



# Daniel Whitten Inspections, LLC

HOME & COMMERCIAL  
BUILDING INSPECTIONS

## **BUILDING INSPECTION REPORT # XXXX**

EXCLUSIVELY PREPARED FOR:

Mr. John Smith

Inspection Address:

Main Street

Upstate, SC

SC Home Inspector  
License #238

General Contractor  
License #G114462

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14 Langley Drive  
Greenville, SC 29605



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## INSPECTION SUMMARY

Our goal is to help prevent you from having major building-related surprises. Not all problems and failures can be anticipated, and these great or small problems can and probably will occur at any time. All buildings, whether old or new, are in need of repair, whether in the cosmetic or ideal or functional categories, depending upon one's perspective and degree of tolerance. Older buildings tend to require a greater amount of involved maintenance. Some of the major components have been fairly recently replaced; some major components are older and probably nearing time to replace. We recommend you always keep a reserve budgeted for these repairs. When comparing the condition of this building to other similar age and size buildings, we find this building to be fairly typical.

Many of the listed ITEMS TO TEND in this report are probably items most folks may never repair or might leave till a later, more convenient time. More expensive, more important and/or more urgent ITEMS TO TEND OR PURSUE include the following:

- Wet basement
- Roof problems
- Various plumbing problems

Expect to have to repair and/or replace the following in the next several years:

- Systems and components, other than roof covering, appear to be still in their early stages and do not qualify for this category. However, early failure of systems and components may not be anticipated, and we recommend purchasing a warranty or repair service contract.

## BUILDING INSPECTION REPORT #1098

Client: Mr. John Smith

Client present: Yes

Address of Building to be Inspected: Main Street, Upstate, SC

Approximate Age or Date of Building: 70 ± years

Type of structure: Masonry and steel and wood frame

Style of structure: One story with basement

Occupied: Yes

Others Present: Yes.

Recent weather: Cloudy and dry, then light rain. Last good rain was Sunday.

Date of Inspection:

Time of Inspection: 8 AM



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25 Years of Inspection Experience

# GUIDELINES TO INTERPRETING THE REPORT

1. Please consider directional references from the perspective of one standing outside facing the front of the building.
2. Photos are included to help illustrate the remark and are likely to represent one or more examples of multiple instances to which the remark refers.
3. Remarks are prefaced by one or more of the following headings, to help qualify the remark for the reader's edification, but in no way should be relied upon for estimating and repair purposes:

**\$:** This condition might, in the inspector's opinion, cost less than \$100 to repair.

**\$\$:** This condition might, in the inspector's opinion, cost between \$100 and \$1,000 to repair.

**\$\$\$:** This condition might, in the inspector's opinion, cost more than \$1,000 to repair.

**SAFETY:** This condition may threaten health and/or safety.

**Dig Deeper:** There is insufficient evidence or information to make definitive conclusion about the observed condition. Request complete information from the owner and/or a qualified professional specialist. Obtaining this information may require destructive inspection, engineering services and/or analysis beyond the scope of this brief, visual inspection.

## ROOF

Focus area: Entire roof.

Roof pitch: Low.

Roof style: Low slope.

Skylights: None present.

Roof covering type: Tar.

Method of inspection: The roof was viewed while climbing/walking on it

Estimated age<sup>1</sup>: 15-20± years, based on apparent condition today. Estimated remaining life: None.

Visible flashings (for instance, roof offsets, chimneys, vents & flues): Repair is needed.



### ITEMS TO TEND OR PURSUE

- R.1    **\$\$\$** This roof has been resurface and the newer coating has peeled or delaminated. See examples in photos. This roof has also been patched in areas. See examples in photos. It is time for a new roof covering. Note that various trash and concrete blocks were not moved when resurfacing.



CONTINUED

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<sup>1</sup> This inspector's opinion about the estimated age of the roof covering and its estimated remaining life does not imply a guaranty, warranty or insurance. Estimates regarding age and remaining life of the roof covering are not scientific information, but are arrived at by experience from viewing similar roof systems with similar apparent conditions, and may be not quite accurate. Verify the age of the roof covering with the seller. Request repair history information, and confirm presence or absence of leakage. All roofs are expected to need occasional maintenance/repair. It would be prudent to have this roof inspected regularly.





- R.2    **\$\$\$** Recommend removing all of the various abandoned roof penetrations (when replacing this roof covering) for fewer possible leak zones. See examples in photos.



- R.3    **\$\$\$** Two sump pumps have been placed on this roof. If there has been leakage, this is not a professional repair. Note that the discharge has been reduced from 1-1/4 to 3/4. Note also that the other end of the garden hose on the left pump could not be found – do not know where it deposits. Water has ponded in areas of this roof. Recommend employing more carefully placed tapered roof insulation when next replacing this roof covering.







- R.4    \$\$ Metal parapet wall covering has been cut to allow the garden hose passing from a sump pump to drain through.



- R.5    \$\$ Flashing sleeve is too large for one of the sewer vent pipes and had to be filled with sealant.



- R.6    \$    Corner trim at the right rear of the roof is loose. It was not determined if this area is flashed.



- R.7    \$    Flashing is incomplete at the front left corner.

- R.8    \$\$    There are openings in the front parapet wall through which blowing rain may enter.



- R.9    \$\$    Metal coping has torn over some of the concealed fasteners. See examples in photos.



- R.10 \$\$ Joints/caulk in the coping have separated in areas. See example in photo.



- R.11 \$\$ One or more lower pieces of metal coping not extend up behind vertical pieces. See left photo. Right photo shows correct flashing of this coping.



- R.12 \$\$ Flashing is missing at the front left corner where metal meets stucco on the parapet wall.



- R.13    \$\$    A cable passes through the front porch ceiling. Caulk on this hole should not be relied upon to prevent leakage.



### COMMENTARY

- R.a    Viewing the roof in this manner (non-invasive and non-destructive) will probably not lead to discovery of all flaws in roofing materials and installation. Most flashings are not fully visible, and some areas which should be flashed may not be flashed due to manner of installation or obstructions. Condition of flashings and flashed areas are not known and are specifically excluded from this inspection and report. There may be and are often leaks which are not discovered, especially if it is not raining or hasn't rained in the past few hours; especially if leaks occur only in combination with certain wind conditions; especially if leaks occur only after extended periods of rain; especially during snow or ice; especially when there is accumulated debris. Recommend checking attic areas for leaks during rain.





## MISCELLANEOUS



### ITEMS TO TEND OR PURSUE

- X.1 **Dig Deeper** Exterior surfaces covered with stucco require a separate, special inspection, usually including drilling small holes to test for moisture. This is not a stucco inspection. Any deficiencies observed are listed as a courtesy. We strongly recommend you consult a qualified, experienced stucco inspector for full stucco inspection. Conditions in this area are unknown and are specifically excluded from this inspection and report.

Damaged stucco was observed especially at the right side. See example in photo.



Incomplete stucco was observed at the left side gas meter area.



**CONTINUED**



Stucco does not appear to be flashed to the area behind the gutter at the left side.



Stucco has cracked/separated in areas, especially at the left rear corner and a front left window area.



X.2    \$\$    Caulk or tar has been applied to trim over the exterior of some of the windows, usually an unprofessional attempt to remedy roof leakage. Request a qualified contractor to install professional repair (probably flashing). See related remarks below.



- X.3     **\$\$** Damaged wood was observed especially at, but not necessarily limited to various interior window sills, indicating past leakage. See examples in photos. All areas were dry when tested with an electronic moisture meter. Damaged areas will tend to be more apparent after probing. There may be concealed damage. Monitor for leakage and repair as needed. See related remarks above.



- X.4     **\$\$\$** Puddles on the basement floor and wet wall brick and wall covering, especially at the left side, indicate continued water seepage into this finished basement area. See examples in photos. Consult a professional basement drying company for evaluation and repair.



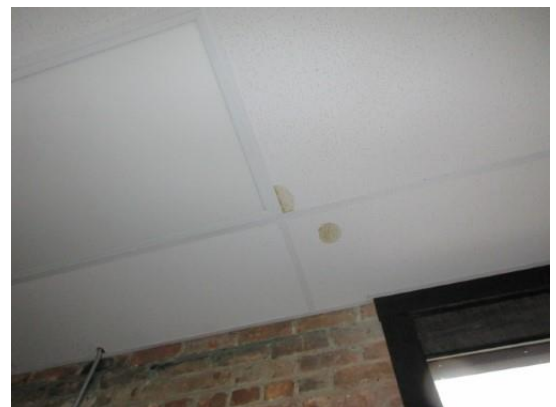
CONTINUED



- X.5     **\$\$** A ceiling joist near the top of the stair at the main level area is moisture damaged and needs repair. There may be concealed damage. This area was dry when tested with an electronic moisture meter. Monitor for continued dampness and repair as needed.



- X.6     **Dig Deeper** Moisture stains on various ceilings and on the wall outside the main level left rear storage room tested as being dry with an electronic moisture meter. See examples in photos. Recommend asking the owner if there has been leakage and if the leak(s) has been effectively repaired. Recommend monitoring for continued leakage and repair as needed. There may be concealed damage.







- X.7     \$\$ Flashing is installed between the left deck framing and flooring but does not have a drip cap to help prevent water from being redirected back across the bottom of the flashing towards the building. There is also no flashing installed between the bottom of the left deck floor frame and wall. There may be concealed damage.



## COMMENTARY

- X.a     Metal has been placed over and conceals various window trim. Condition of materials beneath the metal is unknown and is specifically excluded from this inspection and report.
- X.b     The fire sprinkler system was not inspected. Its condition is not known and is specifically excluded from this inspection and report.
- X.c     Any gutter drains were not checked for functional flow.
- X.d     Environmental assessments are outside the scope of this inspection and report. If you suspect presence of mold/mildew/fungus and/or if anyone occupying this building tends to be allergic to mold/mildew/fungus, we recommend you consult a qualified industrial hygienist for full evaluation and remedy as needed. All buildings have some form of mold/mildew/fungus; most are fairly harmless, but some can cause sickness/death.

- X.e Readily visible components appear to be in fairly typical condition for the age of the building. See examples in photos. Many personal stored items, furniture, wall and window hangings, etc., obstruct full viewing of this area. This area should be viewed when the items are removed. Conditions in these areas are not known and are specifically excluded from this inspection and report.



- X.f Noticeable sloping was observed in some of the floors and ceilings, typical for age of building. Furniture may need to be leveled and/or secured to offset the slope.

- X.g A pink-coloured dust was observed in areas on edges of the interior brick. See example in photo. This is not unusual for unfired brick which tends to deteriorate over time, especially when regularly exposed to moisture. This does not appear to be causing a problem at present.



- X.h Drop-ceiling panels were not necessarily disturbed. Conditions in this area are unknown and are specifically excluded from this inspection and report.
- X.i The basement floor drain system was not tested for functional flow.



## SLAB/FOUNDATION/STRUCTURE

This structure is of masonry, steel and wood, on concrete foundation with wood-framed roof system.

This lower level foundation and floor are constructed of concrete slab on grade, typically with concrete footings which are not visible for inspection. Upper level front concrete floor is suspended concrete.



### ITEMS TO TEND OR PURSUE

- T.1 No significant discrepancies or reasons for alarm were observed in this area. See related remarks in the Miscellaneous section.



### COMMENTARY

- T.a Most or all of the concrete floor is obstructed from view by floor coverings. The floor appears sufficiently level with no signs of abnormal settling. No indications of major faults were observed through the floor coverings.
- T.b It is recommended that you request a licensed, qualified termite inspector to perform a termite inspection and issue a clear CL-100 (termite/moisture) letter regarding this building. This inspection/report is not a CL-100 letter.

## ELECTRICAL<sup>2</sup>

The 120/240± volt<sup>3</sup>, 400 amp, three phase, copper electrical service feeds the building from underground and is not visible for inspection.

Service ground connections were observed at a ground rod near the meter and to metal building frame (right side of basement). Not all of the metal frame is grounded. See related remarks below.

The main electrical panel contain circuit breakers and is located outside at the meter.

Branch electrical panel were observed and is located in a main level left closet. The panel cover was removed and interior components inspected.

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

A representative number of receptacles were tested with an electronic tester for 3-prong receptacles.

Arc Fault Circuit Interrupter (AFCI) devices were not observed.

Some Ground Fault Circuit Interrupter (GFCI) devices were observed.<sup>4</sup>

Ground Fault Circuit Interrupter (GFCI) breakers were not observed.

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<sup>2</sup> Any low voltage systems such as, but not necessarily limited to, security, surveillance, intercom, network, TV, telephone, timers, doorbells, and any related wiring were not inspected and are specifically excluded from this inspection and report.

<sup>3</sup> These are typical voltages, not measured but are approximated.

<sup>4</sup> GFCI devices are recommended to be installed in all wet areas, especially in garages, kitchens, restrooms, laundries, at the building exteriors, crawlspaces, hot tubs, pools, spas, etc., and that they be tested regularly.

## ITEMS TO TEND OR PURSUE

- E.1 **SAFETY \$\$** A 30-amp circuit breaker in the branch electrical panel is large for its #12 wire and may not trip when there is a fault in the circuit.



- E.2 **SAFETY \$** Hot and neutral wires are reversed at the water chiller receptacle.



- E.3 **\$** The basement women's GFCI receptacle did not reset after testing with an electronic receptacle tester.
- E.4 **Dig Deeper** Grounding connection was observed at the metal frame (posts & I-beams) at the main building, but none was observed at the metal framework between the main building and addition.



## COMMENTARY

- E.a No faults were observed with the main electrical panel.



## HEATING & AIR CONDITIONING (HVAC)

AREA: FIRST LEVEL

TYPE OF SYSTEM: Gas-fired package furnace with central A/C

Heating System:

Location: Roof

Manufacturer: Trane

Estimated date: 2017

Estimated heating capacity: 250,000 Btu/h

Cooling System:

Manufacturer (outside unit): Trane

Estimated date: 2017

Estimated tonnage: 12 ½

Outdoor temperature: 55°+

Cooling temperature differential: 7°

Thermostat: Functional.

Filter(s) present: Present.

Condensate drain condition: Condensate drain could not be tested: A/C did not produce condensation.<sup>5</sup>

Auxiliary condensate drain pan condition: N/A: unit is located on the roof.

Ducts are constructed of uninsulated sheetmetal. Ducts and registers were observed where readily visible and accessible and appear to be in adequate condition.

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<sup>5</sup> Periodically make sure of proper condensation drainage in season of use and repair as needed. Recommend annual maintenance by qualified HVAC professional.

## ITEMS TO TEND OR PURSUE

- H.1     \$\$ Operating this A/C resulted in a lower-than-normal temperature differential of 7° across the air handler, indicating low refrigerant and/or inadequate air flow. Normal temperature differential is 13-22°.
- H.2     \$\$ This air handler makes a great deal of noise when starting up.



## COMMENTARY

- H.a     The gas furnace operated normally through a heating cycle and responded normally to the thermostat. The flue appears to be in adequate condition. Carbon monoxide measured 17 ppm at the furnace flue with a Bacharach CO gas analyzer, indicating normal combustion of the gasses.
- H.b     Annual service of HVAC systems is recommended not only to help prevent premature failures but may also reveal troubles not discovered during this brief visual inspection.



## HEATING & AIR CONDITIONING (HVAC)

AREA: BASEMENT

TYPE OF SYSTEM: Gas-fired package furnace with central A/C

Heating System:

Location: Roof

Manufacturer: Trane

Estimated date: 2017

Estimated heating capacity: 225,000 Btu/h

Cooling System:

Manufacturer (outside unit): Trane

Estimated date: 2017

Estimated tonnage: 10

Cooling temperature differential: 8°

Thermostat: Functional.

Filter(s) present: Present.

Condensate drain condition: Drain could not be tested: A/C did not produce condensation.<sup>6</sup>

Auxiliary condensate drain pan condition: N/A: unit is located on the roof.

Ducts are constructed of uninsulated sheetmetal. Ducts and registers were observed where readily visible and accessible and appear to be in adequate condition.

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<sup>6</sup> Periodically make sure of proper condensation drainage in season of use and repair as needed. Recommend annual maintenance by qualified HVAC professional.

## ITEMS TO TEND OR PURSUE

- H.3     \$\$ Operating this A/C resulted in a lower-than-normal temperature differential of 8° across the air handler, indicating low refrigerant and/or inadequate air flow. Normal temperature differential is 13-22°.



## COMMENTARY

- H.c     The gas furnace operated normally through a heating cycle and responded normally to the thermostat. The flue appears to be in adequate condition. Carbon monoxide measured 8 ppm at the furnace flue with a Bacharach CO gas analyzer, indicating normal combustion of the gasses.
- H.d     Annual service of HVAC systems is recommended not only to help prevent premature failures but may also reveal troubles not discovered during this brief visual inspection.

## PLUMBING<sup>7</sup>

Main water pipe is PEX, where visible.

Branch water piping is PEX, where visible.

Water appears to be supplied by the public water system. Confirm with owner.

Main shut-off valve(s) appear to be located at the meter. Any shut-off valves were not necessarily tested.

Any backflow prevention device was not located nor tested.

Main waste pipe passing from building is cast iron, where visible.

Waste piping is plastic and cast iron, where visible.

Waste piping discharges to public sewer. Confirm with owner.

Two electric, 40 gallon, Bradford-White brand water heaters are dated 2017 and are located at the stair area. Repair is needed.<sup>8</sup>



### ITEMS TO TEND OR PURSUE

- P.1 **Dig Deeper** When sewage is deposited to a street system with a double-yellow line, cost of repair/replacement of the sewer line is often \$15-30,000. Recommend having this waste pipe scoped for possible faults as a precaution.
- P.2 **Dig Deeper** The lowest plumbing fixture in this building is below the street and may be below the sewage system, which may allow waste to flow back towards the building under certain conditions. Recommend consulting a qualified plumber for evaluation and install a back-flow preventor (check valve) as needed.

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<sup>7</sup> Much of the water and waste piping is not visible for identification and inspection. Any septic, waste treatment, well and/or water treatment/filtering systems were not inspected. Their conditions are not known and are specifically excluded from this inspection and report. All of these should be inspected/tested by a qualified professional.

<sup>8</sup> Expect to replace a water heater every 6-10± years. Water temperature tends to fluctuate by season and timing of hot water use. Recommend keeping hot water temperature below 120°.

P.3      \$\$ The water chiller compressors did not operate.



P.4      \$\$ Hot water was never better than warm, and the warm water ran out very quickly, indicating one or more water heater elements is faulty. The front water heater is not heating.

P.5      \$\$ There is an open waste pipe at the left side exterior.



P.6      \$ Basement Kitchen Sink: this sink is not secured to the floor/wall.



## COMMENTARY

P.a      Functional flow and drainage were observed, except as noted above, through and from all plumbing fixtures, after briefly running water through them. Any leakage from upper level and in-wall plumbing, waste or fixtures, and any resulting damage, is most likely not observed during inspection due to limited or lack of access to these areas. Leaks tend to manifest themselves after extended periods of usage. Leaks are often present and continue undetected for many years, since they tend to be only occasional drips. Leaks are often present and continue undetected for many years, especially if the building has been vacant and/or if the fixture(s) are seldom used. Tubs are not filled enough to test overflow drains. Conditions between levels and in the walls are not known and are specifically excluded from this inspection and report.

P.b Recent troubles with PEX water piping and fittings have resulted in class action lawsuits. It was not determined if the PEX water piping and/or fittings in this building are included. For more information about this pipe, please visit [www.pexsystemsettlement.com](http://www.pexsystemsettlement.com).

P.c Some of the waste piping has been replaced. Some of the original cast iron waste piping remains. See example in photo. This older piping tends to clog and deteriorate over time. Expect to have to replace in future.



P.d The pans and/or drains installed beneath the water heaters were not tested for functional flow.

END OF REPORT



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