



# Home Inspection Report

Prepared Specifically For:

**Mr. & Mrs. John Smith**

Inspected Address:

**123 Main St.**

**Upstate, SC 29XXX**

**Report #58XXXG**



**BUYERS' INSPECTION GROUP, INC.**

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## 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.

## ROOF<sup>12</sup>

**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.



<sup>12</sup>

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 raining<sup>13</sup>.
- 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.

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<sup>13</sup>This 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 SYSTEM<sup>14</sup>

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) devices<sup>15</sup>: 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.

<sup>14</sup>

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.

<sup>15</sup>

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 SYSTEM<sup>16</sup>

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.

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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 SYSTEM<sup>17</sup>

**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.

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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.<sup>18</sup>
- 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.<sup>19</sup>

<sup>18</sup>

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 FIREPLACE<sup>20</sup>

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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## INTERIOR<sup>21</sup>

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.<sup>22</sup>
- 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.

<sup>21</sup>

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.

<sup>22</sup>

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.

## APPLIANCES<sup>23</sup>

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.

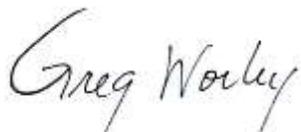
### Repairs & Concerns

**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  
greg@buyersinspectiongroup.com

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## END OF REPORT

<sup>23</sup>

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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