

# Home Inspection Report

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Property address: Sample Report

Client: Sample

Inspected by: Bruce A. King, CHI



Date: 5-9-07

Weather conditions: clear

Approx. age: new

Property type: two level, one family dwelling, vacant, attached 3 car garage

**Notice:** Information contained in this Report is required to be used in conjunction with and limited by the Inspector's Inspection Agreement. **This Inspection and Report are in accordance with the SC or NC Standards of Practice for Home Inspectors. (SC LLR and NC HILB). Nationally accepted professional Inspection Standards were also observed and standard guidelines for a visual inspection were used.** It is recommended that reported systems be evaluated and repaired or replaced before finalization of your purchase decision by a licensed specialist, who may identify additional defects or recommend upgrades during the more technically exhaustive process.

The observed condition of all visible items is considered acceptable unless the report states otherwise. The items not mentioned in the summary may exhibit some wear and tear or cosmetic issues but the items were found to function in an acceptable manner at this time and in a condition that is reasonable and typical for the age of the home.

## Report Sections:

Inspection Summary Section: First 3 to 5 pages

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Recommended Safety and Upgrades - Item 107

## Inspection Summary Section Copyright 2004-2007 Bruce A. King

Issues are listed by typical trade for easy reference.

This summary has important information concerning the inspection. Refer to the entire report to obtain additional information and for important recommendations. Any particular required item's detail not listed in the report does not mean that it was not inspected, visible problems and safety issues present at the time of inspection and deemed important are reported.

This report and summary is for the Client's use only and any distribution of it is their sole responsibility. The report ownership is retained by B.A. King Home Inspections, LLC and is not to be used by any other buyer without written permission of the inspector and if used could be a violation of copyright laws. Realtors may not use this report or summary for any other clients. Contact the inspector for an updated inspection for all other clients.

**This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.**

All items in summary are recommended to be repaired or replaced unless noted to have subsequent observations or further investigation by a specialist.

Comments using right and left are noted as viewing the house from the front.

Recommend obtaining warranty information and receipts for any repairs

performed.

Note: some items should only be repaired by licensed insured contractors.

**- Structure and related problems or issues -**

Recommend licensed general contractor or foundation repair company that utilizes the services of an engineer for structural issues.

S1 The left rear hip rafter is missing the vertical support.



S2 The rear of the triple girder behind the water heater has a metal hanger that is missing several nails at the rear of the girder. The one at the far left corner is hidden by insulation batts and it is recommended to check this one too.



S3 Two of the deck joists have metal hangers not fully attached around the center pier.





S4 Two piers at the left crawlspace are not shimmed for support. Need to refer to the plans. Even if they are not needed it is advisable to shim to prevent future inspection issues.



S5 Several piers have improper shimming that is already crushed in places. Shims should be at least 4 inches square and not be tapered. Tapered shims have very little bearing surface and compress. Recommend having all piers checked and corrected.



- General Items and Misc. - (includes roofing and grading etc.)

G1 The front and rear porch ceilings need cleaning.



G2 The disposal has debris present.

G3 The water has a sulfur smell.

G4 Master bath is missing one mirror.

G5 Master bath has a scratched drawer front.



G6 The master bath toilet room window is very hard to lock. Several windows throughout the house are like this. The upper sash has to be pushed up while pushing down on the lower. Some upper sashes can not be reached to so this. The lock tab can miss the slot and appear to be locked when it is not on some windows.

G7 The master closet has two drawers with loose side tracks. The tracks are not secured to the wooden sides properly causing the drawer to easily shift left and right. Need to check and secure all.

G8 The stair railings caps have paint in the wood grain and are darker than the rails. Replacement will likely be needed.



G9 The rear roof has debris present.

G10 The gutters have excessive storm debris present.

G11 The right rear roof flashing that is accessible through the right rear window and around the corner has improper overlapping flashing on the wall. This is where a valley directs water towards a wall.



G12 The upstairs right side bath needs sheetrock repairs under both vanity lights.

G13 The screen porch posts have gaps where they meet the brick that will allow insects to enter. Some careful sealing is needed. The gaps are larger than the picture shows.



G14 The living room wall needs some sheetrock work to the left of the bookshelf.

G15 Both gas log sets are not fully installed yet.

G16 The exterior trim around the front door has nails protruding and will need holes filled.

G17 The left front door is missing two screws in the center hinge.

G18 The front steps have a rail that is somewhat loose at the top.

G19 The front doors have a gap in the weather stripping at the center bottom.

G20 The opening between the foyer and living room has trim damage at the top.



G21 The opening between the foyer and living room has a gaps between the trim and wall around the edge towards the half bath.



G22 The dining room wall needs some sheetrock work above the trim at the left side of the window.



G23 The downstairs dryer vent is not installed yet. Part of the pipe is in the crawlspace but not sealed at the foundation wall joint.

G24 The laundry room, left sink cabinet door rubs when opened.

G25 The laundry room walls need touchup paint around the sink area.

G26 The central vacuum system not installed yet.

G27 The gas cook top is not connected to gas yet.

G28 The kitchen cabinet needs trim work around the microwave.



G29 The kitchen floor tiles have wood stain present all around the edges.



G30 The kitchen exhaust hood needs some cabinet trim around the ceiling gaps.



G31 Wall touchup paint needed to left of kitchen exhaust hood.

G32 The crown molding to the left of the kitchen exhaust hood has a poor joint that will need sanding and repainting. Also need some caulking on others.



G33 The kitchen has exposed ends of shoe molding.



G34 The kitchen pass through has an exposed nail and cracking at the rear side.

G35 The kitchen pass through needs trim at the underside.

G36 The kitchen ceiling has a small hole above the island.

G37 The right side fireplace is missing a metal trim piece at the top.

G38 The right side fireplace has gaps between the wood and the marble. Also has paint on the marble at the top.



G39 The right rear den needs painting above the upper window trim.

G40 The right rear den has a horizontal crack in the wall at the rear wall.

G41 The right rear den has some damaged trim about 7ft up at the window.

G42 The opening between the breakfast nook and the right side den has a gap between the tile and trim.

G43 The attic blown in insulation has not been done yet.

G44 The upstairs trim around the opening looking into the living room has some damaged trim.

G45 The top of the attic stairs has missing shims for the gap and the nails are not driven in all the way. The shimming must be in place before nailing to prevent damage to the frame.

G46 The attic flooring at the top of the pull down stairs is missing.

G47 The upstairs dryer vent is stubbed into the attic and needs connection to the exterior.

G48 The center garage door has some loose aluminum trim at the top exterior.

G49 The glass shower enclosures are not installed yet.

G50 The master bath and right side bath needs caulk under the counter lip to prevent possible breakage.

G51 The baseboard trim in the garage needs touchup paint at the rear and near the panels.

G52 The threshold at the garage door needs more support.

G53 The third tread from the bottom on the interior stairs is slightly loose.

G54 The wet bar cabinet door needs touchup repair at the bottom.

G55 The upstairs right rear bedroom door knob has no lock, needs switching with the closet one.

G56 The upstairs right tub needs wall paint touch ups around it.

G57 The upstairs right bathroom wall needs sheetrock work on the rear wall about seven feet up.

G58 The upstairs center rear bedroom has a cable outlet on the left wall that is not flush with the wall.

G59 The upstairs front left bedroom closet needs two holes repaired in the wall.

G60 The upstairs front bath has paint on the cabinet door.

G61 The upstairs front bath needs wall paint touchup next to the wall tile.

G62 The upstairs front bath needs work to the gap to the right of the toilet.



G63 The upstairs right bath has a pocket door that is damaged from a screw inside the wall.

G64 The downstairs right rear bedroom has excessive dust and visible touch up paint on the rear wall.

G65 The downstairs right side bathroom does not have an exhaust fan for the shower area. One is in the toilet room.

G66 The left side window above the master tub needs a sticker removed from the exterior.

G67 The master bath tile floor has wood stain present around the edges of the cabinets.

G68 The rear exterior doors are missing the screw head covers around the glass section. Most doors include these.

G69 Several crawlspace vents are missing and the crawlspace door.

G70 The right side vent for the fire place needs caulk improvements.

G71 The rear porch has a vertical 2x4 that appears temporary under the center.

G72 The left front downspout turnout is missing.

G73 Insulation is falling down in the crawlspace, need to recheck after all work is finished.

G74 The right front crawlspace has a PVC pipe stubbed into the crawlspace. This may be a drain from a washer pan and should be piped to the exterior.

G75 Foundation straps or bolts were not all visible. Need to check these before all framing is in place to ensure they are installed.

G76 Need to seal around the waste line at the left side foundation wall.



G77 It was not noted where the kitchen exhaust vent terminated, recommend checking for completion of the duct to the exterior.

### - Heating and Air -

Recommend experienced licensed HVAC technician evaluate and make the following repairs.

H1 HVAC installations not complete yet.

H2 The attic unit has two safety pans present. This will require two safety drains or two shut off switches or both.

H3 The attic unit has the secondary condensate drain plugged. It is recommended to pipe these to the pan so that excess water will not collect inside

the unit if the primary drain gets clogged.

H4 Two smaller supply ducts are not installed in the crawlspace (left rear and right center). One large return not installed at center

H5 The floor register in the foyer will not fit the hole.

#### - Plumbing Items -

Recommend experienced licensed plumber make the following repairs.

P1 The master toilet rocks left and right some.

P2 The right and left exterior faucets are loose and the left one protrudes too far.

P3 The upstairs laundry safety pan is not attached to the pipe and the pipe is broken.

P4 The water heater does not have the gas line connected yet.

P5 The half bath sink drain needs to be installed.

P6 The bonus room wet bar faucet is coming apart at the top.

P7 The upstairs right tub has two large damaged places.

P8 The right side whirlpool tub has a damaged corner at the front rear corner.



P9 The downstairs right side bath has one sink stopper not working.

P10 Need to verify the lower level laundry room has a pan and pipe for the washer, it was not noted.

Comments using right and left are noted as viewing the house from the front.

- Electrical -

Recommend experienced licensed electrician evaluate the homes electrical system and make the following repairs.

E1 The left outlet in the master bath is loose.

E2 The soffit light at the right front corner does not work.

E3 The sub panel in the left attic has two arc fault breakers that will not test properly. The panel is also missing 4 screws. (may be inside)

E4 One of the garage lights does not work.

E5 The garage outlet for the central vacuum needs GFCI protection or a label indicating the lack of it.

E6 The garage panels are each missing 4 screws (may be inside).

E7 Need to verify that the left master tub has GFCI protection for the tub. The right side was located but the left was not noted as found.

E8 The right side bath vanity light is not level.

E9 The upstairs right bonus room has 5 outlets not working.

E10 Some of the bedrooms do not have a switched outlet or an overhead light present.

E11 The upstairs rear center bedroom closet light does not work.

E12 The upstairs right side bathroom does not have a light switch for use when entering from the rear.

E13 The upstairs center rear bedroom has several outlets that do not work and one is loose in the right wall.

E14 The rear deck does not have an outlet.

- Items not Inspected -

Gas logs due to not ready yet.

Hot water distribution due to no gas.  
Heat and items that use gas due to gas being off.  
A/C due to units not ready yet and breakers off.

### **End of limited Summary Section**

I recommend a re-inspection be performed after repairs and upgrades are complete. Re-inspections require that a list be sent as soon as possible that indicates the items to be re-inspected. If a re-inspection is not performed it should be understood that some items could have been altered or damaged during the repair process that could cause serious problems at a later time. The cost for a re-inspection is based on the type of issues, number of issues and location. The fee will typically range from 125 to 250 depending on the work involved for the particular house. Re-inspection scheduling is on a case by case basis and access to the house will be needed during an estimated block of time.

## **Important Additional Information Section**

### **Grounds Section**

1. - **Driveway** - description: concrete
2. - **Lot Grading** -  
Soil conditions at time of inspection: dry
3. - **Retaining wall/fences** - inspected: n/a
4. - **Drainage areas** - inspected: yes  
Note: any underground drainage systems present are not visible and not included in the inspection.
5. - **Sidewalk** - inspected: yes  
Description: concrete
6. - **Trees/Plants** - inspected: yes  
comments: recommend frequent evaluations.

### **Exterior Section**

All suspected and accessible areas of wood deterioration are probed to

determine the extent of deterioration.

7. - **Exterior Stairs** - inspected: yes, see number 9 for deck stairs.

8. - **Patio** - inspected: n/a

9. - **Deck** - inspected: yes description: treated wood

No spas or hot tubs should be placed on a deck without evaluation and substantial reinforcements by someone qualified and familiar with the structure loading induced by spa installation and usage.

The chemicals used in treated lumber can vary and their reactions with the metal plates and fasteners used are beyond the scope of this inspection. If fasteners are showing signs of corrosion it will be reported in the summary. Recommend checking for corrosion on metal parts every year.

A safety upgrade to consider is self closing gates at deck stairs.

10. - **Porch, Stoops** - inspected: yes

Description: concrete / brick on front, screen porch rear

11. - **Balcony** - inspected: n/a

12. - **Exterior Walls** - inspected: yes

Material: brick, cultured stone and vinyl shakes

Some small cracking in the mortar or bricks is somewhat common and it is always recommended in these cases to seal the crack and observe it for further movements but it should be noted that immediate evaluation by an engineer or foundation repair company is something the client should consider. Foundation movements can be professionally monitored with the use of installed equipment that will show the changes over time. If cracking becomes excessive, a foundation repair company or engineer will need to be consulted. If cracking is present, the summary will have more information. Note that all brick or mortar cracks present at the time of the inspection will be reported and it should be understood that new ones can develop at any time on any age home.

Weep openings in bricks are not inspected due to the fact that even if they exist they are probably blocked on the rear by mortar.

13. - **Exterior Trim** - inspected: yes

14. - **Soffits / Eaves / Fascia** - inspected: yes  
vents present in soffits: yes

15. - **Exterior Paint** - inspected: yes  
Recommend annual evaluation of condition.
16. - **Exterior Columns** - inspected: yes, if present.  
Type: wood
17. - **Exterior Doors** - inspected: yes  
See number 97 for interior doors.
18. - **Exterior Caulk** - inspected: yes  
comments: Recommend annual evaluation.
19. - **Screens and Storm Windows** - inspected: yes  
note: see Interior section number 87 for Window details.  
screens present: no  
storm windows: no
20. - **Gas Utility** - inspected: not installed yet      gas type: natural  
Shutoff valve location: left side
21. - **Misc. Utilities Equipment** - inspected: partial  
Description of visible fuel storage systems: none  
Limitations apply to type of misc. items inspected.
22. Other Item - n/a
23. - **Exterior Faucets** - inspected: yes
24. - **Structure Alterations / Additions** - present: no
25. - **Gas venting locations near operable windows**: none

## Foundation Section

26. - **Foundation** - inspected: yes  
Type: crawlspace  
Foundation materials: concrete block, brick  
See number 12 for exterior walls. Brick veneer is not considered part of the foundation although it is normally supported by the foundation.  
The soundness of a foundation can not be speculated, only visible problems are reported in the summary section.

**Foundation Piers** - material description: brick, block masonry

27. - **Basement structure/area** - inspected: n/a

28. - **Crawlspace** - inspected: yes Access door: rear  
All framing and components are not visible.  
Crawlspace accessibility and visibility: good  
Crawlspace entered and spot light used to observe conditions from several accessible areas under the house. Also used a wood probing tool as necessary.  
Crawlspace vents: yes vapor barrier: yes percent covered: 98  
Condensate or other sump pump present: no  
HVAC ductwork present in crawlspace: yes  
Ductwork insulated: yes  
Some condensation on crawlspace ductwork is normal during certain weather conditions. This is something that causes deterioration of the equipment and the wooden floor system over time. Many builders are now installing all ducts in the attic and walls to prevent these issues.

Recommend checking for leaks during and after a heavy rain.  
Crawlspaces can be damp or wet during some periods of the year depending on the weather. A vapor barrier on the ground is always recommended unless it stays very dry under the house at all times.  
Any excess dampness at the time of the inspection will be noted in the summary.  
Any inspection for crawlspace mold or mold-like substance was not included in this general inspection.

29. - **Floor Structure** - inspected: yes  
All framing and components are not visible due to ducts and insulation.  
Floor joist type: Engineered I-joists

30. - **Other item** - n/a

31. - **Floor Insulation** - inspected: yes thickness: approx. 4in.- 6in.  
The thickness of floor insulation is often dependent on the installation methods. The wire hangers that hold the batts in place are often too tight and this causes compression of the fiberglass. This inspection does not include verifying that all of the insulation has the proper thickness.  
Insulation material: fiberglass batts

32. - **Concrete Slab** - inspected: yes  
Locations: garage / porch  
Installation method, thickness and footer condition unknown.  
Can not predict if cracks will occur or how much.  
Small cracks are not reported as a problem.  
comments: cracks in any slab may be present underneath flooring.  
Slabs in this area are not typically bolted as in other parts of the country.

33. - **Chimney** - inspected: n/a

## Roof Section

34. - **Roof Covering** - inspected: yes / partial: too steep, too high  
roof material description: asphalt-fiberglass type.  
Roof viewed from on ground. Many roofs have areas that are not fully visible.  
The age of a roof is not always evident since the environment and quality of the roofing materials will vary greatly. The roof covering is to be considered reasonable unless addressed in the summary section.  
Nailing patterns and exact installation methods are not inspected.  
Drip edge installations are not typically found in this area.

All roofs need ongoing inspections and caulk renewing and should be replaced before they begin to leak. Life span of a roof depends on many factors therefore frequent inspections are highly recommended to prevent water intrusion problems within the structure. Many roofs have tar present around penetrations and require frequent maintenance due to cracks being formed over time. Recommend inspecting attic area for leaks during heavy rain. Storms can damage roof shingles, inspect the roof after strong storms. This inspection does not guarantee against leaking. Many roofs have small leaks that get absorbed by the wood or insulation and will not be readily visible.

35. - **Roof, Wall, Ceiling Structure** - inspected: yes  
Appears to be standard wood frame construction.  
All framing and components are not visible.  
Roof type: intersecting gables, hip and shed style at rear.  
Sheathing type: OSB  
Standard lumber rafters

36. - **Roof protrusions / skylights** - inspected: yes  
Regular inspection and maintenance necessary.  
Skylight(s) are not present.  
The plumbing vent boots have rubber seals that do not last more than about 7 years and are not always visible during the inspection. When these are cracked, some water runs down the PVC pipe into the attic area.  
It is not recommended to mount satellite dishes on the roof covering due to small leaks occurring.

37. - **Flashing** - inspected: visible portion, not all flashing visible.  
Regular inspection and maintenance necessary on caulk and flashing.

38. - **Attic Access** - inspected: yes walk in areas and pull down stairs  
Attic area viewed from inside attic from safe accessible areas with spotlight.  
Attic visibility: limited  
Inaccessible areas: yes

39. - **Attic Plumbing Vents** - inspected: yes

40. - **Attic Insulation** - inspected: yes, blown in insulation not in yet.

Approximate thickness: 10 in. for batts

Insulation type and material: fiberglass batts currently in place.

41. - **Attic Ventilation** - inspected: yes

Soffit vents

Ridge vent

42. - **Gutters / Downspouts** - inspected: yes material: aluminum

Downspouts need to direct water at least six feet from foundation.

Lack of gutters or clogged gutters or downspouts are the most common source of house and structure deterioration and can lead to foundation or mold problems as well.

Gutters clog and require frequent cleaning. Recommend observing the gutters for leaks and overflows and downspout performance during a heavy rain for correct output and runoff away from the foundation. Underground drainage systems are not visible and not included in the inspection. If the termination point of an underground pipe is unknown it is usually recommended to consider not using the pipe for downspout drainage due to the possibility of it causing the water to collect near the foundation unless it is observed draining correctly during a hard rain.

## Heating and Cooling section

Note: HVAC equipment can fail without warning, especially during seasonal changes. Gas furnaces can have a crack in the heat exchanger and this is beyond the scope of this inspection. Cracks are common in ones that are 15 to 20 years old. Cracks will allow dangerous carbon monoxide to enter the living space. Cracking is often the result of rust. Rust will be present in gas furnace units that are only a year or two old. See number 88 for more information.

Note: lifespan of equipment depends on installation, environment, maintenance and other issues such as voltage spikes and total hours of operation. Regular inspection and maintenance is very important for hvac equipment and especially so for gas units. Ensure that any annual checks include opening the panels and actual inspections performed. If anyone that plans to live in the home is sensitive to mold or allergens it is always recommended to have the inside of the air handler and ducts further inspected and tested or have the indoor air tested. The absence of heating or cooling supply to rooms will be noted in the summary section.

**All HVAC equipment accessibility:** yes

**42a. Supplemental Heating Units present :** no

Age of HVAC equipment: estimated new

**43. - HVAC unit 1 Distribution** - inspected: yes

Area served: not operating yet to determine

HVAC ductwork distribution: flex / metal

**44. - HVAC unit 1** - inspected: no, not ready yet

Description: outside unit condenser unit

Brand: Aire Ease 3.5 ton

Location: left forward

fuel type: 220V

**45. - HVAC unit 1 Attic** - inspected: no, not ready yet

Description: Air handler forced air gas furnace

Brand: Air Ease

fuel type: natural gas

**46. - HVAC unit 2 Distribution** - inspected: yes

Area served: not operating yet to determine

HVAC ductwork distribution: flex / metal

**47. - HVAC unit 2** - inspected: no, not ready yet

Description: outside unit packaged gas unit

Brand: Air Ease 72k btu

Location: left center

fuel type: natural gas

**48. - HVAC unit 2 Attic / Crawl** - inspected: n/a

**48a. - HVAC unit 3 Distribution** - inspected: yes

Area served: not operating yet to determine

HVAC ductwork distribution: flex / metal

**48b. - HVAC unit 3** - inspected: no, not ready yet

Description: outside unit packaged gas unit

Brand: Air Ease 54k btu

Location: left rear

fuel type: natural gas

**48c. - HVAC unit 3 Attic/Crawl** - inspected: n/a

**49. - HVAC controls and Temperatures** - inspected: no, not ready yet.

The temperature of the conditioned air is dependent on a number of items such

as the temperature of the inside and outside air, duct location and environment, duct insulation and sizes, amount of running time and location / efficiency of the unit therefore exact temperature readings are not provided as they can be misleading. Inspection is based on experience and the environmental conditions on that particular day. Recommend an HVAC technician to install pressure gauges for a technical evaluation of the system if more exact data is desired.

Compressor (or heat pump) units are not typically tested in heating mode if the outside temperature is above 65-70 and not typically tested in cooling mode if less than 60-65 outside.

- 50. - **Through Wall Unit** - inspected: n/a
- 51. - **Window Unit** - inspected: n/a

## Garage Section

- 52. - **Garage / Carport** - inspected: yes  
Description: 3 car

53. **Door / Opener** - inspected: yes  
Photo sensors present and operation inspected one time only.  
The operation of the safety features within door equipment can change at any time, recommend following the manufactures instructions for monthly ongoing testing to help prevent damage and accidents.

Remote controls are not typically checked unless they are present.  
comments: door openers can fail without warning, keep house key.

- 54. - **Other Item** - n/a
- 55. - **Other Item** - n/a

56. - **Garage Floor slope / drains / cracks** - inspected: yes  
Some common cracking is typical. Floor drains are not tested.

57. - **Garage to house Door and Firewalls** - inspected: partial

Safety information: The door from the garage to the house should be a fire rated door. The ratings of these doors are not always visible. An automatic or self closing door is an added safety feature also.

The thickness or rating of sheetrock is typically not visible during an inspection. Any attic stairs should have a fire rated material present over the thin plywood cover.

Due to the possibility of gasoline leaking in a garage and the combustible vapors settling near the floor it is recommended to not have any devices that could emit a spark any lower than 18 inches to the floor. This includes gas and electric water heaters and clothes dyers.

58. - **Garage Water Pipes** - inspected: yes, if present.

59. - **Garage Gas Appliance Exhaust Venting** - inspected: yes, if present.

## Plumbing Section

See Kitchen and Bathroom sections for other plumbing information.

It is recommended to check all sink drains and traps for leaks after a move-out or a move-in process due to possible damage being incurred. It is common to find water shutoff valves that have been turned on/off to leak afterwards. Inspector does not operate these valves for this reason and it is recommended to have older valves replaced with new ones. It is recommended to check the house prior to closing to ensure that any prior activities did not result in a leak being present in a vacant or occupied home.

60. - **Main Water Supply** - inspected: yes Valve operated: no

Private water supply

Type of main pipe: black plastic

Location of main shutoff valve: downstairs center closet

Distribution lines: PEX

Note: ensure that you know how to turn off the water supply in case of a leak.

Note, some older valves may be rusted and jammed therefore no valves are operated due to possibility of leaks. It is always recommended to have a plumber test or replace older valves for main water, sinks and toilets. It is always recommended to relocate the main valve to a location that is easily accessible.

comments: water lines can fail without warning, monitor water bills for changes and turn off water supply when not at home for lengthy periods.

A typical drop in flow was observed when two fixtures were operated at the same time.

Back flow prevention device was not located, newer homes have these on the exterior faucets only. Some water pressure reducing valves may have a backflow feature but it was not determined to exist.

Functional flow, pressure and drainage are considered acceptable unless mentioned in the summary section. The water pressure (not measured) is recommended to be limited to 80 psi.

Water lines are not typically insulated in crawlspaces and would be considered an energy saving method if this were done.

**61. Copper to galvanized pipe connections without brass dielectric union:**

Locations: none observed

**62. – Drain, Waste and Venting Piping - inspected: yes**

material: PVC

Note: many two level homes that have PVC waste lines also use cast iron for the vertical section and is not always visible.

waste ejection system present: no

Sewage disposal: appears to be private

Some leaks may not be visible until large amounts of water are discharged through the pipes. The inspection is limited to a reasonable amount of water flow. comments: septic lines and sewer lines can become clogged without warning due to a number of reasons. Some toilets develop a problem referred to as “lazy toilet” that could appear to be a draining problem. The inspection can not include testing toilet performance in its entirety. Many times the problem is not with the outflow but with the water entering the bowl. The incoming water is an important part of the flushing operation. The small jets up under the toilet bowl rim get clogged due to water issues and the use of the blue tablets. Consult a plumber or the internet for various ways to clean these in order to prevent replacing the toilets that do not perform to desired standards.

**63. - Water Heater - inspected: partial, not ready yet**

Estimated age: new                      Location: left attic

Brand: State Select                      50 gallons

Temperature/pressure relief valve present: yes

Drain pan and overflow pipe present: yes

Fuel type: natural gas

Comments: water heaters can fail to operate or leak without warning especially if more than 10 years old and not the long-life type.

Recommend maximum temperature setting of 125 degrees for safety.

Gas water heaters typically have some rust in the lower section around the burner and tank.

**64. - Extra Water Heater - inspected: n/a**

**65. - Washer / Dryer hookups - inspected: yes**

Location: one on each level

note: washer or dryer not operated or inspected

dryer vent outlet location: right side not ready yet, roof not ready yet.

note: Failure of washing machine hoses is common cause of interior flooding and personal losses. Recommend metal clad hoses or quality rubber hoses no more than 5 years old. The metal clad washer hoses are considered burst proof but this is only for over pressure situations. These metal clad hoses also need to be replaced every five years or as specified by the vendor.

Recommend a pan under the washer that has a drain pipe.  
Dryer vents, hoses, ducts should be cleaned initially and at least every year thereafter for fire safety reasons. Dryer lint is extremely combustible. Plastic dryer hose is a fire hazard, recommend smooth wall metal pipe for the long run and flex metal behind the dryer.  
Ensure that the dryer exhaust actually is exiting the house at the vent location with the dryer in operation.

66. - **Laundry facilities** - inspected: yes  
Dryer outlet type: 4 wire  
No gas hookup visible.

67. - **Well tank/gauge** - inspected: yes  
Location: crawlspace  
It is recommended to have well water tested on a regular basis.  
The amount of water available is not known or inspected.

## Electrical Section

Note, electrical problems and unsafe installations that are present should be considered a priority item. It is recommended that a permit be obtained by the electrical contractor when necessary. The information in this report is not to be considered technically exhaustive. Additional information is provided only in an attempt to help the client and others involved to understand some of the issues and why they are reported.

### **Information pertaining to electrical repairs and re-inspections:**

The electrical sections of the report and summary should be given to the electrician when any electrical work is ordered. The report is written with enough clarity for a qualified licensed electrician to perform the needed repairs. If the information is given in a condensed or any different way, the repairs may not be performed correctly or fully as I have recommended. It should be the electricians responsibility to perform all repairs as reported and any further work that he may deem necessary or respond in writing as to the reason for not doing so. It is the responsibility of the person who pays for the work to obtain the receipt and warranty information pertaining to the work performed and provide a copy to the home buyer.

68. - **Electrical Service** - inspected: yes  
Description: 120/ 240v Amps: 320 due to meter rating  
See number 70 for main panel rating.  
Number of conductors: 3 (stranded aluminum)  
Underground service present.

69. - **Electrical grounding** - inspected: yes  
Rod visible: no

Note: The rod is often covered up and not visible.  
Technical testing is available from some electricians to determine if the grounding meets certain resistance readings.

70. - **Electrical Main panels** - inspected: yes, 2  
Brand: Square D  
Location: both in garage  
type of over current devices: circuit breakers  
Voltage type: 120/240v  
Amperage: 200 each  
circuit breakers in off position: none

71. - **Electrical sub-Panel** - inspected: yes  
Brand: Square D  
Location of sub-panel: left attic  
type of over current devices: breakers  
Voltage type: 120/240  
Amperage: 100  
circuit breakers in the off position: none

72. - **Branch Circuit Wiring** - inspected: yes  
Material description: copper and aluminum  
Electrical wiring methods: non-metallic  
Aluminum wiring present: stranded

73. - **Lighting** - inspected: yes  
Note: fan mounting methods not inspected.  
Light Switches - inspected: yes / representative number  
Note: some homes have exterior lights with sensors that prevent checking during the day.

74. - **Electrical Outlets** - inspected: yes / representative number  
description: grounding type Voltage drop percentages not inspected.  
Note: all refrigerators and freezers are double checked to ensure that they are operating after the inspection. If they are connected to a GFCI protected circuit that was tested and then reset it is entirely possible that the GFCI device could trip at any time after the inspection. Any GFCI type outlet that requires repeated resetting needs to have an electrician consulted.

All outlets that are in locations that have or should have GFCI protection are tested for proper polarity and grounding.

GFCI's and outlets are tested with an AEMC or similar 3-light circuit tester with a ground fault testing feature. The test buttons on the GFCI outlets are also activated and any test buttons on GFCI type circuit breakers. These GFCI's should be tested often and they can not be expected to last more than 5 to 8

years typically.

AFCI type circuit breakers are not inspected for their actual connections to the required receptacles, lighting and smoke detectors.

GFCI protected outlets are located in kitchen, garage, exterior and bathrooms.

AFCI (arc fault circuit interrupters) are found on newer homes and are located in the electrical panel. These devices have a test button that may have one or two test positions. On occupied homes these are not tested due to the possibility of computer equipment being present or clock radios that may not recover and operate as before. It is recommended for the client to learn how to test AFCI's and to do so when occupying the home.

**75. - Extension Cord use -**

Note, extension cords should never be connected outdoors for extended periods.

**76. - Other Electrical observations -** Due to the majority of the electrical system components and workmanship being hidden from view it is impossible to inspect the whole system. Effort was made to find problems but some may still exist in any home and problems could result later. Any problems noticed should be repaired as soon as possible for safety reasons. A small symptom could be caused by a more serious problem.

## Kitchen Section

**77. - Countertops** - inspected: yes

**78. - Sink** - inspected: yes

**79. - Kitchen Cabinets** - inspected: yes

**80. - Oven / Range / Stove** - inspected: yes, ovens only  
fuel type: gas cook top and electric ovens

**81. - Microwave / vent hood** - inspected: yes  
exhaust termination: estimate exterior, did not locate vent

**82. - Dishwasher** - inspected: yes  
note: panels are not removed for inspection.

**83. - Wet Bar** - inspected: n/a

**84. - Trash Compactor** - inspected: n/a

**85. - Garbage Disposal** - inspected: yes

**85a. - Refrigerator** - inspected: n/a

## Interior Section

### 86. - **Living Space** - inspected: yes

Predicting whether or not building components concealed or behind interior and/or exterior finishes have suffered water damage/deterioration due to a past or ongoing leak is beyond the scope of this inspection. This sort of damage is almost always only discovered during renovations or repairs that involve the dismantling of existing interior finishes. Any abnormal water penetration or condensation on building components will be noted in the summary section.

### 87. - **Windows** - inspected: yes / representative number

See number 19 for storm windows and screens.

type: vinyl

Thermal insulated double hung

Loss of seals on double pane windows is not always apparent and no guarantee is provided that every defective one will be reported.

comments: Window glass within 18 inches of the floor, near stair landings and around tubs and showers should be of the tempered safety type.

Bedroom windows should measure at least 24" high x 20" wide with a maximum sill height of 44" to facilitate an emergency exit for the occupant and an emergency entrance for a fireperson while wearing breathing apparatus. Measurements are not taken during inspections and were the responsibility of the builder and state inspector at the time of construction based on the requirements at that time.

It is advised for the client to check all of the window blinds that are present at the time of ownership to ensure that any of the pull cords do not have the ability to cause a child to become entangled and strangled.

### 88. - **Smoke Detectors and Carbon Monoxide Detectors**

Inspected and tested: yes

Batteries should be replaced in all detectors since age of batteries is unknown. All smoke and carbon monoxide detectors should be replaced if more than 8 to 10 years old.

Homeowner should test all detectors before occupying the home.

It may be necessary to disable any alarm system installed before testing smoke alarms.

Smoke detectors should be in all bedrooms and another one for each floor and basement that has both electrical and battery power. It is also recommended to have all smoke detectors linked together so that any alarm will sound all units.

I recommend a smoke detector be installed in attached garages with the alarm linked to the other detectors in the house. Many sources do not recommend this, most likely due to perceived nuisance alarms from car exhaust. If a car is operating correctly and not left running the alarm will not be a problem as I have found from actual experience. Many electrical panels are located in garages and the detector should be placed on the ceiling above the panel or in the center of the room. This will allow for very early warning of garage fires.

A carbon monoxide detector should be present also on each floor if there is an attached garage or any gas burning appliances present. If a carbon monoxide detector is mounted on the ceiling or above three feet, contact the manufacturer to determine if this is the correct installation. Carbon monoxide is heavier than air and will settle to the low area therefore they should be mounted lower. The carbon monoxide detector does not detect any gas leaks. The gas has an odorant mixed in it to provide some level of safety. If you smell a strong rotten egg smell, do not touch anything, leave the house and call the gas company or fire department from a neighbors house. A spark can be generated from turning off a light or static discharge from touching a metal object.

89. - **Interior Stairs** - inspected: yes

Any handrail or railing that becomes loose should be repaired as soon as possible. Light bulbs that provide safety lighting should be kept operational.

90. - **Doorbell** - inspected: yes

91. - **Interior Floors** - inspected: yes

comments: tile floors can crack for a number of reasons at any time. Squeaks, pops and imperfections are not considered defects and not inspected for, they are reported as a courtesy when possible. Hardwood flooring performance depends on many factors such as the humidity level during installation, the moisture content of the wood itself, the amount of vapor barrier(s) in the crawlspace / floor, the use of the home and the heating and cooling systems. Wood floors do not like dry or damp / humid conditions. Consult with qualified contractors to ensure your flooring does not become troublesome.

92. - **Other Item** - n/a

93. - **Interior Walls and Ceilings** - inspected: yes

Material: sheetrock

Recommend future inspecting of visible surfaces for any new problems. Some uneven surfaces are considered normal and are not reported as defects.

94. - **Interior Trim** - inspected: yes

95. - **Interior Paint** - inspected: yes

96. - **Interior Closets** - inspected: yes

97. - **Interior Doors** - inspected: yes  
See number 17 for exterior doors.

98. - **Fireplace** - inspected: partial  
See number 33 for chimney information.  
material description: prefab metal  
fuel type: natural gas  
gas logs: right one vented, left one unvented  
Gas logs should not be in operation for extended periods.

Unvented logs should not be on for more than three hours unless a source of fresh air is present in the room. Unvented logs should not have glass doors installed.

### 99. - Bathrooms

Some shower pan or tub leaks may only occur under normal use and the inspection does include testing to this level. Toilets plumbed with hot water are not inspected for and not considered a defect. Drain performance is tested one at a time and no inspection of the overall waste system condition can be done without specialized camera equipment. It is recommended to maintain good caulking around all showers, tubs and sinks to prevent damage to the house structure. Some showers and tubs can become very slippery with soap present, recommend caution when using new facilities. Bathroom vent fans should exhaust to the exterior and not the attic, crawlspace or soffit area to keep moisture from damaging the structure. It is not always possible to determine whether or not these exhaust hoses are actually connected and venting properly due to insulation, framing and soffit materials.

Functional flow, pressure and drainage are considered acceptable unless mentioned in the summary section. Recommend checking drains during the pre-close walk through due to frequent problems with new clogs.

Whirlpool bath: two                      Access inspected: not found  
It is recommended to clean all spa type tubs, including the piping for the jets, with anti-bacterial agent periodically.

### Misc. Section

- 100. - **Central Vacuum** - present: no
- 101. - **Unfinished Spaces** - inspected: if present
- 102. - **Other Item** - inspected: no

Items present: alarm, sprinkler, central vac to be added

103. - **Detached Building** - inspected: no

**104. - Items in need of frequent monitoring on all houses:**

Due to the particular environmental conditions and limitations associated with a home inspection all of the following can not be fully evaluated therefore it is important for the homeowner to be observant and have corrections made as necessary to the following items during ownership of the home.

Verify that the air conditioning condensate water is draining properly to the exterior after operation on a hot day.

Verify that the dryer vent is exhausting properly.

Verify that the gutters and downspouts are performing during a hard rain.

Verify that no water is ponding on the property after a hard rain.

Verify that no dimming or flickering of lights occurs.

Verify that no repeated resetting of any circuit breakers is necessary.

Verify that the quantity of the hot water supply is adequate.

Verify that the performance of the HVAC systems are adequate.

Verify that any thermostat controlled electric attic fans are operating.

Verify that no leaking is present in the attic area during a hard rain.

Verify that no unusual condensation buildup is present anywhere.

The following statements are included with **all** Inspection Reports to provide the Client with a sample of standard information and important limitations pertaining to this home inspection. This inspection and report do not constitute any type of guarantee or warranty for any item related to the home.

**105. - Protect your investment and your health:**

All items require frequent ongoing monitoring and evaluation due to varying weather conditions and their importance for property protection and maintenance budgeting. It is recommended to have annual home Inspections, HVAC equipment maintenance and termite / pest inspections performed. It is generally recommended to also have the indoor air quality tested, mold presence, lead paint inspections, video scanning of chimney's, video scanning of sewer pipes and radon tests performed but is up to the client. This inspection as per the Standards of Practice(s) did not include any mold or related materials. It is not entirely unusual for homes to have mold like substances somewhere within the structure. I can direct the client to information on the internet that explains this further if requested as I am not an expert on the subject. It is common knowledge that any visible mold like substance should be removed and treated by a company that specializes in this as soon as possible. It is recommended to check the heating and air, ceilings, appliances, drains and visible foundation brick walls the day prior to closing to ensure that any new issues are not present.

**Any advice relied on by the client that does not agree with the information**

**in this report should be obtained in writing and further researched. Please notify the Inspector if you obtain information that is believed to be different from the recommendations in this report. All expenses involved with seeking further advice are not paid by the inspector under any circumstances.**

Home issues such as those disclosed in this report are typically interpreted and acted on in different ways depending on the individual client. The clients individual circumstances involving intended use and expected performance of a property will vary, therefore the client should call or email the inspector with any questions. It is also generally recommended to obtain a warranty from a reputable home warranty company that at least covers the major systems in the home but a full understanding of the limitations is recommended. It is highly recommended to have at least two fire extinguishers present in every home. It is recommended to perform research on all of your appliances and home equipment including ceiling fans to determine if any recalls are present. The place to check is the CPSC website at <http://www.cpsc.gov> or call 800 638-2772.

**106. - Refer to Inspection Agreement and the Standards of Practice for more information.**

Inspector not responsible for any item or system not further investigated and repaired promptly and resulting in more expense or damage to the house or person(s). This report is supplemental to a termite and pest inspection and it is recommended to have one done and to understand the reported conditions. Termite inspections are often more technically exhaustive than a general home inspection with regards to the wooden floor and wall structure. This report is also supplemental to the sellers disclosure and any inspections they had.

Note: the following category is required by the state of S.C.

**General Condition and maintenance:** Home is typical for its age and normal maintenance seems to have been done with need for ongoing maintenance and monitoring for new problems to prevent new damage. The overall observed condition of all readily visible components is to be considered good unless stated otherwise in the report. The age of the house is taken into consideration in this type of required evaluation.

New home reports may include many more cosmetic items than older homes as a courtesy but no guarantee is made that every cosmetic issue will be reported. Contact your builder for warranty service for those issues. Newer homes have not had time to exhibit any evidence of structural performance issues therefore it is important to have another inspection before the warranty expires and at other points in the ownership period. It should be noted that some cracking in concrete is common and unavoidable in many cases.

**107. - Other Safety and upgrade recommendation section -**

Please read and understand item number 88 it is very important.

A home maintenance suggestion document is included with your inspection. If you did not receive this free document at the inspection it can be emailed or faxed to you upon request. Thank you for your business and please refer your family, friends and associates to me for quality inspections. Free phone or email consultations are included with your inspection at any time in the future. If you are pleased with my services please tell your associates. Thank You!

Bruce King, NACHI Certified Home Inspector 803 417-2116 or 704 301-3207

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