



# Daniel Whitten Inspections, LLC

HOME & COMMERCIAL  
BUILDING INSPECTIONS

## **BUILDING INSPECTION REPORT # XXXX**

EXCLUSIVELY PREPARED FOR:

Mr. & Mrs. Sam Henry

Inspection Address:

Fortune Drive

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. 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. We recommend you consult the applicable real estate sales contract to determine which, if any, of the listed ITEMS TO TEND OR PURSUE in this report apply to the real estate sales contract.

More expensive, more important and/or more urgent ITEMS TO TEND OR PURSUE include the following:

- Electrical troubles
- Various plumbing problems
- Various roof leaks

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

- Roof covering
- HVAC systems
- Kitchen appliances
- These systems or components may need repair or replacement very soon or may continue in serviceable condition for some unknown amount of time. Either way, we recommend purchasing a warranty or repair service contract.

We also recommend you obtain a copy of the State of South Carolina Residential Property Condition Disclosure Statement (Seller's Disclosure Statement), a copy of which was not observed at the inspection site.

# BUILDING INSPECTION REPORT #XXXX

Client: Mr. & Mrs. Sam Henry

Client present: Yes

Address of Building to be Inspected: Fortune Drive, Upstate, SC

Approximate Age of Building: 1996

Type of structure: Wood-framed

Style of structure: One-and-a-half story

Occupied: Yes

Others Present: Home owner

Recent weather: Raining this morning. The last known rain was Friday.

Date of Inspection:

Time of Inspection: 11:30 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.

4. A CL-100 Letter (Wood Infestation Report) accompanies this home inspection report. Please also refer to this 2± page report for complete details about any wood infestation and decay, if present. The two reports are interactive:
  - a. The CL-100 Letter briefly details parameters related to moisture/humidity, damage & decay.
  - b. This building inspection report elaborates on those conditions, if any, answering various questions such as how to address humidity/moisture control and accumulating water problems. The building inspection report also answers questions about whether any damage or decay requires repair (by authority of my General Contractor's license).

## ROOF

Focus area: Entire roof.

Roof pitch: Steep to very steep.

Roof style: Hip & gable.

Skylights: Present, stains but no active leakage observed. See related remarks in the Interior section.

Roof covering type: Architectural asphalt/fiberglass composition shingles.

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

Estimated age<sup>1</sup>: 23± years, based on apparent condition today. See related remarks below about hail damage.

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



### ITEMS TO TEND OR PURSUE

- R.1 **Dig Deeper** Some of the roof covering has hail damage, based on this type of granule loss. Recommend requesting the owner find a qualified roofer to confirm and then consult his insurance company for a possible warranty claim.

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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    **\$\$\$** Caulk and/or tar has been applied to roofing material and flashing especially at the left of the front entrance and around the front chimney, usually an unprofessional attempt to remedy roof leakage. There is active leakage at both of these areas now. See related remarks in the Attic and Crawlspace sections.



- R.3    **\$** An edge shingle is damaged at the front gable over the garage.
- R.4    **\$** A front left sewer vent pipe boot has lifted from the roof.



- R.5    **\$\$** A front left pipe (probably for the tankless water heater) lacks a boot. See related remarks in the Attic section.



- R.6    \$\$ The rubber boots are damaged on some roof penetration pipes. See example in photo.



- R.7    \$\$ Some ridge shingles and sewer vent pipe boots have exposed nail heads. See example in photo.



- R.8    \$\$ Shingles are not flashed to the brick at the roof returns. See example in photo.



- R.9    \$ A nail has come loose over the garage door area.





- R.10 \$\$ Branches have grown close to the roof and should be trimmed before allowed to damage the roof covering.
- R.11 \$\$ Debris obstructs viewing of some of this roof covering. This area should be viewed again when clean and repaired as needed. Note: accumulated debris tends to contribute to leakage and may decrease life of the roof covering.



## COMMENTARY

- R.a There is one layer of shingles where checked.
- R.b 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.





- R.c The area where the valley intersects with the second level at the left of the front entrance wall is leak-prone due to design. Evidence of leakage was observed, as noted in the Crawlspace section.



- R.d This metal ridge vent over the rear porch area is very likely to leak, especially since fasteners pass through the trough where water flows. Caulking the fasteners usually helps, but recommend replacing these ridge vents with shingle-over ridge vents. This may be a large expense.
- R.e Recommend removing this abandoned flue when next replacing this roof covering, for one less roof penetration.



## ATTIC

The attic was viewed by walking/crawling/climbing through readily accessible areas.

Water stains were observed, some of which tested as being wet with an electronic moisture meter.

Roof frame: Standard wood framing sheathed with plywood.

Attic ventilation: Soffit and ridge and roof-mounted power fans.

Attic insulation: Blown and batt fiberglass; estimated thickness to be 5-12± inches.



### ITEMS TO TEND OR PURSUE

A.1    **\$\$** The attic doors are not insulated and will tend to be a significant energy loss location.

A.2    **SAFETY \$\$** Batt insulation vapor barrier is exposed at a right rear knee wall attic. Manufacturer's instructions on the vapor barrier indicate this barrier is not permitted to be left exposed due to flammability.



A.3    **\$\$** Roof sheathing especially at the tankless water heater flue area is moisture stained. This area was wet when tested with an electronic moisture meter, indicating active leakage. See related remarks in the Roof section.



- A.4    **\$\$** Roof sheathing especially at the front chimney area is moisture stained. This area was damp when tested with an electronic moisture meter, indicating active leakage. See related remarks in the Roof section.



- A.5    **\$\$** There is an opening in the ceiling or between walls at the right of the HVAC equipment through which attic air spills next to uninsulated walls. This area should be covered/sealed with appropriate fire blocking material where applicable and insulated for improved energy efficiency.



## COMMENTARY

- A.a    Framing members and sheathing were observed where readily accessible for damage and distress. Ceiling and ceiling framing is typically not visible due to insulation which was not disturbed. Conditions, especially including presence/absence of damage, leakage, insulation, etc., in these areas and areas which are remote and/or inaccessible due to design, stored personal items and/or no or limited access, are not known and are specifically excluded from this inspection and report.
- A.b    Active leakage is rarely observed while inspecting attics. Most attics have light stains, indicating leakage during construction and/or slow occasional leakage, and/or dark stains, indicating long-term leakage. These light or dark stains are typically dry unless 1) tested while it is raining, especially raining over an extended period of time; 2) tested after it has rained in combination with certain wind conditions; 3) tested during long-term snow or ice conditions. Recommend checking attic areas for leaks under these conditions.



A.c Power fans have been installed in the roof near ridge vents. The fans will tend to pull air from the ridge vent rather than from the soffit. Recommend disconnecting and removing the fans when next replacing this roof covering. This attic is naturally ventilated by soffit and ridge vents. It is not logical to spend money on the fan, installation and operation, in order to save through especially ineffective mechanical ventilation.





## EXTERIOR

Siding: Brick.

Trim: Metal & wood &/or composite.

Soffits and fascia: Metal & vinyl.

Gutters & Downspouts: Aluminum; downspouts discharge onto the drive, onto the ground & into drain extensions



### ITEMS TO TEND OR PURSUE

- X.1     \$\$ The masonry siding especially at the left of the front entrance is stained and wet, indicating water repeatedly flows to this area. See example in photo. Repeated saturation of masonry may lead to condensation forming, and even leakage, behind the masonry. There may be concealed damage. See related remarks in the Roof and Crawlspace sections.



- X.2     \$\$ Damaged wood/material was observed especially at, but not necessarily limited to, lower front triple windows; trim and sill at the lower left window. See examples in photos. Damaged areas will tend to be more apparent after probing. There may be concealed damage.



X.3      \$ A downspout at the garage door area is damaged.



### COMMENTARY

- X.a      There was no evidence of substantial damage to the fascia or soffit.
- X.b      Paint appears to be in adequate condition where visible.
- X.c      Metal and/or vinyl has been placed over and conceals various trim and boxing. Condition of materials beneath the metal/vinyl is unknown and is specifically excluded from this inspection and report.
- X.d      Vegetation obstructs full view of areas of the building. There may be concealed problems or damage.
- X.e      One of the front downspouts discharge water near the building. Recommend installing extensions to divert all gutter water far away from the building.
- X.f      The gutter drains were not checked for functional flow.
- X.g      There are leaf screens on the gutters.

## EXTERIOR DOORS & WINDOWS<sup>2</sup>

Windows: Wood casement with removable storm glasses, wood awning and fixed with thermopane glass

Storm windows: Some present

Doors: Wood

Storm doors: One present

Screens: None installed



### ITEMS TO TEND OR PURSUE

- W.1 **SAFETY \$\$** Dead bolts keyed from the inside may restrict emergency exit and are not recommended.
- W.2 **SAFETY \$** Windows tested at the upper right bedroom are stuck shut and should be repaired in case of need for emergency exit.
- W.3 **\$\$** Cranks are missing from some of the windows. These were not tested.



### COMMENTARY

- W.a Exterior doors and representative number of windows were tested and appear functional, except as noted above.<sup>3</sup>
- W.b Please reference related remarks about damage at windows/doors in the Exterior section.
- W.c No stains were observed between thermopane glasses on this day. However, stains (broken seals) may be visible when the building is viewed in other light and/or weather conditions and/or from other directions and/or without window treatments and/or without screens and/or after cleaning. Ask a glass specialist for detailed evaluation.
- W.d Some window screens are stored in the attic.

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<sup>2</sup> Not all window and door glasses are inspected. Cracked glass and broken seals often are not visible in other light and/or other weather conditions and/or from other directions and/or without window treatments and/or without screens and/or after cleaning. Any cracked glass or broken seals are reported as a courtesy. There may be cracked glass and broken seals not reported. Ask a glass specialist for detailed evaluation.

<sup>3</sup> Recommend maintaining caulked joints around windows and doors, where applicable, to help prevent water intrusion and resulting damage.

## PERIPHERALS (Deck, Drive, Grading, etc.)<sup>4</sup>

Porch: Wood & masonry, with wood rails & columns, partly screened

Stoop: Masonry, with metal rails

Patio/terrace: Masonry

There is no deck or balcony.

Driveway: Concrete

Walkway: Concrete

Retaining wall: None present

Grading Near Building: Mixed slopes

Irrigation System: Present, not inspected.



### ITEMS TO TEND OR PURSUE

- K.1 **SAFETY \$\$** Due to spacing between the balusters, the front stoop rails are not “child-safe”.
- K.2 **SAFETY \$\$** Steps at the front stoop are not of uniform height and are a tripping hazard.
- K.3 **SAFETY \$\$** There is no hand rail at the left rear terrace stair.
- K.4 **\$** The right screen door at the rear porch does not seal the entrance at its top.



### COMMENTARY

- K.a The drive and walk have typical cracks and appear to be performing their intended functions.
- K.b Grading immediately around the building appears to direct surface water away from the foundation.

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<sup>4</sup> Peripheral structures, such as decks and porches, are often constructed without essential fasteners intended to help prevent possible catastrophic movement, and without flashings or with flawed flashings intended to help prevent water intrusion to the building interior. Codes and industry standards are continually encouraging improved ways to build and build more safely. While any peripheral structures on this building were viewed for obvious resulting problems, they aren't necessarily held to current standards especially if they appear to be performing as intended. There may be present such deficiencies which may require detailed analysis by a specialist. This additional analysis is recommended.

- K.c Any detached structures, especially fencing, outbuildings, boat docks, etc., were not inspected and are specifically excluded from this inspection and report.
- K.d To help protect from weather intrusion and moisture damage, recommend installing a roof or awning over this uncovered front entrance.
- K.e The rear terraces are at or near floor framing level. See example in photo. Condensation will tend to form on non-pressure treated building floor framing in close proximity to such masses of masonry where exposed to the weather, and eventually cause this framing to deteriorate. There was no evidence of this occurring. Recommend covering this masonry with a roof or awning to help reduce risk of this damage. There may be concealed damage.
- K.f The free-standing gas room heater at the rear porch was not inspected. This heater is fueled by an LP tank which must be periodically replenished. It was not verified that these logs are rated for LP.
- K.g Much of the rear porch floor is concealed by carpet. Conditions in this area are not known and are specifically excluded from this inspection and report.
- K.h The patio drain was not tested for functional flow.
- K.i Any termite bait system was not inspected. Its condition is not known and is specifically excluded from this inspection and report.





## GARAGE/CARPORT

Category: Two-car attached garage

Garage door: Overhead metal

Opener<sup>5</sup>: Functional

### ITEMS TO TEND OR PURSUE

G.1 § The garage door weather stripping is damaged/missing at the bottom.

G.2 **Dig Deeper** Moisture stains on the garage ceiling were not within reach to test with an electronic moisture meter. 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.



### COMMENTARY

G.a The garage door and opener were functional when operated using normal controls: the door stopped and reversed direction when it made contact with a 2X4 wood block, and when the electronic beam was broken.

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<sup>5</sup> Ask owner to convey functional remote controls. Any remote garage door opener controls, if present, were not necessarily tested or inspected.

- G.b The bottom panels of the overhead garage door are cracked and damaged. This does not appear to be causing a problem. Repair as desired.



- G.c The garage door has no weather stripping at the top and sides, typical for age. Repair as desired.

## SLAB/FOUNDATION (GARAGE)

This garage floor is constructed of concrete slab on grade, typically with concrete footings which are not visible for inspection.



### ITEMS TO TEND OR PURSUE

T.1 No significant discrepancies or reasons for alarm were observed in this area.



### COMMENTARY

T.a Stored personal items and/or furniture obstruct much of the walls and floor from view. See examples in photos. There may be damage and/or faults not visible due to the obstructions. This area should be viewed for damage and faults as soon as the obstructions have been removed. Conditions in this area are not known and are specifically excluded from this inspection and report.



## CRAWLSPACE & FOUNDATION

The crawlspace was accessed at the left side of the building and was inspected by walking/crawling through readily accessible areas. Distance from earth to floor framing varied around 40-50 inches.

Perimeter walls/pilasters are constructed of brick and concrete block. Piers are constructed of concrete block. Any foundation footings, if present, are almost invariably not visible for inspection. Footing conditions are not known and are specifically excluded from this inspection and report.

Ventilation has been eliminated and appears adequate.

Typical under-floor insulation is installed.

The floor system is constructed of standard wood framing with plywood subfloor.

Moisture content of the floor framing measured around 10-12%. Vapor barrier covers most of the earth.

Particularly high moisture content readings were had beneath the MBA shower and left of front entrance of up to 60-90%.



### ITEMS TO TEND OR PURSUE

- C.1    \$\$    Floor and framing especially at the left of the front entrance area is moisture stained. This area was wet (90%) when tested with an electronic moisture meter, indicating active leakage, probably from the intersecting valley above this area. Stains indicate this shower has leaked in the past. See related remarks in the Roof section. There may be concealed damage.



C.2    \$\$\$    Floor and framing especially beneath the master bathroom shower area is moisture stained. This area was wet when tested with an electronic moisture meter, indicating active leakage, usually from a faulty pan beneath the shower tile. Stains indicate this shower has leaked in the past. There may be concealed damage. See related remarks in the Plumbing section.



C.3    \$\$    A floor joist has been cut to make room for the master bathroom shower waste pipe.



## COMMENTARY

- C.a    Visible structural members appear to be in adequate condition, except as noted above.
- C.b    This building has a masonry foundation with crawlspace and garage. There is no basement or cellar.
- C.c    Most of the floor framing and subfloor is hidden by under-floor insulation which was not disturbed except at obvious accessible plumbing penetrations, at accessible areas adjoining concrete slabs and beneath exterior doors where accessible. These are areas most likely to incur damage. No significant damage was observed where under-floor insulation was moved. There may be damage in other areas hidden by floor insulation.
- C.d    Staining from condensation and fungi on this framing indicate moisture content has been often elevated in the past. A full vapor barrier covers the ground and most or all of the foundation; crawlspace vents are permanently sealed off to eliminate ventilation; a dehumidifier is in operation; some box fans have been placed throughout. This arrangement appears to be effective in controlling humidity. The dehumidifier was not inspected. Its condition is unknown and is specifically excluded from this inspection and report.



C.e It is apparent that there has been the usual amount of water periodically entering this crawlspace. Small puddles were observed on the vapor barrier in areas. Recommend poking holes in the vapor barrier to allow drainage in these areas. Expect to find occasional puddles in wet weather. This does not appear to be causing a problem. However, if accumulating water is observed during your termite inspections, it is likely that your termite inspector will advise water control measures such as French drains, sump pumps, etc. This can be particularly odious especially if it occurs during the sale of the building, now or when you sell, and moisture control measures may be required in order to issue a clear CL-100 letter. This is often expensive.

C.f Floor and framing especially beneath the under-counter ice maker area is moisture stained. This area was dry when tested with an electronic moisture meter. Monitor for continued dampness and repair as needed.



C.g At least some of this building appears to have been treated for termites at some time, given the drilled (hammer) holes in the foundation.

C.h Recommend removing the abandoned dehumidifier.

## ELECTRICAL<sup>6</sup>

The 120/240± volt<sup>7</sup>, 200 amp, single phase, aluminum electrical service feeds the building from underground and is not visible for inspection.

Service ground connection(s) were observed at a ground rod near the meter, and appears to be in adequate condition. No ground connection found for gas piping.

The main electrical panels contain circuit breakers and are located in the laundry room and next to meter. The panel cover were removed and interior components inspected.

Branch electrical panel(s) were not observed.

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

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

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

Ground Fault Circuit Interrupter (GFCI) devices were observed, but not in all recommended areas.<sup>8</sup>

Ground Fault Circuit Interrupter (GFCI) breakers were observed in the main electrical panels and tested functional.

Smoke and/or carbon monoxide detectors were observed.<sup>9</sup>



## ITEMS TO TEND OR PURSUE

E.1 **SAFETY \$** The laundry sink receptacle is not GFCI protected.

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<sup>6</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>7</sup> These are typical voltages, not measured but are approximated.

<sup>8</sup> GFCI devices are recommended to be installed in all wet areas, especially in garages, kitchens, bathrooms, laundries, at the building exteriors, crawlspaces, hot tubs, pools, spas, etc., and that they be tested regularly.

<sup>9</sup> Any smoke and/or carbon monoxide detectors were not inspected, nor was it determined if they are installed in all recommended areas. It is recommended that smoke and carbon monoxide detectors be installed in all recommended areas and regularly maintained.

- E.2 **SAFETY \$\$** The electrical meter has started to pull from the house.

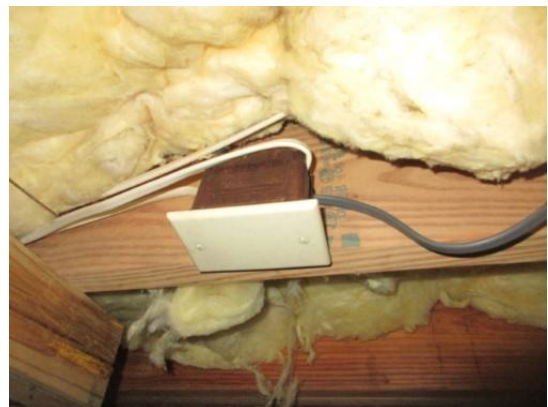


- E.3 **SAFETY \$\$** A 20-amp circuit breaker in the laundry electrical panel is large for its #14 wire and may not trip when there is a fault in the circuit.



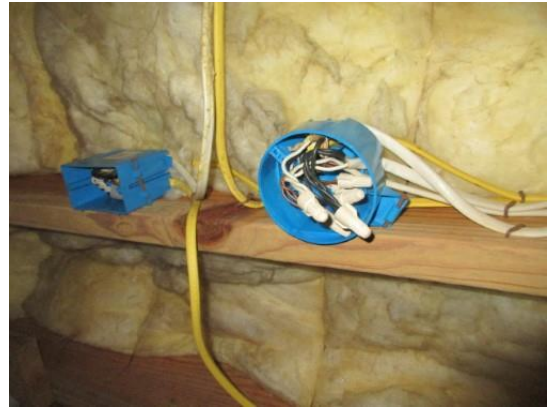
- E.4 **\$\$** The A/C manufacturers require their breakers to be no larger than 25 and 45 amps but they are wired through a 60 amp breakers.

- E.5 **SAFETY \$\$** #14 and #12 wire is connected together especially in this crawlspace. This circuit is wired through a 20 amp breaker, which does not protect this wiring. A qualified electrician should evaluate and repair this and all other connections.



- E.6 **SAFETY \$\$** Some cables entering the laundry electrical panel lack pull restraints (romex clamps).
- E.7 **SAFETY \$\$** No grounding/bonding connection was observed to the gas piping.

- E.8 **SAFETY \$\$** Open junction boxes and/or open wire splices were observed in the crawlspace. See examples below.



- E.9 **SAFETY \$** Wires in a junction box at the left rear of the crawlspace are not properly terminated.



- E.10 **SAFETY \$** The cover is missing from an attic receptacle.
- E.11 **\$\$** Light circuit at the pool ½ bathroom did not operate.
- E.12 **\$** The globe is missing from the bonus room closet light fixture.



## COMMENTARY

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



- E.b This electrical system is fairly typical for this age building. Various newer and safer standards ask for and prohibit a variety of hardware and practices which were not observed when this building was constructed. Consult a qualified electrician for recommendations on how to improve this electrical system as desired.
- E.c One or more of the exterior light fixtures appears to be controlled by photo or motion sensors and could not be inspected. Ask owner for demonstration of operation and repair as needed.
- E.d Not all switches were operated or inspected. Most buildings have switched circuits to be completed when a ceiling fan or other appliance is installed at whim. Many buildings have abandoned switches and switches which operate a Christmas circuit or some secret device or appliance. Ask the owner for demonstration of operation and repair as needed/desired.
- E.e The generator system, installation and any related equipment was not inspected. Its condition is unknown and is specifically excluded from this inspection and report.
- E.f The ceiling fans operated as intended in the preset speed, unless as noted above. Any speed, reverse and light switch chains/switches were not necessarily operated.
- E.g Ceiling and floor insulation prevents full viewing of much of the electrical wiring. Conditions in these areas is not known and is specifically excluded from this inspection and report.
- E.h Recessed light fixture labels were not readily visible and it was not determined if these are rated for contact with insulation. Recommend verifying that these are rated for insulation contact and repair if not.



## HEATING & AIR CONDITIONING (HVAC)

AREA: FIRST LEVEL

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

### Heating System:

Location: Crawlspace  
Manufacturer: Goodman  
Estimated date: 2009  
Estimated heating capacity: 115,000 Btu/h

### Cooling System:

Manufacturer (outside unit): Goodman  
Estimated date: 2016  
Manufacturer (evaporator coil): Goodman  
Estimated age: 8 years  
Estimated tonnage: 4

Outdoor temperature: 43°

Thermostat: Functional.

Filter(s) present: Present.

Condensate drain condition: Condensate pump did not operate when tested.<sup>10</sup>

Auxiliary condensate drain pan condition: N/A: unit is located in the crawlspace.

Ducts are constructed of insulated flex and rigid fiberglass. Ducts and registers were observed where readily visible and accessible and appear to be in adequate condition.

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<sup>10</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     \$\$ The condensate pump did not operate.



- H.2     \$ Vegetation around the outside condensing unit will tend to interfere with operation by restricting air flow and may damage the equipment.



## COMMENTARY

- H.a     When outside air temperature is lower than inside air temperature, A/C compressors are operated briefly to confirm they crank, but are not tested for proper operation. This A/C was operated only briefly but not tested due to lower outside air temperature. Its condition is not known and is specifically excluded from this inspection and report. Request a qualified HVAC technician for full service prior to warmer weather start-up and repair as needed.
- H.b     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 16 ppm at the furnace flue with a Bacharach CO gas analyzer, indicating normal combustion of the gasses.
- H.c     Expect to have to repair or replace this system at any time, given its age. Typical expected life is 8-12 years, although there are often exceptions.
- 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.
- H.e     The insides of the ducts are dirty where visible. Recommend cleaning.

- H.f A supply duct has been installed beneath a kitchen cabinet. The wood cabinet and floor will tend to deteriorate from condensation forming as the result of the extreme temperatures inside and underneath. There may be concealed damage. Recommend moving this duct to an unrestricted area.
- H.g The humidification system was not inspected. Its condition is unknown and is specifically excluded from this inspection and report.

## HEATING & AIR CONDITIONING (HVAC)

AREA: SECOND LEVEL

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

### Heating System:

Location: Attic  
Manufacturer: Bryant  
Estimated date: 1996  
Estimated heating capacity: 60,000 Btu/h

### Cooling System:

Manufacturer (outside unit): Rheem  
Estimated date: 2023  
Manufacturer (evaporator coil): Rheem  
Estimated date: 2023  
Estimated tonnage: 2

Thermostat: Functional.

Filter(s) present: Present.

Condensate drain condition: Drain could not be tested: A/C was not operated long enough to produce condensation due to cold weather.<sup>11</sup>

Auxiliary condensate drain pan condition: Pan is rusty indicating past blockage. Float switch is present but was not tested.

Ducts are constructed of insulated flex and rigid fiberglass. Ducts and registers were observed where readily visible and accessible and appear to be in adequate condition.

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<sup>11</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 **Dig Deeper** The auxiliary condensate drain pan is rusty. Request a qualified HVAC tech to verify there are no resulting holes and that all drains are functional.

H.4 \$ Not all of the primary condensate drain is insulated. This drain will tend to sweat and drip onto the attic floor.



H.5 \$ Vegetation around the outside condensing unit will tend to interfere with operation by restricting air flow and may damage the equipment.



## COMMENTARY

H.h When outside air temperature is lower than inside air temperature, A/C compressors are operated briefly to confirm they crank, but are not tested for proper operation. This A/C was operated only briefly but not tested due to lower outside air temperature. Its condition is not known and is specifically excluded from this inspection and report. Request a qualified HVAC technician for full service prior to warmer weather start-up and repair as needed.

H.i The gas furnace operated normally through a heating cycle and responded normally to the thermostat. The flue appears to be in adequate condition. Due to limited access to this flue, carbon monoxide testing could not be performed.<sup>12</sup>

H.j Expect to have to repair or replace this furnace at any time, given its age. Typical expected life is 8-12 years, although there are often exceptions.

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<sup>12</sup> This inspector does not dismantle HVAC equipment. Conditions of any and all components behind any panels, especially the heat exchanger, is not known and are specifically excluded from this inspection and report. Recommend installing and maintaining carbon monoxide detection devices.



## PLUMBING<sup>13</sup>

Main water pipe is plastic (Orangeburg poly-extra PE 3408), where visible.

Branch water piping is copper, where visible.

Water appears to be supplied by the public water system, per agent. 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.

Water pressure: 65± PSI. Normal readings are in the 50-80 PSI range. A water pressure reducing valve was not located. It was not tested nor inspected. Replacement is recommended every 5-10 years.

Main waste pipe passing from building is plastic, where visible.

Waste piping is plastic, where visible.

Waste piping discharges to septic, per agent. Confirm with owner.

The tankless gas, 199,000 Btu/h, Rinnai brand water heater is estimated to be 2± years old and is located in the attic. The water heater produced hot water.<sup>14</sup>

The swimming pool was not inspected.

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<sup>13</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>14</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°.

## ITEMS TO TEND OR PURSUE

- P.1 **SAFETY \$** Copper gas piping in the attic and crawlspace is not marked. See example in photo.



- P.2 **\$\$** There are openings (probably to drain the water heater pan, and a condensate drain) in the waste pipe at the front left of the crawlspace which will allow escape of poisonous sewer gasses into the crawlspace/house.



- P.3 **\$\$** Pool Half Bath:

- a The toilet flush handle must be held down for a full flush.
- b The toilet bowl is loose at the floor.
- c There was no hot water flow at this sink.

- P.4 **\$\$** Second Level Rear Adjoining Bath:

- a Water trickling down the inside of the toilet bowl indicates the toilet “runs”.
- b Hot and cold water supplies are reversed at the shower – or the handle is upside down.

- P.5 **\$\$** Second Level Front Adjoining Bath:

- a Water trickling down the inside of the toilet bowl indicates the toilet “runs”.
- b The tub stopper is missing.

P.6     **\$\$\$** MBR Bath:

- a    Some of the floor beneath/around the shower tested as being wet (60%) with an electronic moisture meter, indicating active leakage possibly due to a faulty pan beneath the shower tile. This leakage occurred after a half-hour ceramic tile shower test using a special inspection tool for this purpose. Stains indicate this shower has leaked in the past. No significant damage was observed in this area. See related remarks in the Crawlspace section.
- b    The shower door rubs its jamb/adjoining glass when closing.
- c    Weather stripping at the bottom of the shower door is damaged.
- d    The tub faucet is loose.
- e    The right sink drains slowly.
- f    The toilet bowl is loose at the floor.



P.7     **Dig Deeper** Outdoor Sinks: There is no water flow. Ask owner for details and repair as needed.

- P.8     **\$** Steel hangers have been used to support the copper water piping and corrosion is occurring where these dissimilar metals touch. See example in photo. Extent of corrosion is not known.



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## 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 Stored personal items obstruct viewing the areas beneath kitchen and/or bathroom sinks. See example in photo. There may be leakage and/or damage not visible due to obstructions. View these areas for problems when the items have been moved and repair as needed.



- P.c No signs of looseness or substrate decay were observed after testing the tub/shower wall tile. Maintain caulk and grout joints to help prevent deterioration.
- P.d Washer/dryer connections are located in the laundry area and were viewed but neither inspected nor tested for functional flow or drainage.
- P.e It was not determined if the size of the tankless water heater(s) is compatible with the size of the building/number of fixtures, demand for simultaneous hot water, inlet water temperature, rate of flow, size of piping, etc., nor if installation is according to the manufacturers' specifications.
- P.f The pan and/or drain installed beneath the water heater was not tested for its ability to hold water nor for functional drainage.
- P.g Kitchen Sink: OK
- P.h MBR Bath:
- Per owner, the steamer does not operate.
  - The electronic toilet seat was not inspected. Its condition is unknown and is specifically excluded from this inspection and report.

P.i Some of the water piping is insulated and is not visible for inspection. See example in photo. Its condition is unknown and is specifically excluded from this inspection and report.





## FIREPLACE & CHIMNEY<sup>15</sup>

The chimney is constructed of masonry with a tile-lined flue, where visible, with a metal cap.

The vented fireplaces are constructed of masonry and has a functional damper at the front fireplace. Repair needed to rear fireplace damper.



### ITEMS TO TEND OR PURSUE

- F.1.   \$ Mortar has deteriorated from between some of the brick in the outdoor firebox.
- F.2.   \$ The lever is not connected to the outdoor fireplace damper.
- F.3.   \$\$ The masonry cap, installed at the top of the front chimney between brick and flue, has cracked and deteriorated. See example in photo. Repair to reduce water seepage between the brick and flue and behind roof flashings.



### COMMENTARY

- F.a    The top of the rear chimney was not readily accessible due to accumulated debris on the roof. Conditions in this area are unknown and are specifically excluded from this inspection and report.

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<sup>15</sup> This inspection offers little more than a cursory review of presence and condition of readily visible fireplace and chimney components. It was not determined if any fireplace or chimney is functional or safe or efficient. No fires are lit. Consult a qualified fireplace/chimney specialist for full inspection and any needed repairs if the fireplace(s)/chimney(s) is to be used.

## INTERIOR

Floors are wood framed, have a typical amount of bounce, and appear to have a typical amount of slope where visible. No buildings have level floors.

Walls and ceilings have a typical amount of unevenness, bowing/sagging, and have typical settlement cracks where visible.<sup>16</sup>

Interior doors need repair.

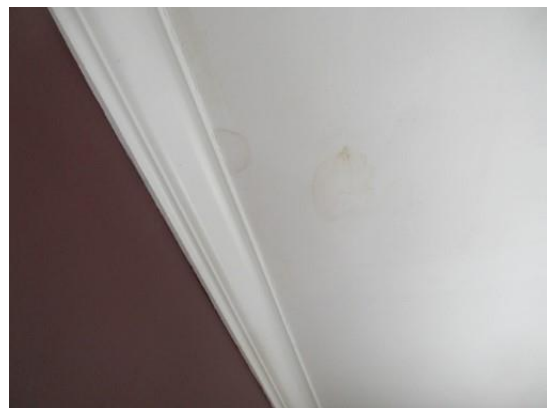
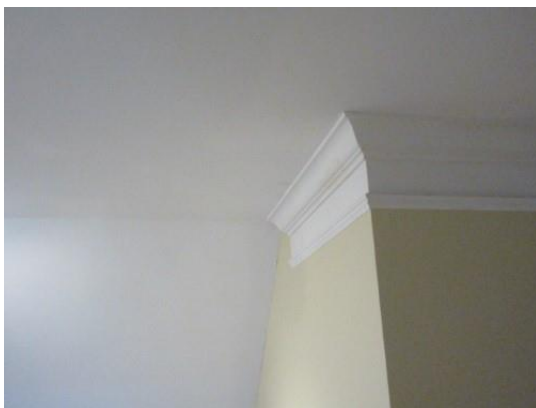
The kitchen cabinets and countertops appear to be in adequate condition. Expect to have to make occasional minor repairs and adjustments.

Condition of the stairs appears adequate.



### ITEMS TO TEND OR PURSUE

- I.1 **Dig Deeper** Moisture stains on the ceiling especially at the kitchen, front left sitting room, and left skylight tested as being dry with an electronic moisture meter. See examples in photos. Stains on the ceiling around the front chimney were out of reach to test. See related remarks in the Attic section. 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.



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<sup>16</sup> This report does not address cosmetic flaws. Buildings expand and contract, usually with the seasons, and especially in response to changing humidity levels, resulting in cracks in the walls, ceilings and floors. Buildings also typically settle and shrink very slightly, especially initially. Floor coverings obstruct viewing the flooring beneath. Conditions in these areas are not known and are specifically excluded from this inspection and report.

- I.2     **\$\$** Doors rub their jambs and do not latch especially at the rear adjoining bathroom, upper right bedroom, bonus room, house half bathroom.



## COMMENTARY

- I.a     Readily visible components appear to be in fairly typical condition for the age of the building. 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.
- I.b     A continuous radon gas monitor was placed during this inspection and is to remain in place till retrieved in a few days. Resulting readings will be remitted to appropriate persons shortly thereafter. Any radon gas abatement system(s) was not inspected and is specifically excluded from this inspection and report.
- I.c     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.
- I.d     Any heated floor systems were not inspected. Their conditions are unknown and are specifically excluded from this inspection and report.
- I.e     Cupped wood flooring especially at the front entrance to kitchen and front left sitting room indicates the floor has absorbed moisture, possibly from leakage. 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. See related remarks in the Roof and Crawlspace sections.
- I.f     Typical cracks were observed in the walls and ceilings. These do not necessarily indicate a structural fault. Expect cracks and separation to occur especially around cabinets, at vaulted walls/ceilings, at poorly constructed drywall joints, etc.
- I.g     The security/surveillance system was not inspected. Its condition is not known and is specifically excluded from this inspection and report.

## APPLIANCES

Electric wall oven: Operated and appears functional

Gas range: Operated and appears functional

Microwave oven: Operated and appears functional

Dishwasher: Operated and appears functional

Disposal: Operated and appears functional

Under-counter ice maker: Operated and appears functional

Compactor: Operated and appears functional

Refrigerator: Present but not inspected

Dryer: Present but not inspected

Washer: Present but not inspected

Outdoor appliances: Present but not inspected



## ITEMS TO TEND OR PURSUE

L.1 No significant discrepancies or reasons for alarm were observed in this area.



## COMMENTARY

- L.a Gas and electrical dryer connections were not necessarily tested nor inspected and are specifically excluded from this inspection and report.
- L.b It is recommended that dryer vents be cleaned now and every couple of years or as frequently as needed.
- L.c Expect to have to repair/replace at least some of these older—looking appliances.
- L.d While it is ideal to have an external exhaust for a gas range, it is not required.

- L.e The dryer receptacle is an older 3-prong style. You may need to retrofit this receptacle or dryer if the next dryer is a 4-prong style.
- L.f This disposer was a bit noisy during operation. Expect to have to replace in future.
- L.g If using a food disposer, one rated for use with septic systems is recommended.

## END OF REPORT



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