



Home Inspection Report

Prepared Specifically For:

Jane & Mathew Smith

Inspected Address:

100 Maple Wood Lane

Greenville, SC 29605

Report #5000W



BUYERS' INSPECTION GROUP, INC.

301 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 and 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 minor 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, nor any part or component thereof not mentioned in the report, unless specifically stated in 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**, that 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 lessens 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 effect 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: Jane & Mathew Smith

Inspection Address: 100 Maple Wood Lane, Greenville, SC, 29605

Report #5000W

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PERSPECTIVE SUMMARY¹

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. Some of the reported repairs are of the type that one might be inclined to live with under ordinary circumstances. Buyers' and sellers of homes often have different perspectives on this issue.

The immediate and/or major concerns include:

- No major repairs appear to be needed at present.
- A few of the metal ridge vents on the roof are loose.
- Minor electrical discrepancies (few).
- A couple of minor plumbing discrepancies.
- Minor damaged wood seen at the front porch's rails.

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 heating and cooling system.
- Replacement of or repair to the roof shingles.
- 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 strongly 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 anytime, 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.

¹All repairs should be carried out by properly licensed contractors. Repairs made by unlicensed "handymen" are often poorly done. Ask the seller to provide you with the invoices for the repair work. If this is done, there should be no need for further inspection of the repairs. If you wish to have us inspect repairs, fees are \$75.00 minimum for the first 1/2 hour and \$25.00 per quarter hour thereafter. We will inspect only those repairs made by licensed personnel.

²We 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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SC #238

CLIENT: Jane & Matthew Smith

INSPECTION ADDRESS: 100 Maple Wood Lane, Greenville, SC 29605

SUBDIVISION: Woodland Manor

DATE OF INSPECTION: 6/20/04 TIME: 8:00

PRESENT OWNER'S NAME: Fowler (original owner)

APPROXIMATE AGE OR DATE: 3± years (insulation card in attic is dated 3-20-02)

TYPE OF STRUCTURE: Wood frame.

STYLE: Two Story.

FRONT OF RESIDENCE FACES: South.

OCCUPIED: Yes.

CLIENT PRESENT: Yes.

WEATHER AND SOIL CONDITIONS: Clear and damp.

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The report contained herein is CONFIDENTIAL, and 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 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 copy is available upon request) and the South Carolina Residential Builders Commission standards of practice for home inspectors, adopted May 13, 1998 (a copy enclosed). 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 minor 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 seller 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 are minor repairs that might cost between \$100 and \$1,000 to remedy.

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

SAFETY CONCERN: Conditions that are a real or potential threat to safety or health (regardless of cost to repair) are listed as safety concerns.

INVESTIGATE FURTHER: 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 each and 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 it.

The access is on the left side foundation wall.

The height of the crawlspace from the ground to the bottom of the joists is approximately 30-40 inches.

The foundation walls are constructed of concrete block and brick. Piers are concrete blocks. Walls and piers typically bear on concrete footers that were not readily visible.

The floor structure is conventional wood framing. Subfloor is plywood.

Ventilation: Crawlspace ventilation appears adequate.

Insulation: Typical under floor insulation.

Present moisture content of the floor framing varied between 17-19%. Normal moisture readings are 10%-19%.

There is a vapor barrier installed on the ground.

Repairs & Concerns

- No repairs needed or concerns observed in this section.

General Information

- The foundation is masonry with a crawlspace and a garage slab. There is no basement or cellar.
- The observed condition of the visible materials and structural components appears to be adequate.
- 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 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.
- Evidence of past water penetration was observed. Some moisture penetration is fairly typical for homes in this area. No signs seen of the water in the crawlspace causing a significant moisture or humidity problem. The moisture content of the framing was within a normal range and there is only minor staining and little mildew or mold that are present in most crawlspaces. If there is a large amount of rainwater during a short period of time, some water accumulation may be noticed. Some "trenches" have been dug in areas of the crawlspace to help divert moisture penetration towards the positive drain located at the left rear corner of the crawlspace. See photo at right showing one of the "trenched". Further corrective measures do not appear to be essential; however, it would be beneficial to reduce the amount of water in the crawlspace. This can usually be done by piping all of the downspouts'



³All 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.

water away from the foundation walls. If the termite inspection is performed after a rainy period and there is any standing water in the crawlspace, a sub-surface type drain may be required to issue a clear termite/moisture control letter. This could happen now or when you sell the home.

- This inspection and/or report is not a termite/moisture letter (CL-100). All homes should be inspected by a licensed termite contractor. Consult this termite contractor for his opinion of this moisture penetration.

SLAB (garage)

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

Floor: Concrete slab on grade that 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.
- Items were stored around some walls in the garage that obstructed much of the slab and base of the walls. There could be discrepancies such as cracks, settling or termites that were not visible because of the stored items. While there are no visible signs of any of these problems, the garage slab should be observed when the items are removed⁴.

⁴ Conditions in these areas are unknown and are specifically excluded from the inspection and report.

EXTERIOR⁵

Siding: Vinyl

Trim: Wood

Soffits and fascia: Metal and vinyl

Gutters and downspouts: Aluminum (Leaf guard brand): the downspouts discharge into either underground drains or onto splashblocks.

Repairs & Concerns

INVESTIGATE FURTHER: The large bushes/trees conceal portions of the exterior of the house, making areas of it not fully visible for inspection. Prune these bushes back. The exact conditions of the components in these areas are unknown and specifically excluded from this report.

General Information

- The paint appears to be in adequate condition where observed.
- No evidence of damage was observed to the soffits and/or fascia.
- The gutters and downspouts appear to be in adequate condition. This style of gutter should not require cleaning but they should be periodically checked to see if there is any debris in them. Clogged gutters can cause damage to the boxing around the house.
- Most of the downspouts discharge their water next to the foundation. Recommend installing short extension pipes to the downspouts to help divert water away from the foundation walls, as a precautionary measure. This should help reduce water penetration into the crawlspace during rainy periods.
- The under or above ground downspout drainpipes were not tested for functional flow.

⁵Satellite dish (if present) and its components were not inspected and are specifically excluded from this report.

DECKS, PORCHES, STOOPS AND PATIOS

Deck(s) and/or balconies are constructed of wood with wood rails.

Porch(es) is constructed of masonry with wood rails and wood columns.

Stoop(s) are constructed of masonry with wood rails and wood columns.

Patio is constructed of: No patio is present.

Repairs & Concerns

MINOR REPAIR: Damaged wood seen at the front porch's rails. Photo at right shows an example of this damage.

SAFETY CONCERN: The deck's rails are not child safe, due to the spacing of the pickets. These should be made child safe, if small children are present.

NOMINAL REPAIR: Mortar is missing from some of the joints at the front porch's steps. Seal the cracks in the mortar joints to prevent water penetration and further deterioration.

INVESTIGATE FURTHER: Light vegetation conceals portions of the rear stoop's rails making areas of them not fully visible for inspection. Prune back as needed. The exact conditions of the components in these areas are unknown and specifically excluded from this report.



General Information

- The wood deck was viewed for signs of deterioration. Its condition appears adequate and typical for its age.

GARAGE/CARPORT

Type: Two-car+ attached

Garage door: Overhead metal

Automatic opener⁶: The openers are functional. Both reversed direction when they met resistance.

Repairs & Concerns

- No repairs needed or concerns observed in this section.

General Information

- The garage doors and openers were operated and found to be functional. Regular lubrication of the tracks and rollers is recommended.
- Newer garage door openers are required to have electronic eyes that reverse the door. These prevent the door from closing if there is something between the eyes, such as a car parked below the door, or if an object breaks the beam when it is on the way down. In this house, the right side door's opener has these eyes. These could most likely be added to the other opener for an extra margin of safety as well as reducing the risk of the garage door hitting and damaging a car.

WINDOWS⁷ AND EXTERIOR DOORS

Windows: Wood double hung with thermopane glass

Storm windows: None present.

Doors⁸: Wood and metal

Storm doors: One present

Screens: Some present, in adequate condition

Repairs & Concerns

- No repairs needed or concerns observed in this section.

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.
- During this inspection, no stains were seen between the thermopane glasses; however, there may be stains when the house is viewed on another day with different weather conditions.

⁶The remote garage door activators were not tested or inspected. At most inspections, these activators are not present or available.

⁷Window glasses are randomly checked. Any cracked or broken glass observed is reported. Be aware there may be other, unreported damaged or cracked glasses.

⁸All 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.

DRIVEWAYS, WALKS, AND RETAINING WALLS

Driveway: Concrete

Walks: Concrete and brick

Retaining walls are constructed of: None present

Repairs & Concerns

- No repairs needed or concerns observed in this section.

General Information

- Drive and walks appear to be in adequate condition. Typical minor cracks were observed.

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 adequately channel the water away from the foundation.
- Any detached structures (outbuildings, fences, boat docks, etc.) were not inspected and are specifically excluded from this report.
- The yard drainpipes were not tested for functional flow. These should be flushed out periodically to determine if open and where water is discharging.

ROOF⁹

Area: Entire roof.

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

Roof covering: Asphalt shingles. Its age was estimated to be 12-13± years (based on the age of this house and the visible condition of the roofing material). Remaining lifespan was estimated to be 3-5± years.

The pitch of the roof is moderate.

Flashings/Roof penetrations (i.e. chimney, plumbing stacks, gas vents etc.) Visible flashings appear to be in adequate condition. Many flashings are not visible.

Skylights: None present.

Repairs & Concerns

NOMINAL REPAIR: Some of the metal ridge vents are loose in areas. Photo at right shows one of the loose vents. Screwing these vents in place, as opposed to nailing them like they are now, tends to secure them better.



General Information

- The roofing shingles are showing wear fairly typical for their age.¹⁰ The shingles are starting to lose a number of their rock granules.
- This is an inspection of the overall general condition of the roof shingles. Most attics have some water stains. Most leaks occur at roof penetrations such as at chimneys, vents, and skylights; or 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.
- 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, this area was observed from the attic and no deficiencies seen.
- Flashings (if present) are not visible where the shingles meet the vinyl siding. No signs of leakage were observed. Monitor for leakage.

⁹The 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.

¹⁰ This is an inspection of the overall general condition of the roof surface area observed. However, many roof problems are caused by improper attachment of the shingles to the roof decking. These nails or staples are concealed and 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: shingles slipping, buckling, or blowoffs.

- 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.
- Flashings around the sewer vent pipes and at some shingles have been sealed using roofing cement and/or caulking. These sealants require periodic maintenance to remain watertight.
- Tree branches near or overhanging the roof will need to be trimmed back in the future before they begin rubbing against the roof.
- 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.

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 tested dry using a moisture meter.

Roof framing: Conventional rafters and trusses decked with plywood.

Ventilation: Soffit and ridge

Insulation: Blown and batt fiberglass

Approximate insulation thickness: Varies, 6-12 inches.

Repairs & Concerns

- No repairs needed or concerns observed in this section.

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.
- 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 not enough to cause water to leak into the attic where they would be seen. Stains were seen in this attic and while they do not appear to be active leakage, recommend checking the attic while it is raining.
- Attic insulation covers most of the ceiling joist and ceilings. Insulation was not pulled back to view the joist or ceilings. There can be damage or deficiencies that are not visible because of the insulation.
- Typical amount of attic insulation for this age house. Additional insulation in areas would help improve efficiency and could pay for its cost in energy savings over the next several years.

ELECTRICAL SYSTEM¹¹

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 service panel is located in the garage. The over current protection devices are circuit breakers. The panel cover was removed and the components inside observed.

Branch panel locations: None located.

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) devices¹²: Typical number and locations for age of house. Tested functional using a testing device except as noted below.

Ground Fault Circuit Interrupters Breakers are located: None present, GFCI receptacles only.

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

Repairs & Concerns

NOMINAL REPAIR: Two of the screws are missing from the cover of the main panel.

NOMINAL REPAIR: The GFCI receptacle outside at the right rear side of the garage was tested using a testing device and found to be not working properly. It did not trip and lose power when tested.

NOMINAL REPAIR: A receptacle on the kitchen's countertop to the right of the range is loose. Receptacles should be securely fastened in place.

General Information

- The electrical service is typical for its age, but does not reflect all of the changes in the building standards since the home was completed. The installation of additional GFCI protection would be advisable. (See the footnote.)
- No discrepancies were seen in the main panel.
- Not able to determine the function of all light switches. Have owner demonstrate their functions.
- 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.
- 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.

¹¹The 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.

¹²A 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, crawl spaces and outdoors be upgraded to the Ground Fault Circuit Interrupter type by a licensed electrician.

PLUMBING SYSTEM¹³

The water is supplied by the public water system.

The visible main water service pipe where it enters through the foundation is copper.

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

Readily visible plumbing supply pipes are copper. Waste pipes are plastic. (Some of the piping is concealed and cannot be inspected.)

The electric, 38-gallon, Mor-Flo brand water heater is located in the crawlspace and is dated 1992. 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 125°, for safety.

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

The water pressure at the time of inspection measured 55 PSI. (Normal water pressure ranges from 40 PSI to 80 PSI). A pressure-regulating valve is present. When there is no pressure regulator installed, water pressure can vary depending on the municipal system.

Repairs & Concerns

NOMINAL REPAIR: Kitchen Sink: The drain hose from the dishwasher is not secured higher than the connection at the disposal. Waste from the disposal can drain into the dishwasher, if it becomes stopped up. The drain should be attached to the top of the cabinet (counter top) to prevent this from happening.

INVESTIGATE FURTHER: Garage Toilet: The concrete slab was damp around the back of the toilet area indicating a leak. The source of this moisture was not located.

General Information

- Water was run through all fixtures and drains. Functional flow and drainage were observed where tested, unless noted above.
- The washer and dryer connections were visibly inspected, but were not operated or tested for functional flow or drainage. They are located in the laundry area.
- Kitchen Sink: OK
- Garage Sink and Toilet: Sink operated normally and no leaks seen. The toilet's valve turned on slowly at first after flushing but then operated normally after a few flushes. It may have been stuck due to lack of recent and regular use. Recheck it at your walk-through.
- Hall Bath: OK
- MBR Bath: OK

¹³Wells, 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 local health authorities. 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.

HEATING AND AIR CONDITIONING SYSTEM¹⁴

Area: Entire house. **Type of system:** Forced air gas furnace with central A/C.

Heating System:

The furnace's manufacturer is Armstrong
The estimated heating capacity is 100,000 BTU.
The age/date of the system is 1991.
Furnace location: in the crawlspace.

Cooling System:

The air conditioning's manufacturer is Armstrong. The evaporator coil's manufacturer is First Company.
The estimated cooling capacity is 3 tons.
The age/date of the air conditioner is 1991-92. The age/date of the evaporator coil is 1991-92.
Cooling temperature split (differential) at the registers was: 16 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: 85 degrees.
Condensing unit amperage: (Total for unit. Compressor and fan.): 13.6 amps.
Condensate drain: Present, appears functional. Drains into positive drainpipe.
Auxiliary drain pan: N/A, unit is in the crawlspace.
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

- No repairs needed or concerns observed in this section.

General Information

- The gas furnace was visually examined and operated using normal controls. It appears functional. No problems seen with the flue pipe. There is no access to view the heat exchanger, due to the design of the furnace, without disassembly. A carbon monoxide test was done to the gas furnace with an electronic gas analyzer. The reading was 6-8 ppm. The EPA recommends a reading of 400 ppm or lower at the flue

¹⁴The 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. 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.

pipe. Due to the fact that the house is heated with a gas furnace, it is recommended that you install carbon monoxide detectors for safety. See footnote below.¹⁵

- The air conditioning system was operated during the inspection. The running signs, amp draw, temperature drop, and operation were normal. The system appears to be in adequate condition, typical for its age.
- This system is at the age where repairs or replacement would not be unexpected at anytime. See footnote below.¹⁶
- Recommend annual service on the HVAC system.

INTERIOR¹⁷

Walls and ceilings: Typical settlement cracks were seen.

Floors: wood frame.

No floors are perfectly level. The floors in this house have a typical amount of slope.

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

Interior doors: Mostly functional. Minor repairs needed (a few doors lightly rub their jambs).

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

Repairs & Concerns

- No significant repairs needed or concerns observed in this section.

General Information

- The inspected components appear to be in typical condition for this age house¹⁸.
- The EPA recommends testing all homes for radon gas. This service is available upon request from the Buyers Inspection Group.

¹⁵Heat exchangers that are rusted are obviously not as strong as they once were, and may have perforations behind the rust. They should be cleaned, examined, and if need be, tested. No wiring, safety switches/devices, or mechanics inside the furnace were viewed, since no panels or covers are removed. Condition of the heat exchanger is unknown and is specifically excluded from the inspection and report. The best way to inspect a furnace and heat exchanger is to disassemble the unit. We recommend that you contact a licensed HVAC contractor for this service.

¹⁶Typical lifespans of equipment may range from 8-12 years, but there are many exceptions to this.

¹⁷Minor 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.

¹⁸In 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.

- This home inspection is not an environmental assessment, which would typically include mold and mildew. If mold and/or mildew were observed during this inspection, their location was noted above. However, if none is seen, this does not mean they are not present. Molds/mildews are usually found in areas that are not visible such as inside walls, behind furniture, in carpets and inside HVAC ducts. Mold and mildew are common and found in most buildings where moisture is present. Most molds/mildews are fairly harmless; however, there are molds/mildews that can make people sick. Special testing is needed to determine if there is a type of mold or mildew in this house that is harmful. If anyone will be living in the home that is allergic to molds or mildews, a special inspection should be conducted.
- The security system was not inspected and is not included in this report. Have the present owner explain and demonstrate its operation.
- Some floor squeaks were heard. These can be a nuisance but many homes have squeaks. There are several reasons for squeaks none of which are structural. Stopping squeaks is not easy and often can only be done with considerable difficulty that is usually not worth the expense. When the carpet is replaced, re-nailing the underlayment and removing any loose nails may help.

CHIMNEY AND FIREPLACE¹⁹

"Chimney" type: Metal prefabricated.

Cap: Metal.

Fireplace type: Metal prefabricated with liner.

Damper: None present. See remarks below.

Repairs & Concerns

- No repairs needed or concerns observed in this section.

General Information

- There is no chimney present, just metal flue pipes for the gas logs and furnace.
- The metal "chimney" flue was not fully visible from the attic. Conditions of the components in these areas are unknown and are specifically excluded from the inspection and report.
- Gas logs were in the fireplace and these were operated. Since there are gas logs in the "fireplace", it is recommended that you install carbon monoxide detectors for safety.²⁰
- The "fireplace" is designed to be used with the vented gas logs provided ONLY.

¹⁹It is important that a chimney be cleaned on a regular basis to prevent a buildup of creosote in the flue that can catch fire. It is recommended that the chimney be examined and cleaned if needed before use each year. The chimney and fireplace are examined visually. A fire is not started. No comment is made on the efficiency or operation of either.

²⁰Not able to view to bottom of the firebox, due to the sand, rockwool, etc. for the gas logs.

APPLIANCES²¹

Range: Operated, appears functional.

Microwave: Operated, appears functional.

Range hood (microwave): Operated, appears functional.

Dishwasher: Operated, appears functional.

Disposal (kitchen sink): Operated, appears functional.

Disposal (garage sink): Operated, appears functional.

Refrigerator: Present, not inspected.

Washer: Present, not inspected.

Dryer: Present, not inspected.

Repairs & Concerns

- No repairs needed or concerns observed in this section.

General Information

- All appliances that were operated appear to be functional.
- The cooking appliances are electric.
- 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.

Inspector: Ward Keeney, President of Buyers' Inspection Group, Inc., ASHI® Certified Member #6338, SC License #100

Signature: _____

END OF REPORT

²¹Appliances 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 they run.

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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