ELECTRICAL SYSTEM

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amp
<b>Service Entrance Wires:</b>	•Underground
<b>Main Disconnect:</b>	•Breakers – 200 Amp
<b>Service Ground:</b>	•Ground Connection Not Visible
<b>Main Distribution Panel:</b>	•Breakers •Located: Basement
<b>Branch/Auxiliary Panel(s):</b>	•Breakers •Located: Second floor west bedroom
<b>Distribution Wiring:</b>	•Copper
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Exterior •Garage •Kitchen •Basement

## ELECTRICAL OBSERVATIONS

### Positive Attributes

Generally speaking, the electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

### ELECTRICAL RECOMMENDATIONS / OBSERVATIONS

#### Lights

- **Monitor:** Recessed light fixtures (sometimes referred to as “pot lights”) that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made safely, during a home inspection. It is recommended that a licensed electrician be engaged to verify the safety of the system.

#### Switches

- **Monitor:** The purpose for some of the light switches could not be determined. It may be necessary to have the owner of the property to explain the purpose of these switches. It may be that some of them are inoperative.

## LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the South Carolina Inspector Standards for a full explanation of the scope of the inspection.

# HEATING SYSTEM

## DESCRIPTION OF HEATING SYSTEM

**Primary Energy Source:** •Gas  
**Heating System Type:** •Forced Air  
**Heat Distribution Methods:** •Ductwork

### Basement Unit

**System Manufacturer:** • Tappan (Nordyne)  
**System Description:**

- Manufacturer Date: 2001
- Approximate Age (in years): 9
- Model # FG6RC 120C-20C
- Serial # FGA010602856

### Attic Unit

**System Manufacturer:** • Tappan (Nordyne)  
**System Description:**

- Manufacturer Date: 1999
- Approximate Age (in years): 11
- Model # GGRA060C-12
- Serial # GR991057365

## HEATING OBSERVATIONS

### Positive Attributes

The heating system is in generally good condition, when compared to systems of a similar age and configuration. This is a high efficiency heating system. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The system does not require a pilot light, thereby increasing its seasonal efficiency.

### HEATING RECOMMENDATIONS / OBSERVATIONS

No improvements to the heating system are considered necessary at this time.

## LIMITATIONS OF HEATING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.
- Although the heating system was operated, there are significant testing limitations at this time of year.
- The heat exchanger was inaccessible and is not part of this inspection.

Please refer to the South Carolina Inspector Standards for a full explanation of the scope of the inspection.

# COOLING SYSTEM

## DESCRIPTION OF COOLING SYSTEM

**Energy Source:** •240 Volt Power Supply  
**System Type:** •Air Cooled Central Air Conditioning  
**System Manufacturer:** •Tappan (Nordyne)

### Main Floor System (Large Unit)

**System Description:** •Manufacturer Date: **Unknown-Data Plate Missing**  
 •Approximate Age (in years): **Unknown-Data Plate Missing**  
 •Model # **Unknown-Data Plate Missing**  
 •Serial # **Unknown-Data Plate Missing**  
**Temperature Drop Recorded:** 17 Degrees F

### Second Floor System (Small Unit)

**System Description:** •Manufacturer Date: 2000  
 •Approximate Age (in years): 10  
 •Model # FS3BA-024KA  
 •Serial # FS3000803673  
**Temperature Drop Recorded:** 10 Degrees F

## SYSTEM OBSERVATIONS

### Positive Attributes

Adequate cooling capacity is provided by the system. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

### COOLING RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

##### Main Floor System (Large Unit)

- **Improve:** The outdoor unit of the air conditioning system is out of level. This should be improved.

##### Second Floor System (Small Unit)

- **Improve:** The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This indicates that servicing is needed. A qualified heating and cooling technician should be consulted to recommend remedies available for correction.

## LIMITATIONS OF COOLING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
- The evaporator coil was not accessible at the time of inspection.
- The data plate on the cooling system was not visible/legible at the time of the inspection.

Please refer to the South Carolina Inspector Standards for a full explanation of the scope of the inspection.

# INSULATION / VENTILATION

## DESCRIPTION OF INSULATION / VENTILATION

<b>Attic Insulation:</b>	•R30 Fiberglass in Main Attic
<b>Exterior Wall Insulation:</b>	•R12 Fiberglass in Original Walls
<b>Floor Cavity Insulation:</b>	•R20 in Floor above Crawl Space
<b>Air / Vapor Barrier(s):</b>	•None Visible
<b>Roof Ventilation:</b>	•Ridge Vents •Gable Vents •Soffit Vents

## INSULATION / VENTILATION OBSERVATIONS

### Positive Attributes

This is a well insulated home.

### INSULATION RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

No improvement to the insulation/ventilation components is considered necessary at this time.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.
- Exterior wall insulation type and levels were spot checked only.

Please refer to the South Carolina Inspector Standards for a full explanation of the scope of the inspection.

# PLUMBING SYSTEM

## DESCRIPTION OF PLUMBING SYSTEM

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Valve Location:</b>	•Front Wall of Basement
<b>Gas Valve Location:</b>	•At meter
<b>Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Private Sewage System
<b>Drain / Waste / Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Gas
	•Approximate Capacity (in gallons): 75
	•Approximate Age (in years): 8
	•Manufacturer Date: 2002
	•Manufacturer •American
	•Model # PR675NRVTZ
	•Serial # E02138798
<b>Other Components:</b>	•Pressure Regulator on Main Line
	•Hot Water Circulator

## PLUMBING OBSERVATIONS

### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The plumbing fixtures appear to have been well maintained. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

### PLUMBING RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.

#### Fixtures

- **Monitor:** The shut off valves at the master bathroom bathtub were in the off position. The valves were activated, and the tub was operated. No deficiencies were noted. The shutoff valves were returned to the off position after the tub was inspected. It is not known why the valves were off.

## LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please refer to the South Carolina Inspector Standards for a full explanation of the scope of the inspection.

# INTERIOR

## DESCRIPTION OF INTERIOR

<b>Wall and Ceiling Finishes:</b>	•Drywall/Plaster
<b>Floor Surfaces:</b>	•Carpet •Vinyl/Resilient •Wood •Tile
<b>Windows Style and Glazing:</b>	•Double/Single Hung •Fixed Pane
<b>Doors:</b>	•Wood •Hollow Core •Sliding Glass
<b>Fireplaces:</b>	•Gas •Fireplace Insert

## INTERIOR OBSERVATIONS

### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

## INTERIOR RECOMMENDATIONS / OBSERVATIONS

### Floors

- **Monitor:** Movement of the floors is apparent in the master bathroom closet. Refer also to the Structural Components section of this report.

### Doors

- **Improve:** The hardware for the sliding glass door is loose in the living room.
- **Improve:** The door is missing in the laundry room and should be replaced.

## LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Recent renovations and/or interior painting concealed historical evidence.

Please also refer to the South Carolina Inspector Standards for a detailed explanation of the scope of this inspection.

# APPLIANCES

## DESCRIPTION OF APPLIANCES

<b>Appliances Tested:</b>	<ul style="list-style-type: none"> <li>•Built-in Gas Oven</li> <li>•Built-in Electric Oven</li> <li>•Microwave Oven</li> <li>•Dishwasher</li> <li>•Waste Disposer</li> </ul>
<b>Laundry Facility:</b>	<ul style="list-style-type: none"> <li>•240 Volt Circuit for Dryer</li> <li>•Dryer Vented to Building Exterior</li> <li>•120 Volt Circuit for Washer</li> <li>•Hot and Cold Water Supply for Washer</li> </ul>
<b>Other Components Tested:</b>	<ul style="list-style-type: none"> <li>•Kitchen Exhaust Hood</li> <li>•Door Bell</li> </ul>

## APPLIANCE OBSERVATIONS

### Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good quality.

### APPLIANCE RECOMMENDATIONS / OBSERVATIONS

#### Waste Disposer

- **Improve:** The wiring leading to the waste disposer should be protected by a conduit.

## LIMITATIONS OF APPLIANCE INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the South Carolina Inspector Standards for a full explanation of the scope of the inspection.

# Maintenance Advice

## UPON TAKING OWNERSHIP

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After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.

- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

**ANNUALLY**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

**PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

# SOUTH CAROLINA HOME INSPECTION STANDARDS

## **Introduction:**

The purpose of the Residential Standards of Practice (Standards) is to establish a uniform guide for performing an inspection of buildings and equipment. Terms: A glossary of terms and definitions is located in back of the Residential Standards.

## **Procedures:**

The procedures are the Residential Standards that identify what is to be inspected and reported.

The Inspector will not disclose and information concerning the results of the inspection without the approval of the clients or their representatives.

The Inspector will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.

The Inspector will not accept, or offer commissions or allowances, directly or indirectly, from other parties in connection with work for which the Inspector is responsible.

The Inspector will promptly disclose to the client any interest in a business which may affect the client.

The Inspector will not allow an interest in any business to affect the quality or results of the inspection work, which the inspector may be called upon to perform.

The Inspector may not perform any work or improvement to a residence upon which the Inspector performed a home inspection within the previous 12 months.

## **Purpose:**

The purpose of a residential inspection is to disclose the general conditions of the building, improvements, mechanical systems and appliances as they exist on the day of the inspection.

## **Scope:**

The scope of the residential inspection is a visual observation, with limited use of mechanical instruments,

of readily accessible areas of the building, improvements, mechanical systems and appliances.

The inspection is limited to areas and systems identified as follows: grounds and appurtenances; roofing/guttering/other roof components; home exteriors; garage/carport; electrical basement/crawl space/slab; plumbing; heating; cooling; attic; and general interiors and kitchen/appliances.

## **Limitations:**

The Residential Inspector Standards are designed to identify and disclose observed general conditions.

The residential inspections limited to readily accessible areas. No disassembly of equipment or activating of equipment that has been "shut-down" should be performed. No opening of walls, moving of furniture, appliances, stored items, walking on roofs or excavation is to be performed. Concealed, camouflaged or inaccessible conditions may not be exposed. Systems and conditions that are not within the scope of the inspection include, but are not limited to: environmental hazards (e.g. lead

paint, formaldehyde, toxic or flammable materials, asbestos, radon); pest infestation; portable appliances (e.g. washer, dryers, window air conditioner); security systems; telephone or television systems, fire or lawn sprinklers; swimming pools; spas or jetted tubs; tennis courts; playground or other recreational or leisure appliances or equipment; below ground septic or drainage systems; water wells; zoning ordinances; or any items considered cosmetic in nature. Any general comments about these systems and conditions are informational only and do not represent an inspection.

## **Warranties and Guarantees:**

The residential inspection report is not intended to be used as a guarantee or warranty, expressed or implied, regarding adequacy, performance, or condition of any inspected building improvements, mechanical system or appliance. The residential Inspector should take no position on value nor make any representation as to advisability of purchase or suitability to use. The Inspector should not incite or stir up quarrels or groundless lawsuits.

## **Licensing Requirements:**

License Requirements for Persons Engaging in the Business of Inspection Practice: A state license is required for anyone offering or practicing home inspection unless that individual is a currently licensed engineer, architect, general contractor or residential builder. This requirement is based on Chapter 106, Statutory Authority: 1976 Code § 40-59-210 - 40-59-240(B).

### **A) ROOFING, GUTTERING AND OTHER ROOF COMPONENTS**

#### **1. ROOF STYLE**

A. Identify and report the styles of roofs. (Examples: hip, gable, shed, mansard, etc.)

#### **2. ROOF COVERINGS (materials)**

A. Identify the type materials (composition shingles, slate, cement asbestos, etc.).

B. Inspect the covering and report the observed condition, describing visible condition and evidence of leaks.

#### **3. VISIBLE FLASHING:**

A. Inspect and report the observed condition of visible flashing. If flashings are not visible report not visible, not inspected.

#### **4. SKYLIGHTS:**

A. Report if present or not

B. Inspect and report if there is evidence of leaking.

#### **5. ROOF PENETRATIONS (plumbing stacks, gas vents, etc.):**

A. Inspect and report the observed condition of all roof protrusions and their flashing.

B. Describe and report defects or deficiencies.

#### **6. FIREPLACE CHIMNEYS:**

- A. Report if present or not.
- B. Inspect and report the observed condition of the chimney and its component elements.
- C. Describe and report defects and/or deficiencies

7. GUTTERS AND DOWNSPOUTS:

- A. Report if present or not.
- B. Inspect and report the observed conditions of the gutters and downspout systems.
- C. Describe and report defects or deficiencies.

8. LIMITATIONS . The Inspector is not required to:

- A. Perform tasks that place his or her person in danger.
- B. Inspect or report on accessory items not listed above (antennas, solar panels, etc.).
- C. Estimate the remaining life of the roof coverings, flashing, caulking materials or other components,
- D. Handle or disturb materials suspected of containing hazardous materials.

Note: Describe and report how the roof was inspected (from ground, with binoculars, from a ladder).

Note: Describe and report areas that could not be inspected (top of flat roof, valleys of compound roof designs, etc.).

**B) EXTERIOR**

1. TRIM:

- A . Inspect and report the observed condition of the materials.
- B. Describe and report defects.

2. SIDING/WALL COVERINGS:

- A. Identify the materials by type.
- B. Inspect and report the observed condition.

3. PAINT:

- A. Inspect and report the the observed condition.
- B. Observe the condition of paint and caulking

4. WINDOWS:

- A. Inspect and report the observed condition of a representative number.
- B. Identify and report the type (wood, metal, etc.).
- C. Describe and report defects or deficiencies.

5. DOORS:

- A. Inspect and report the observed condition of all accessible exterior doors.
- B. Describe and report visible defects.

6. STORM WINDOWS AND DOORS:

- A. Report if present or not.
- B. Describe and report visible defects.

7. SCREENS:

- A. Report if present or not.
- B. Report the observed condition.

8. PORCHES:

- A. Report if present or not.
- B. Inspect and report defects or deficiencies.

9. DECKS, PATIOS AND BALCONIES (attached to dwelling):

- A. Report if present or not.
- B. Inspect and report the observed condition of the structures and components.
- C. Describe and report defects and/or deficiencies.

10. ALTERATIONS:

- A. If determinable, report if alterations or additions have been made to original house.

**C) GARAGE/CARPORT:**

1. TYPE:

- A. Report if present or not.
- B. Describe style, size and location. (Example: two-car attached garage or carport, single car attached, two car drive under, etc.)

2. DOORS AND OPENERS:

- A. Report if present or not.
- B. Operate doors and/or openers and report if functional

3. LIMITATIONS:

- A. The inspector is not required to:
  - 1. Operate door openers that have been disconnected from power source.
  - 2. Operate doors if animals are loose in a garage.

**D) ELECTRICAL**

1. OVER CURRENT PROTECTION:

- A. Identify and report the type.
- B. Inspect and report the visible condition.
- C. Describe and report defects and/or deficiencies.

2. TYPE CONDUCTORS, MAIN AND BRANCH CIRCUITS:

- A. Identify the type conductors present on the service cable and all visible circuit conductors (aluminum or cooper).
- B. Describe and report visible defects and/or deficiencies.
- C. Report the location of the main service panel and sub-service panels.

3. INCOMING SERVICE:

- A. Identify and report the location (overhead or underground).
- B. Describe and report the condition

4. GROUNDING CABLE:

A. Identify and report the presence, location and observed condition of grounding conductors.

5. FIXTURES AND OUTLETS:

- A. Test a representative number of accessible light switches, wall receptacles and light fixtures.
- B. Describe and report defects and/or deficiencies.
- C. Identify and report the presence of aluminum wiring in Branch circuit conductors.

6. GROUND FAULT CIRCUIT INTERRUPTER (GFCI):

- A. Report if present or not.
- B. Identify the location of GFCI breakers.
- C. Test and report if breakers that protect wall outlets are operational or inoperable. Describe how tested.

7. SMOKE DETECTORS:

A. Report if present or not.

8. LIMITATIONS

A. Inspector is not required to:

- 1. Insert any tool, probe or testing device into the main or sub-panels.
- 2. Activate electrical system or branch circuits that are not energized.
- 3. Operate overload protection devices except GFCI breakers.
- 4. Test GFCI breakers that are not connected to a wall outlet.
- 5. Move objects to gain access to electrical outlets or panels.
- 6. Inspect equipment that is not readily accessible, nor dismantle equipment or component.
- 7. Test all switches, receptacles, or fixtures, not to remove switch or receptacle.
- 8. Operate a smoke detector by any means other than supplied by the manufacturer.

**E) BASEMENT, CRAWL SPACE, SLAB**

1. BASEMENT:

A. Report if present or not.

2. CRAWL SPACE:

- A. Report if present or not.
- B. Report if not entered and/or how inspected.
- C. Inspect and report entry access location, and adequacy of under-floor ventilation.
- D. Describe and report any visible damage.

3. SLAB:

- A. Report if present or not.
- B. Inspect and report visible conditions.
- C. Describe and report visible defects and/or deficiencies.

4. VISIBLE FRAMING:

- A. Report if not visible.
- B. Inspect and report the observed condition of the visible materials and structural components.
- C. Describe and report defects and/or deficiencies

5. VISIBLE FOUNDATION WALLS:

- A. Report the type materials
- B. Inspect and report observed condition of the visible materials.
- C. Report if walls are not visible.
- D. Describe and report defects and/or deficiencies.

6. FLOORS:

- A. Report the type materials (concrete, dirt or wood).
- B. Inspect and report the observed condition.
- C. Describe and report defects and/or deficiencies.

7. SUMP AND PUMP:

- A. Report if present

LIMITATIONS

- A. The inspector is not required to:

- 1. Enter crawl space with headroom less than 18 inches or where adverse conditions exist.
- 2. Move stored items or debris.
- 3. Enter areas that may contain hazardous materials.
- 4. Determine the extent of damage caused by insects or water.
- 5. Operate sump pumps.

**F) PLUMBING**

1. VISIBLE WATER PIPING:

- A. Identify and report the type.
- B. Describe and report defects and /or deficiencies.

2. VISIBLE WASTE PIPING:

- A. Identify and report the type.
- B. Describe and report defects/and or deficiencies.

3. WATER SUPPLY:

- A. Identify and report the source
- B. If source is unknown, report as unknown.
- C. Verify presence of back flow prevention device.

4. WASTE DISPOSAL SYSTEM:

- A. Identify and report the source
- B. If source is unknown, report as unknown
- C. Describe and report defects and/or deficiencies

5. MAIN WATER SHUT-OFF:

A. Report the location.

6. WATER HEATER:

- A. Identify and report the observed condition.
- B. Determine if pressure relief valve is present.

7. FAUCETS

A. Report functional flow.

8. DRAINS:

A. Report functional drainage.

9. WATER PRESSURE:

A. Report adequacy.

10. SHOWERS AND ALL FIXTURES:

- A. Operate all fixtures.
- B. Inspect and report the observed condition.
- C. Describe and report defects and or deficiencies.

11. WASHER AND DRYER CONNECTIONS:

A. Inspect and report location.

12. OTHER EQUIPMENT:

- A. Inspect and report the observed condition of waste ejection systems when possible.
- B. Inspect and report the presence and condition of laundry tubs and wet bars.
- C. Describe or identify other equipment and report if tested or not tested.

LIMITATIONS

- A. The Inspector is not required to:
  - 1. Operate systems that have been "shut down" or winterized.
  - 2. Operate pressure relief valves where the Inspector feels operation may result in leaking.

**G) HEATING**

1. TYPE ENERGY SOURCE

A. Report type of fuel.

2. EQUIPMENT:

- A. Report the type equipment
- B. Operate and report the observed condition of thermostat.

3. BTU/HR. RATING:

A. Report the Btu/hr rating, if available.

4. LOCATION AND CONDITION:

- A. Report the location of all heating equipment.
- B. Operate, inspect and report the observed condition.
- C. Describe and report defects and/or deficiencies.

5. DISTRIBUTION:

- A. Inspect and report the observed condition of the visible supply and return air ducts return openings.

6. VENTS:

- A. Inspect and report the observed condition of a representative number of supply and return openings.

7. FILTERS

- A. Identify if present.

8. OTHER:

- A. Inspect and report the presence and observed condition of fixed units used for supplementary heating.

LIMITATIONS

- A. The Inspector is not required to:

- 1. Operate equipment when the exterior temperature is 85 degrees Fahrenheit or above.
- 2. Activate equipment that has been "shut down" or will not respond to thermostat controls.
- 3. Disassemble equipment by any means other than panels provided by the manufacturer for inspections and/or service
- 4. Report on the efficiency of the system or distribution.

**H) COOLING:**

1. TYPE ENERGY SOURCE:

- A. Report the energy source

2. EQUIPMENT BRAND

- A. Report the type equipment by brand.

3. BTU/hr. RATING:

- A. Report the Btu/hr rating, if available.

4. CONDITION AND OPERATION:

- A. Operate the equipment (weather permitting) by normal control services and report the observed condition.

5. LIMITATIONS

- A. The Inspector is not required to:

- 1. Activate systems that have been "shut down" or otherwise deactivated.
- 2. Operate cooling equipment when the ambient temperature has been less than 65 degrees Fahrenheit within the previous 24 hours.
- 3. Report on the efficiency of the equipment.

**I) ATTIC**

1. ACCESS:

A. Report if not entered and why.

2. INSULATION TYPE AND APPROXIMATE DEPTH:

A. Identify and report the type and approximate density of thickness of the insulation.

3. VENTILATOR FAN:

A. Identify if present and report observed condition.

4. WHOLE HOUSE FAN:

A. Identify if present and report observed condition.

5. FRAMING:

A. Identify and report defects and/or deficiencies.

6. LEAKS:

A. Identify and report evidence of leaking, both previous and existing.

7. LIMITATIONS

A. The Inspector is not required to:

1. Enter attic spaces where the headroom is less than 3 feet.
2. Enter attic spaces where hazardous conditions exist.
3. Evaluate ventilation adequacy by any means other than visually.
4. Evaluate the efficiency of insulation other than by accepted thickness.

**J) GENERAL INTERIOR**

1. WALLS:

A. Report the observed conditions.

2. CEILINGS:

A. Report the observed conditions.

3. FLOORS AND FLOOR COVERINGS

A. Report the observed conditions

4. STAIRS:

A. Identify if present

B. Report the observed conditions.

5. DOORS:

A. Operate all accessible doors.

B. Report the observed conditions

6. WINDOWS:

- A. Operate a representative number of windows and at least one window in each designated sleeping area.
- B. Report the observed conditions.

7. FIREPLACES:

- A. Identify, if present, and report the observed condition.

LIMITATION:

- A. The Inspector is not required to:
  - 1. Move furniture or owner's possessions.
  - 2. Light a fire in the fireplace.

**K) KITCHENS AND APPLIANCES**

- 1. Identify fuel source.
  - A. Observe and report all built-in appliances

2. CABINETS:

- A. Report the observed condition.

3. STOVE OR RANGE:

- A. Identify fuel source.
- B. Operate and report defects and/or deficiencies.

4. OVEN:

- A. Identify fuel source
- B. Operate and report defects and/or deficiencies.

5. TRASH DISPOSAL

- A. Identify if present.
- B. Operate and report defects and/or deficiencies.

6. FAN/VENT HOOD:

- A. Identify if present.
- B. Operate and report defects and/or deficiencies

7. DISHWASHER:

- A. Identify if present
- B. Operate and report defects and/or deficiencies.

LIMITATIONS

- A. The inspector is not required to:
  - 1. Calibrate temperatures to determine if the oven-heated temperature corresponds to the control setting.
  - 2. Determine the efficiency of any equipment.
  - 3. Determine the remaining life of any equipment.

**L) GENERAL CONDITIONS OF RESIDENCE**

A. Report general condition of the residence and the maintenance.

**GLOSSARY OF TERMS**

For the purpose of the Residential Standards, certain abbreviations, terms, phrases, words and their derivatives shall be construed as defined in this Glossary of Terms. Words used in the present tense include the future. Words, terms or phrases not defined below will have the meanings stated in the Standard

Building Code, Standard Mechanical Code, CABO One and Two Family Dwelling, Standard Plumbing Code, Standard Gas Code and National Electric Code. Words not defined below or in one of the Codes will have the meanings in Webster's Ninth New Collegiate Dictionary, as revised.

**ACTIVATE:** To turn on equipment by normal control means such as a thermostat or control switch.

**ACCEPTABLE:** Functioning as designed, installed or intended.

**ACCESSIBLE:** Admitting close approach, but which first may require the removal of a panel, door or similar

covering of the item described, without damaging the building structure or finish. See **READILY ACCESSIBLE**.

**ACCESSORY BUILDING:** A secondary building, the use of which is incidental to that of the main building.

**ADEQUATE OR ADEQUACY:** Equal to a requirement, sufficient.

**AMBIENT TEMPERATURE:** The temperature around equipment.

**ATTIC:** Accessible space between top of uppermost ceiling and the underside of roof. Inaccessible spaces are considered structural cavities.

**BASEMENT:** A space of full story height below the first floor wholly or partly below exterior grade.

**CELLAR:** That portion of a building, the ceiling of which is entirely below grade or less than 4 feet, 6 inches above grade.

**CHASE:** A groove or shaft in a wall provided for accommodation of pipes, ducts, or conduits.

**CIRCUIT:** The path of electricity away from, and back to, its source.

**CODE:** Refers to the local building codes.

**CONCEALED:** Rendered inaccessible.