



PRO-TECH INSPECTIONS

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WHOLE HOME INSPECTION

711 E Suber Rd
Greer, SC 29650

Mike MacGregor
09/25/2025



Inspector

Bumper Kenton

SC RBI. 49949

864.894.0924

bumper@pro-techinspections.com

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1: INSPECTION INFORMATION

Information

General Info: Type of Home

Single Family, Detached

General Info: Year Built (From Publicly Available Sources)

1988

General Info: Attendance

Inspector, Client(s)

General Info: Inspection Start Time

9:00 AM

General Info: Inspection End Time

12:00 PM

General Info: Inspection Type

Pre-Listing

General Info: Occupancy

Vacant

General Info: Weather Conditions

Cloudy, Periods of Rain

General Info: Temperature

73F

General Info: Thank you.

Thank you for choosing Pro-Tech Inspections for your home inspection needs. We truly appreciate your trust in us to help you make informed decisions about your property. Our team is dedicated to providing thorough, reliable, and professional services, and we hope our inspection gives you the peace of mind you deserve. If you have any questions or need more help, please don't hesitate to reach out. We're here to help every step of the way!

Lastly, Please Don't Keep us a Secret!

Best Regards,



Dave Adams, SC RBI.48921

General Info: Please Read the Entire Report

We understand that the summary is often the first thing clients focus on, but we encourage you to take the time to read the entire report. It contains valuable details about your home, including the locations of emergency shutoffs, types of materials used, routine maintenance tips, and other essential information that will help you better understand and care for your property. By reviewing the full report, you'll gain a more comprehensive understanding of your home, ensuring that you're well-informed and prepared for the future. Thank you for taking the time to invest in the knowledge that will protect your home for years to come.

General Info: Do you have questions about your report?

If you have any questions regarding your home inspection, we recommend reaching out directly to your inspector. They have the most detailed, firsthand knowledge of the property and are best equipped to assist you. Your inspector, **Bumper Kenton**, can be contacted by phone at **864.894.0924** or by email at **bumper@pro-techinspections.com**. They will be happy to address any concerns or provide additional information to help you.

General Info: How to Read Your Home Inspection Report

Our modern home inspection report software is designed to provide you with the most up-to-date tools, technology, and industry standards. To ensure you get the most out of this comprehensive, media-rich report, we encourage you to take just a few minutes to watch the video below. It's the best way to understand how to navigate the report and fully utilize all the valuable information it contains. Thank you for taking the time to explore this resource — it's an important step in getting the most from your home inspection.

[How to Read Your Home Inspection Report](#)

General Info: Realtors - How to Create a Repair Request

Hello ,

In addition to the features mentioned above, we're excited to offer you even more tools as the Real Estate Professional supporting your client. You can now create a Repair Request List directly from our report. This feature is designed to save you time and streamline the process.

To get started, simply follow the link to the written tutorial or watch the video linked below to see how easy it is to use. We're committed to making your life easier and ensuring a smoother experience for both you and your clients!

Thank you for choosing us — we look forward to continuing to support you.

[Repair Request Instructions](#)

[Video - How to Create a Repair Request](#)

General Info: Orientation for Location Descriptions

Exterior: For this inspection, the front of the home is considered to be the portion of the property facing the street.

Interior: When referring to items as "Right" or "Left," the description is based on the perspective of the inspector as if they are facing the item being described.

Important Information / Limitations: 100 Day Inspection Guarantee

Many local inspectors offer a 90-day warranty, but in order to provide reduced pricing and free services like RecallChek, they often pass your data to third-party companies, including Residential Warranty Services (RWS), which was recently acquired by Porch. Unfortunately, this means your personal information may be shared, and you may receive unsolicited calls from companies involved in insurance, alarms, moving services, and more.

At Pro-Tech Inspections, we value your privacy and transparency. That's why we discontinued the use of Porch and do not sell or share your data with third parties. We also do not allow Porch to contact our clients. Instead, we've created our own 100-Day Inspection Guarantee, which stands on its own merit, backed by our reputation and commitment to our clients.

Our 100-Day Inspection Guarantee offers limited coverage as part of our Buyer Protection Plan. This guarantee is valid for 100 days from the date of today's inspection or 21 days after closing—whichever comes first. It is included with qualifying inspections.

Please note this warranty is available for resale (existing) homes with qualifying inspection packages only and is not intended to supplement builder warranties for new construction homes.

Thank you for trusting Pro-Tech Inspections—we stand by our work and are here to support you every step of the way!

Important Information / Limitations: Inspection Overview

Pro-Tech Inspections strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the [State of South Carolina as adopted by the American Society of Home Inspectors \(ASHI\)](#). As such, we inspected the readily accessible, visually observable, installed systems and components of the structure located at 711 E Suber Rd, Greer, SC 29650, for the Client; Mike MacGregor as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected shall be stated. This inspection is neither technically exhaustive or quantitative.

There may be comments made in this report that exceed the required reporting of the [SC Standards of Practice](#), these comments (if present) are made to give you as much information as possible, thus empowering you to make an informed purchase decision. Exceeding the Standards of Practice will only happen when we feel we have the experience, knowledge, and/or cause to do so, and without damaging the Seller's property.

This report contains visual observations of the systems and components that, in our professional opinion, were not functioning properly, significantly deficient, or unsafe. **All items in this report that are designated as Recommendations (repair/replacement) maintenance, or otherwise should be repaired by licensed contractor professionals of each trade.** We do not provide nor do we determine or offer a total or estimated cost of repairs. Variables such as supply and demand, quality of the contractor, varying materials cost and supply, and timeframe desired by you the client can all impact these potential costs. Additional problems may be discovered during these evaluations that were not visible during a **"visual only"** Home Inspection.

This inspection is not equal to extended day-to-day life in the home and will not reveal every defect or issue that may be present, but **only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present.** The statements made in this report reflect the conditions as **existing at the time of inspection only. The limit of liability of Palmetto INSPECTIONS GROUP LLC dba Pro-Tech Inspections and its employees, officers, heirs, etc. is limited to ONLY the cost of the inspection as confirmed and upheld by the Supreme Court of South Carolina in the cases of Bowers v. Wilkins.** Time and varying weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, fungal growth, HVAC performance, etc. Refer to the [State of South Carolina Standards of Practice](#), and the Inspection agreement regarding the scope and limitations of this inspection. The Seller is responsible for maintaining the home until close per the South Carolina Real Estate contract.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH. This report is supplemental to the Sellers Disclosure and CL100 Termite Inspection Report (WIR) and should be used alongside these documents, along with quotes and advice from the licensed trades to fully understand the condition of this home. Risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. Requirements for the Sellers Disclosure.

Important Information / Limitations: Hidden/Undisclosed Damage

Important Information for Buyers of Existing Homes:

Existing homes may have hidden or undisclosed damage that is not reported by the Seller on the Seller's Disclosure Statement (SDS) or is not visible during the inspection. Previous repairs or concealed areas may mask underlying issues, and, as inspectors, we are not permitted to disturb personal belongings, conduct destructive investigations, or disassemble items for further inspection. This includes prior insurance claims or homeowner repairs that may not have been properly disclosed by the Seller.

We strongly recommend that you pull a **CLUE report** during the inspection period to help uncover any prior insurance claims associated with the property. A **CLUE (Comprehensive Loss Underwriting Exchange) report** is a claims-information report provided by **LexisNexis®**, a consumer-reporting agency. It's often described as "a credit report for the home," as it provides a detailed history of insurance claims made on the property.

Please note that we do not pull CLUE reports as part of our inspection services, and the inspection report itself is supplemental to the Seller's Disclosure. It is important to understand the scope and limitations of a home inspection and to conduct your own due diligence to ensure the Seller has disclosed all material information about the property.

For more information about CLUE reports, you can visit **LexisNexis CLUE Reports**, or you can contact your Realtor or Insurance Professional for further guidance.

We advise you to take all necessary steps to fully understand the history and condition of the property you're considering to ensure there are no surprises after purchase. Thank you for choosing Pro-Tech Inspections—your trust in us is important, and we are here to assist you every step of the way!

Important Information / Limitations: Appliances

Ranges, Dish Washers, and Refrigerators are generally tested for basic function only. **(Do they turn on).** No guarantees are offered as to the performance of any appliance within the home.

Important Information / Limitations: Moisture Content/Pest Professional Limitations

A moisture meter is used when necessary to confirm or rule out the presence of moisture. It is the job contractors repairing to determine the extent, source, , the extent of the moisture, and its source. Per the Standards of the [SC Department of Pesticide Regulation](#) who sets the standards for the pest inspectors in this state, should you decide to use one. We are not licensed as Pesticide Professionals and cannot comment on conditions or offer recommendations for wood destroying organisms. ***As a general rule, unless blatantly obvious or an immediate safety concern, We do not report on nor do we conduct, nor do we accept any liability for reporting by licensed pest control operators, even those you may have scheduled through us for convenience.***

- 0-19% - Within normal limits
- 20-27% - Non-Active Fungi possible
- 28%+ - Wood Decay rapidly accelerates and fungi considered active
- 30%+ - FSP The fiber saturation point has been reached, and the wood is fully saturated with water/moisture.

Important Information / Limitations: Contractor Recommendations

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor who is licensed in the proper trade by the SC Department of Labor, Licensing, and Regulation (LLR). Items listed in this report, for which recommendations are made and referred to a "qualified professional" are reserved for such experts and should not be construed as a detailed, comprehensive, and/or an exhaustive list of problems. It is possible the trades person may find additional and unknown concerns once items or structure have been moved, disassembled and a more thorough review is completed.

Important Information / Limitations: Contractors and 20/20 Hindsight

A common source of dissatisfaction with home inspectors often arises from comments made by contractors after the fact, which may sometimes differ from the findings in our report. Contractors may recommend replacing something when we suggested it simply needs repair, maintenance, or monitoring. It's not uncommon for a contractor to say, "I can't believe you had this building inspected and they didn't find this problem."

There are several reasons for these comments, which are important to consider:

1. Conditions During the Inspection

It's easy for clients to forget the conditions at the time of the inspection, such as clutter, storage, or inaccessible areas that may have impacted our ability to see certain issues. For example, air conditioning may not have been tested because it was too cold outside (60°F), or areas may have been hidden behind personal belongings. Contractors aren't aware of these circumstances when they see the property after the fact.

2. The Wisdom of Hindsight

When a problem becomes apparent (e.g., a leaking roof during a rainstorm), it's easy to identify the issue. However, during an inspection, it may be difficult to predict future problems, especially if the weather conditions aren't ideal for testing (e.g., a roof leak during a dry period). Inspectors cannot predict the future, and our goal is to assess the property based on observable conditions at the time of inspection.

3. Non-Destructive, Non-Invasive Inspections

Home inspections are non-destructive and non-invasive by design. We do not disassemble or destroy items during the inspection because, at the time of the inspection, the property does not belong to the client. For example, we cannot spend time under a sink twisting valves or pulling on pipes, or disassembling a furnace, as this could potentially cause damage. If we were to conduct a more invasive inspection, it might uncover additional issues, but it could also cause new problems. This is a critical distinction to set your expectations: a home inspection is not a destructive or invasive examination.

4. We Are Generalists, Not Specialists

Inspectors are generalists and are trained to assess a wide variety of systems—heating, cooling, plumbing, electrical, foundations, roofing, appliances, etc. In contrast, a contractor or specialist in one of these areas has a much deeper, specialized knowledge of their specific trade. For example, a heating and cooling contractor will have more expertise in HVAC systems than we do, but we are expected to know enough to identify potential concerns across a range of systems.

5. Looking at the Forest, Not the Trees

As generalists, we look at the overall condition of the property—the "forest"—and are not always able to investigate individual components in depth (the "trees"). Our goal is to provide an overview of the home's condition, not to diagnose every minute detail that a specialist might uncover.

Key Takeaway

It's important to remember that an inspection provides an overall snapshot of a property's condition at the time of the visit. The report is based on visible, readily accessible conditions and does not involve invasive testing or predictions about future issues. Contractors may sometimes recommend different actions or identify additional concerns, but their opinions are based on different criteria, and they may not have had the same limitations or context as the inspector.

We want you to be fully informed and set realistic expectations about the scope of our inspection. If you have questions or concerns about specific issues, we're happy to discuss them with you to ensure you feel confident and knowledgeable about the property.

Important Information / Limitations: Trusted Service Providers

We are committed to providing ongoing value for our clients long after the inspection is complete.

This QR code links to a carefully vetted directory of local contractors who share our values: delivering high-quality work at fair prices while treating people with the respect they deserve.

We ensure this list remains reliable through a robust quality assurance program managed in house. Contractors must consistently meet these standards to remain on our list, which continues to grow over time.

Whenever you need a contractor, remember this resource is here to help you find trusted professionals with confidence and ease.



Important Information / Limitations: Permit History

Some reported conditions may have required permits to be obtained by a licensed contractor. The client is encouraged to verify whether permits were pulled for work such as roof replacements, water heaters, HVAC systems, electrical, plumbing, and similar projects. Ensuring proper permits were issued helps confirm the work was performed to code and provides access to the contractor's information..

Important Information / Limitations: Notice to Third Parties

Notice to Third Parties: This report is the property of the Client(s) named herein. This document is **non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents.**

THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions and is reported upon based upon conditions at that time. Unnamed recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Distribution of this report to another client, prospective buyer, or other party not affiliated with this transaction is specifically prohibited.

If you are NOT the client listed on this report, you are advised we have no duty or obligation to you and hold no liability expressed, implied, or otherwise for your reliance on this report. We will not answer any questions regarding this home. Things change. We will be happy to conduct an inspection for you or you can contact the inspector of your choice.

Important Information / Limitations: Buyer Credits, Repairs and Unexpected Repairs

Buying a home can be a stressful and overwhelming process, with many paths and decisions that may later be regretted.

Buyer Credits – Receiving thousands of dollars in concessions or buyer credits may seem beneficial at first, but it's important to consider the costs of repairs. If the repairs are significant, you may need to come up with the cash or finance the expenses. As our client, if you choose to accept a buyer credit instead of repairs, you should first obtain an estimate from a qualified contractor to determine the scope and cost of repairs. **This ensures you fully understand your financial exposure and that the credit is sufficient.**

By accepting a buyer credit instead of repairs, you acknowledge that we are not responsible for:

1. ***Additional damages discovered during repairs.***
2. ***Any issues not specifically identified in the report.***

Accepting a buyer credit is ultimately your decision, and by doing so, you agree to hold us harmless from any additional liability resulting from your choice.

About Comments in the Report

It is a common misconception that home inspectors add comments to reports to protect themselves from liability. This is not true. If we include an item in the report, it is because:

- We believe it to be a problem.
- It could indicate a larger, underlying issue.
- Hidden elements may not be visible during the inspection.

All observations in this report are made based on our training and experience, with your best interests in mind. For example, a loose toilet may indicate subfloor issues that cannot be seen due to insulation or finishing materials.

Comments are included solely to alert you to potential issues and recommend further evaluation or repairs by a qualified contractor.

Our role is to provide you with a thorough and honest assessment, ensuring you are fully informed about the property you are purchasing.

Important Information / Limitations: Re-Inspections and Quality of Repairs

In general, we discourage re-inspections on properties we have already inspected.

Quality of Repairs – If repairs are made based on our inspection findings, they should be performed by qualified contractors, not the seller. "Qualified" refers to a licensed, bonded, and insured professional with relevant experience. To verify repairs were completed properly, contractors should provide documentation that includes:

- Work orders and/or receipts.
- A detailed scope of work (itemized list and description of completed repairs).
- The contractor's license number.

When such documentation is provided, a re-inspection is typically unnecessary.

Your Options – Some clients, in collaboration with their Realtor, opt to negotiate a lower purchase price and hire their own professional, licensed contractors to complete the necessary repairs. This ensures repairs are completed properly, rather than relying on the seller, who may prioritize cost over quality. Your Realtor can help verify that licensed contractors are employed by the seller, which is your best protection and recourse should something be done incorrectly.

Limitations – Under no circumstances can we assume responsibility for repairs performed by:

- Handymen.
- Unlicensed individuals.
- Licensed trades professionals (if the repairs are incomplete or improperly performed).

It is important to note that repair efforts are often not visible during a re-inspection, further reducing its overall value.

Re-Inspection Policy – If you still wish to proceed with a re-inspection, we will make every effort to accommodate your request. Our re-inspection fee starts at \$249.00 and is subject to the availability of the inspector who conducted the original inspection.

Important Information / Limitations: Cosmetic Deficiencies Present

Cosmetic deficiencies were present at this home and are commonly found even in new homes. Any cosmetic or minor deficiencies mentioned in this report should not be considered a complete listing of these deficiencies.

Important Information / Limitations: Settlement Cracking Information & Limitations

IMPORTANT - PLEASE READ - Some degree of interior and/or exterior wall crack(s) were found at this property, and they are reported on by their presence and visual condition as existing at the time of inspection only. I can not render a professional opinion as to a cracks severity, cause, or whether it has been recently active. **Only a Structural Engineer can render a judgement on a cracks severity, cause, and repercussions and they should be consulted as desired.** As well foundation contractors are in the business of making money, and they will typically quote repairs for any crack or indications of settlement, regardless of its severity. Therefore if you would like ANY referenced cracks evaluated, quoted, or repaired, a foundation contractor or other qualified tradespeople should be consulted prior to the end of your inspection contingency period. Cracks can be present on brick veneer, foundation walls, drywall in the home, etc. I typically find some degree of cracking on over 50% of the homes I inspect. Several conditions can lead to the formation of cracking.

- Typical cracking can occur in the first five years after a home is constructed as the soil is considered "disturbed earth". The weight of the structure will bear on this graded/disturbed soil, and the soil will compact allowing for "settlement" or movement of the home. After approximately five years the soil is once again considered "undisturbed earth", and the majority of the settlement has taken place. Some settlement can still occur after this five year period, but typically not to the degree that occurred in the first five years.
- Other conditions and deficiencies can also allow for settlement or movement, including but not limited to; excessive rain, drought conditions, improper grading surrounding the structure, inadequate footer drains, the composition of the soil, the floor structure design, etc. Cracks or movement associated with these conditions typically will require some degree of repairs.

All cracks initially start as a small crack, which is another reason I can not render an opinion on a cracks severity. Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

Important Information / Limitations: Comment Key - Definitions

This report divides deficiencies into three categories; **Recommendations (in orange)**, and **Minor Defects/Maintenance Items/FYI (colored in blue)**. Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their level of concern, based solely on the Inspectors professional opinion.

RECOMMENDATION - Items or components that were found to include a functional or installation related defect. These items may or may not have been functional at the time of inspection, however, its functionality may be impaired, and/or the defect may lead to further problems (most defects will fall into this categorization). Some recommendations will have **SAFETY DEFECT** at the beginning of the information section.

SAFETY DEFECT - Items or components that represent a safety concern. Even though they are RED, sometimes this items are inexpensive but we deem a safety concern of which you should be aware. (I.e. Smoke detectors)

Maintenance/FYI - This category will include items or components that may need minor repairs to improve their function or efficiency, or found to be in need of recurring or basic general maintenance.

This category will also include FYI items that could include observations, information, limitations, upgrades, areas, or components, systems, at or past the end of their typical service life, yet were in the opinion of the inspector, still functional at the time of inspection. Repairs or replacement should be anticipated, budgeted for, on items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

These categories are our professional judgement and based on what we have observed at the time of inspection, while drawing upon our experience conducting thousands of inspections. This categorization of a concern ("**Maintenance or FYI**", "**Recommendation**", or "**Safety Concern**") contains recommendations in each comment are more important than its category.

Due to your perception, opinions, or prior experience you may feel defects belong in a different category, and you should feel free to consider the importance you personally believe they hold during your purchasing decision.

2: EXTERIOR

Information

General Info: Elevation Photos



General Info: Exterior Limitations

A home inspection does not include an assessment of geological, geotechnical, hydrological, or environmental conditions. The following items are also excluded from this inspection:

- Awnings and similar seasonal accessories.
- Recreational facilities.
- Outbuildings and water features.
- Hot tubs and landscape lighting systems.
- Exterior drinking fountains and well pumps.

Additionally, upper-level exterior surfaces and other physically inaccessible sections of the home are excluded due to their height or lack of safe access.

General Info: Probing of Wood

The SC Standards of Practice requires any areas of wooden trim, siding, or other wooden areas are probed if water damage (wood rot) is suspected. **Hidden damage is always a possibility at these areas.** These areas of damage will require further and destructive evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a qualified professional.

Driveway(s): Driveway(s)

Concrete, Typical Cracking Present

Driveway(s) are inspected to determine any visible deficiencies that may be present such as; cracking, displacement, or other damage, and the related impacts to the home if any.

**Driveway(s): Concrete - Common Cracks**

Minor settlement or "hairline" cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Driveway(s): Vehicle(s) Present

Vehicle(s) were present in the driveway or other parking areas. This limits visual access of affected surfaces. I recommend evaluating this area on your final walkthrough, or at a time after vehicles are removed.

Walkway(s): Walkway(s)

Concrete, Brick Pavers

Walkway(s) are inspected to determine any visible deficiencies that may be present such as; cracking, displacement, or other damage, and the related impacts to the home.

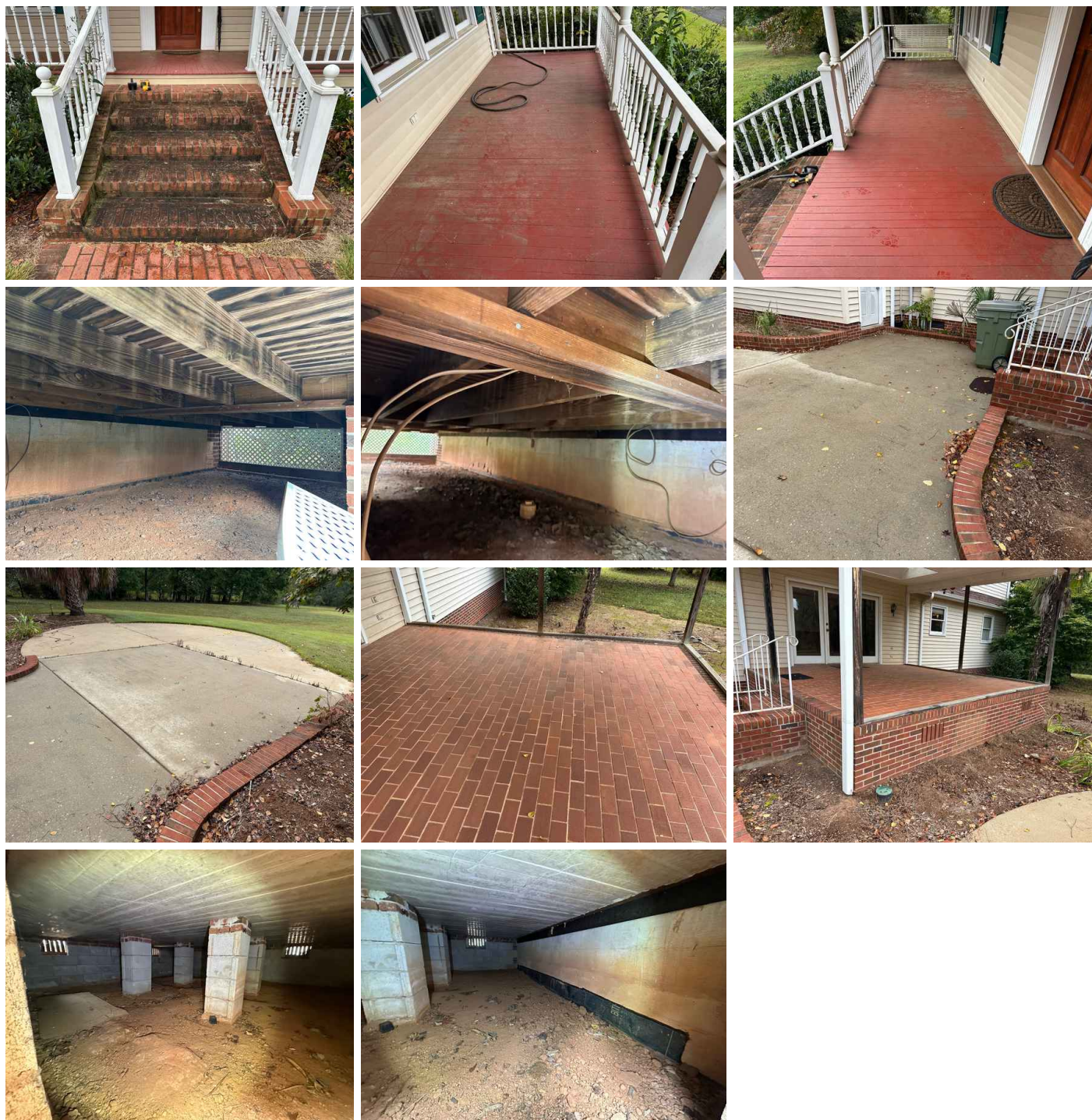
**Walkway(s): Common Cracks**

Minor settlement or "hairline" cracks in walkways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Porch/Patio: Porch/Patio Description

Wood, Wood Railings, Wood Columns, Concrete, Brick

The porch/patio area was inspected looking for significant defects.



Porch/Patio: Common Cracks - Concrete

Minor settlement or "hairline" cracks in patios are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Exterior Doors: Exterior Door(s) Description

Wood, Metal

All exterior doors were inspected by looking for damage, proper flashing and weatherstripping, other defects, their operation, etc.

**Exterior Doors: Lockset Information**

Locksets (deadbolts & door handles) are not inspected for functionality with keys or codes. They will be reported on regarding misalignment with the door and their intended function, such as preventing issues with closing, latching, or locking properly, as well as general operation.

Exterior Cladding: Exterior Cladding

Vinyl Siding

The exterior cladding was inspected looking for damage, flashings, moisture intrusion evidence or access points, etc.



Eaves/Soffit/Fascia: Soffit & Fascia Description

Vinyl Soffit, Aluminum-Clad Fascia

The soffit and fascia were inspected at visible portions looking for any water damage or other significant defects.



Window/Door Trim: Exterior Window/Door Trim Description

Wood

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc.



Caulking: Exterior Caulking

The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

Railings: Railing(s)

Wood, Metal Railing(s), Painted

The railings(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

**Grading/Surface Drainage: Grading/Drainage Conditions**

Ground Generally Graded Away from Home

The grounds in contact with the structure were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade (if applicable).



Grading/Surface Drainage: Grading Limitations

Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. Items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems.

Vegetation: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure.



Exterior Spigots: Spigot(s) Information

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, etc.



Repair/replace

2.2.1 Driveway(s)

CRACKING WITH VEGATATION GROWTH

Cracks with vegetation growth were observed on the driveway surface. It is recommended to treat the vegetation with an appropriate grass/weed killer and seal the cracks to prevent further damage and deterioration.

Recommendation

Contact a qualified driveway contractor.





2.4.1 Porch/Patio

WEATHERED/AGED WOOD

PATIO

Weathered wood was present on the patio. Recommend repair or replacement.

Recommendation

Contact a qualified professional.



2.4.2 Porch/Patio

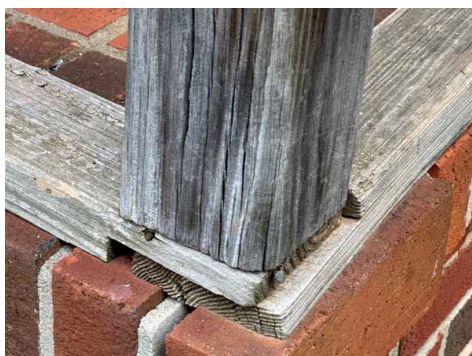
SUPPORT POST CONCERNS

PATIO

There were concerns with the patio support posts. A post was bowed or warped. The posts also did not appear to be properly secured at the top or base, and 4x4 posts may be undersized for proper support of the roof structure. Recommend repair as needed by licensed contractor.

Recommendation

Contact a qualified professional.



2.6.1 Exterior Cladding

VINYL SIDING DAMAGE PRESENT

LEFT REAR OF HOME

Damage was observed in areas of the vinyl siding, including holes, cracks, or other defects. These issues can compromise the siding's ability to protect the home from weather and moisture intrusion.

Recommendations:

- Repairs or replacement of the damaged vinyl siding sections should be performed to restore functionality and appearance.
- Work should be conducted by a qualified professional experienced in vinyl siding repair to ensure proper installation and sealing.

Prompt attention to these issues is advised to prevent further deterioration or underlying damage.

Recommendation

Contact a qualified siding specialist.



2.6.2 Exterior Cladding

MOISTURE STAINING PRESENT

FRONT OF HOME

Moisture staining was noted on portions of the siding, which may include algae, mildew, or similar growth. Left untreated, this can contribute to deterioration of the siding material and negatively impact the appearance of the home.

Recommendations:

- Clean the affected siding using appropriate cleaning solutions designed for siding materials.
- Ensure proper precautions are taken to avoid damage to the siding during the cleaning process.
- Inspect for potential underlying causes of moisture retention, such as inadequate drainage or vegetation in close proximity to the siding, and address as needed.

Ongoing maintenance, including regular cleaning and inspections, is recommended to prevent future issues.

Recommendation

Contact a qualified professional.



2.8.1 Window/Door Trim

WOOD ROT PRESENT

FRONT RIGHT OF HOME

Water damage was observed on the exterior trim in the referenced areas. Repairs or replacement of the damaged trim, as needed, is recommended to prevent further deterioration and maintain the integrity of the structure.

Recommendation

Contact a qualified window repair/installation contractor.



Repair/Replace



2.8.2 Window/Door Trim

WEATHERED WOOD/TRIM

WINDOWS AND DOORS ALL AROUND HOME

Weathered wood and trim were observed on the referenced windows and doors. Painting the moldings as part of routine maintenance is recommended to prevent moisture-related damage. Re-finishing and painting of the windows are advised, and any damaged wood identified during re-finishing should be repaired or replaced as needed.

Recommendation

Contact a qualified painting contractor.



Repair/Replace



2.8.3 Window/Door Trim

UNPAINTED TRIM - BOTTOM TRIM

BACK DOOR

The wood below door thresholds should be painted to prolong its lifespan and help deter insect infestation. Regular maintenance, including repainting as needed, is recommended to protect these areas.



Repair/Replace

Recommendation

Contact a qualified professional.



2.10.1 Railings

NO RAILINGS PRESENT

Heights of greater than 30" are required to have railings for safety. No railings are present at the referenced areas.

Recommendation

Contact a qualified professional.



2.12.1 Vegetation

VEGETATION AGAINST/NEAR THE HOME

LEFT OF HOME

There was vegetation in contact with, or in close proximity to the home in areas. Pruning or removal of any plants that are within 1-2 feet of the home is recommended to eliminate pathways of wood destroying insects, and to allow moisture to adequately dry behind these areas after rainfall events.

Recommendation

Contact a qualified landscaping contractor



2.12.2 Vegetation

LIMBS CONTACTING ROOF SURFACE

REAR OF HOME

Tree or bush limbs were contacting the roof surface. These limbs can abrade the shingles causing damage, as well as holding moisture against the roof surface. Cutting back all branches at least 10' away from the roof is recommended.

Recommendation

Contact a qualified tree service company.



2.13.1 Exterior Spigots

RECOMMEND SECURING SPIGOT

REAR OF HOME



Recommend securing at exterior spigot(s) where needed.

Recommendation

Contact a qualified professional.



2.13.2 Exterior Spigots

NOT FUNCTIONAL

REAR OF HOME

FYI - The spigot was not functional at the time of inspection. I recommend consulting with the sellers as to its operation, as it could be as simple as a shut off valve being off.

Recommendation

Contact the seller for more info



2.13.3 Exterior Spigots

DRIP LEAK - OFF POSITION

LEFT REAR OF HOME

The spigot had a drip leak while in the off position. Repairs are recommended.

Recommendation

Contact a qualified plumbing contractor.



3: ROOF

Information

General Info: Inspection Method/Limitations

From the Ground

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

General Info: Inspected From Ground

The roof was inspected from ground level. This inspection should be viewed as a limited inspection of visual portions only. If a more thorough inspection is needed, I recommend consulting a roofing contractor.

General Info: Wet Roof Surface

FYI - The roof surface was wet at the time of inspection. When the surface of asphalt composition shingles are wet, it can obscure some surface deficiencies due to saturating the asphalt. When asphalt ages, it dries out, and can even somewhat fade in color, but water will saturate these areas, and give them a black and "new" appearance. The condition of the roof surface is limited to the visible conditions at the time of inspection. Any damage that may present itself in differing weather conditions are excluded from this inspection.

Roof Covering Material: Architectural Shingles

First Third of Life, 5-10 Years

The roof covering consists of architectural composition shingles, also known as dimensional shingles. These "premium" shingles are thicker and heavier—often 50% more—than traditional 3-tab shingles. They are manufactured with a fiberglass reinforcement mat layered with multiple coatings of asphalt, topped with ceramic-coated granules. The granules provide protection against weather elements such as wind, rain, and UV rays.

Architectural shingles typically offer higher wind resistance, better leak prevention, and longer warranties compared to 3-tab shingles. However, due to the numerous variables that affect the lifespan of roofing materials, I do not estimate the remaining service life of any roof coverings, in accordance with industry inspection Standards of Practice.

Factors influencing the lifespan of roof coverings include:

- Roofing material quality: Higher-quality materials generally last longer.
- Number of layers: Roofs with shingles installed over existing layers tend to have shorter lifespans.
- Structure orientation: Southern-facing roofs typically wear out more quickly due to greater sun exposure.
- Roof pitch: Lower-pitched roofs age faster than steeper roofs.
- Climate: Weather conditions such as wind, rain, and snow impact the durability of the roof.
- Color: Darker-colored shingles absorb more heat, which can shorten their lifespan compared to lighter-colored shingles.
- Attic ventilation: Poor attic ventilation can increase heat, reducing the lifespan of shingles.
- Vegetation conditions: Overhanging trees, branches touching the roof, and leaf accumulation can significantly decrease roof longevity.

To maintain warranty coverage, architectural shingles must be installed according to the manufacturer's guidelines. These requirements can vary widely depending on the manufacturer and shingle style.

While we will inspect the roof to the best of my ability, verifying proper fastening, underlayment adequacy, and flashing compliance is not possible due to the non-visible nature of these components. Confirming proper installation would require invasive and potentially damaging methods. Therefore, this inspection is limited to visually accessible portions of the roof.

Roof Surface Condition: Shingles Information - Viewed from Ground

The shingles were inspected from the ground at visibly accessible portions looking for excessive granule loss, signs of curling or delamination, and/or any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



Roof Flashings: Flashing(s)

Metal, Rubber Roof Boots

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible).

Roof Penetrations: Roof Penetration(s) Type(s)

Plumbing Stack Vent(s), Fixed Roof Exhaust Vent(s)

**Roof Penetrations: Roof Penetration(s) Information**

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Roof Penetrations: Penetrations(s) Viewed From Ground Level

The roof penetration(s) were viewed from ground level and were found to be satisfactory at visible portions at the time of inspection unless otherwise noted in this report. The penetration(s) are also looked at from the attic (if accessible), to look for signs of leaks, etc.

Chimney(s): Chimney(s)

Masonry -- for wood burning fireplace with terracotta flue

The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.



Chimney(s): Chimney - Flashing Limitations

The chimney flashing was inspected for significant defects at visible portions. At the time of inspection no reportable conditions were visibly present unless otherwise noted in this report. Unfortunately the full installation of the flashing was not visible due to being covered by the shingles on a masonry chimney, while cladding can obscure all visibility on framed chases. The inspection of this flashing is limited to visible portions only along with an inspection of ceilings in the area looking for moisture staining, and/or the roof decking in the attic (as accessible). Going forward I recommend monitoring the ceilings in the chimney area looking for moisture staining and having an initial (pre-purchase) or annual evaluation of this flashing performed by a qualified roofing contractor as desired, to ensure it is performing as intended. This is the most common area for roof leaks, which can allow for substantial damage if not caught early.

Gutters / Downspouts: Gutter(s)/Downspout(s)

Aluminum

The gutters/downspouts were inspected looking for proper attachment, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing or repairs may be needed at seams or endcaps.



Gutters / Downspouts: Recommend Maintaining Gutters

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

Gutters / Downspouts: Downspouts Terminated Below Grade

All gutters

Some downspouts terminated below grade. Their connection to a drain tube could not be confirmed.



Repair/replace

3.3.1 Roof Surface Condition

GLOEOCAPSA MAGMA

FRONT AND RIGHT OF HOME



Black streaks and staining were observed on the roof in certain areas. This discoloration is caused by cyanobacteria known as *Gloeocapsa magma*. If left untreated, this cyanobacteria can damage the ceramic granules on the shingles, potentially shortening their overall lifespan. Treatment to remove the growth is recommended to prevent further deterioration and to maintain the roof's integrity.

For more information about *Gloeocapsa magma*, you can visit: [Wikipedia - Gloeocapsa magma](#)

Recommendation

Contact a qualified roofing professional.



3.3.2 Roof Surface Condition

DAMAGED SHINGLE(S)

LEFT REAR OF HOME



Damaged shingle(s) were observed on the roof surface. It is recommended to repair or replace the affected shingle(s) to prevent potential water intrusion and maintain the roof's overall integrity.

Recommendation

Contact a qualified roofing professional.



3.3.3 Roof Surface Condition

MOSS GROWTH ON SHINGLES

LEFT FRONT OF HOME



Moss growth was observed on portions of the roof surface. Moss can trap moisture against the roof, potentially leading to premature aging or damage to the shingles. I recommend having the moss removed by a qualified individual.

After removal, the areas previously covered by moss should be re-inspected for any underlying damage to ensure the roof's integrity is maintained.

Recommendation

Contact a qualified professional.



3.5.1 Roof Penetrations

FLASHING BOOT(S) LIFTED

REAR OF HOME

There were flashing boot(s) present that were lifted off of the roof surface, this can allow for rainwater infiltration under the boot. Sealant is recommended to be placed on the underside of the boot flanges, sealing it to the roof surface.

Recommendation

Contact a qualified roofing professional.



Repair/Replace



3.6.1 Chimney(s)

LEVEL II CHIMNEY INSPECTION RECOMMENDED

A level II chimney inspection is needed prior to close to fully understand the chimney conditions and whether they are safe to use for any purpose, gas or wood burning.

Regardless of types and conditions reported herein, we can not see nor report on the condition of the chimney and its structure from foundation through/above the roof as this requires specialized training and camera equipment.

Clients are cautioned that chimney repairs can be expensive, and safety concerns may not be addressed in this report. We do however, have certified chimney sweeps on staff, and can provide this service as an additional type of inspection

This may be scheduled by calling our office at 864.386.3810.

Recommendation

Contact a qualified chimney sweep.



Repair/Replace

4: ATTIC & ROOF STRUCTURE

Information

General Info/Limitations: Accessibility Limitations

Attics are navigated as best as possible; levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. Areas of the attic that were able to be safely physically and visually inspected. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

General Info/Limitations: Finished Floor Present

Portions of the attic contained a "finished" floor which obscured the insulation level, ceiling joists, wiring, etc. The inspection of the attic is limited to visual portions only.

General Info/Limitations: Insulation Between Rafters

Insulation was present between the rafters in areas. The condition of the sheathing and rafters could not be determined in these areas and are excluded from this inspection.

General Info/Limitations: Vaulted Ceilings Present - Not Physically Accessible

Vaulted ceilings were present in areas of the home. Portions of the attic with vaulted ceilings present can not be "walked" due to low clearance, and accessibility issues. These areas were inspected from accessible portions as best I could. Any areas not visible are excluded from this inspection.

Inspection Method: Inspection Method

Walked Where Possible

The referenced physical obstructions listed may block or hinder physical accessibility of the attic or portions of the attic, the percentage of the attic that was able to be safely traversed will be listed above. The inspection of the attic area and roof structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection.

Inspection Method: Walked Where Possible - Clearance, Framing, HVAC Ductwork

This attic was physically walked where possible, but areas of low clearance, framing, and HVAC ductwork limited safe accessibility to all areas. The inspection of the attic is limited to visible portions only, any areas or items not visible are excluded from this inspection.

Attic Access: Access Type/Location

Scuttle Hole(s), Upper Level

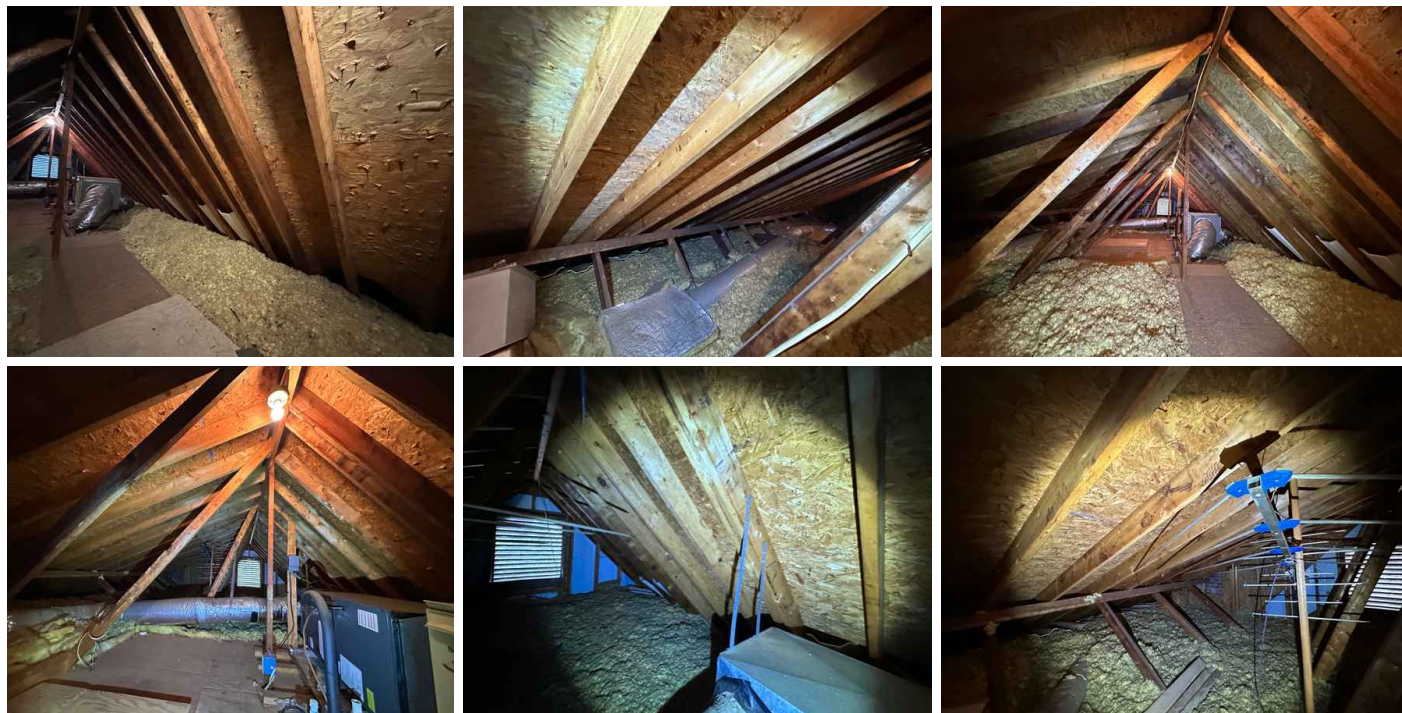
The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access.



Roof/Ceiling Structure: Structure Type

Stick Built, OSB Sheathing

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies.

**Insulation: Insulation Type/Average Depth**

Blown In, 10 to 14 inches, Standard for this area is R-30

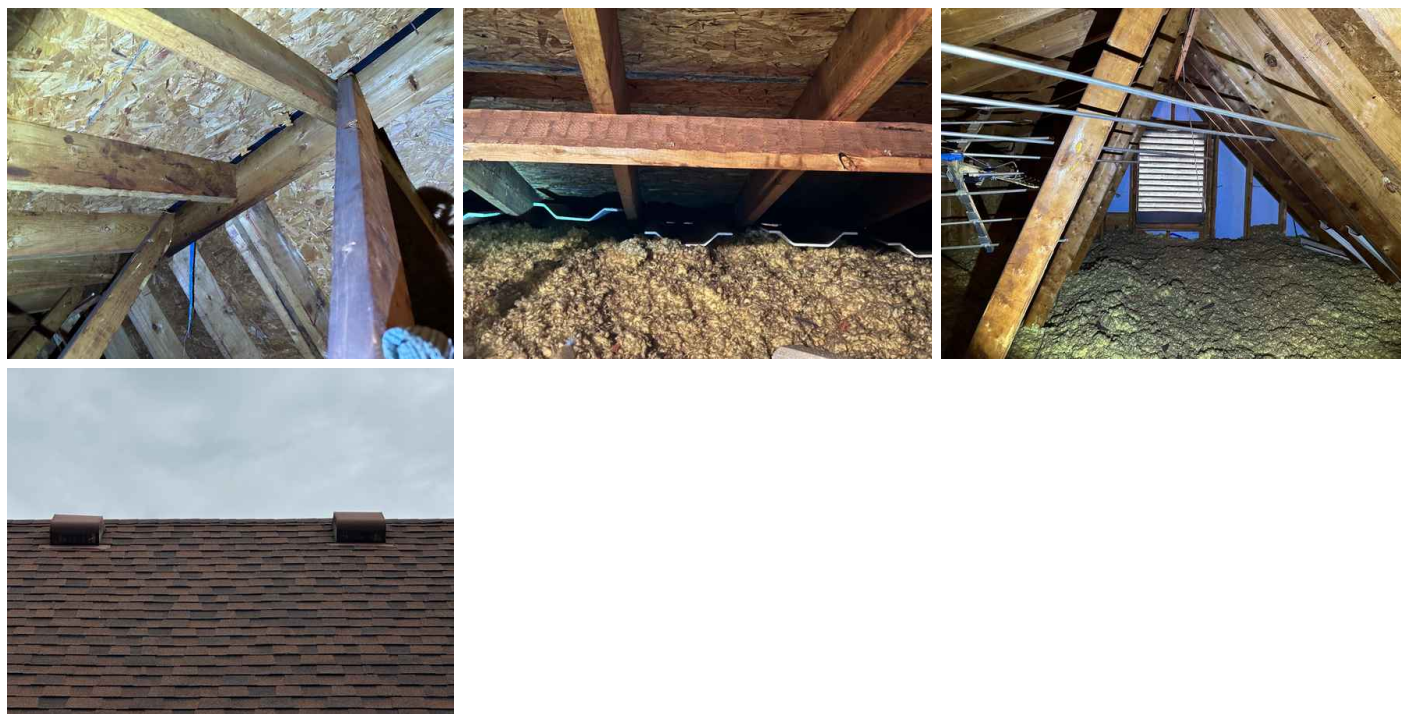
The insulation was inspected to determine the approximate depth and type. Current building standards recommend approximately 10-14 inches of insulation to achieve an R-30 rating. Depending on when the home was constructed anywhere from 8-14 inches may be present.



Ventilation: Ventilation Types

Ridge Exhaust Venting, Soffit Inlet Vents, Gable Vents, Fixed Roof Deck Vents

The attic ventilation was reported on by a visual inspection of the above designated ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted.



Vent Piping Through Attic: Vent Pipe(s)

Plumbing Vents Not Visible in Accesible Areas of attic, Inspected at Exterior Only

Visible portions of the plumbing vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks.

Repair/replace

4.6.1 Ventilation

WHOLE HOUSE FAN - CONTROL NOT FOUND



What appeared to be a whole house fan in the bonus room was not tested as controls could not be found. This area of the attic was inaccessible, so it was not able to be inspected from the attic.

Recommendation

Contact a qualified professional.



5: STRUCTURE

Information

Crawl Space: Crawl Space

Obstructions / Safety Concerns

Low Clearance, Insulation
Between Joists, HVAC Ductwork,
Plumbing Pipes

General Info: Combination - Crawlspace/Basement

Pier & Beam - Crawlspace, Concrete Slab - Basement

This foundation involves wood posts or concrete piers set deep into the ground that bear the weight of the building. A pier and beam foundation does not rest directly on the ground, instead it is elevated a minimum of 18" above. A slab foundation is limited to visual portions of the slab only and is present in the basement area. When floor coverings are present I will look for sloping floors or cracking of tile floors which may be indicators of slab foundation problems.

General Info: Insulation Between Joists/Trusses

Insulation was present between the floor joists/trusses. This insulation obscured visual accessibility of the subfloor, as well as most portions of the floor structure (joists, etc.). Portions of the plumbing, wiring, and HVAC ductwork, as applicable, are also typically partially covered. This insulation is not moved or manipulated in any way to observe hidden components. The possibility of hidden defects exists in areas that were not visible.

General Info: Insulation Present at Rim Joist Area

The rim joist area around the perimeter of the foundation was covered by insulation. This obscured visual accessibility of the rim joists, sill plate, and joist ends. The condition of these components are excluded from this inspection.

General Info: Partially Finished Basement

A partially finished basement was present. A full inspection of all items including, but not limited to the beams, columns, floor structure / joists, subfloor, foundation walls, etc. was not possible due to finished walls, floors, and ceilings. Any comments made relating to these items are limited to visual portions only. The finished basement area is covered in the "Interior" section of the report.

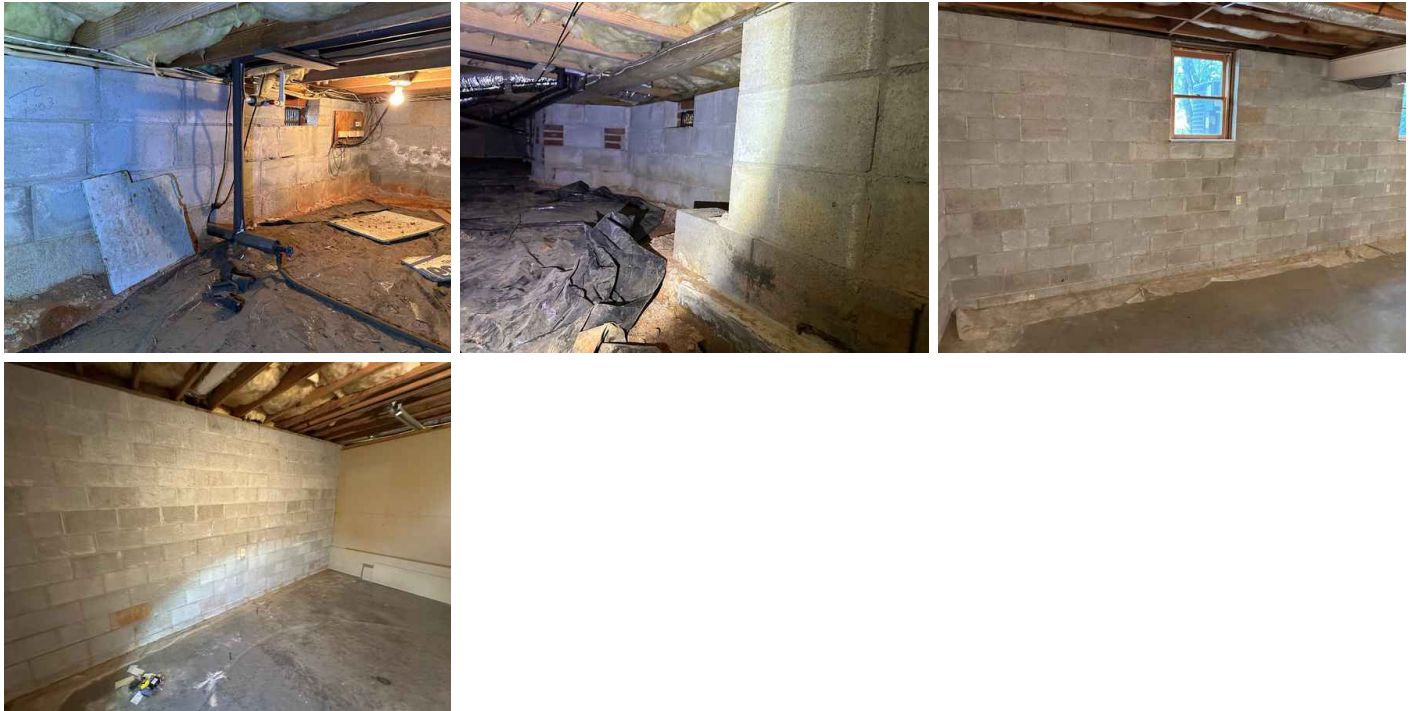
General Info: Visual Limitations

The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

Foundation Walls: Foundation Wall(s)

Cinder Block

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies.



Foundation Walls: Foundation Wall Cracks Information and Limitations

Foundation wall cracks are reported on by their presence and visual condition as existing at the time of inspection only. I can not render a professional opinion as to a crack's severity, cause, whether it has been recently active, or if further movement may occur; as this would require invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to its history.

Cracks on foundation walls will be reported as either being within normal tolerances, or outside of normal tolerances as they appeared at the time of inspection.

- Cracks reported as being within normal tolerances contained a crack width of less than 1/8", contained no lateral displacement, and/or had no tapering of the crack width present.
- Cracks reported as being outside of normal tolerances may have contained a crack width 1/8" or larger, contained lateral displacement, was horizontal in orientation, and/or had a tapering crack width. Cracks outside of normal tolerances will always be recommended to be evaluated by a Structural engineer.
- Although cracks may be listed as being within normal tolerances, this observation only applies to their appearance at the time of inspection. Furthermore a crack within normal tolerances may have been in the same condition for years with no activity, or may be newly formed and still active. I recommend consulting with the seller(s) as to the history, including recent activity, of any cracking present on foundation walls.
- **Only a structural engineer can determine a crack's cause and true severity and they should be consulted to acquire more information in regards to any referenced cracks.**

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the crack's size.

Foundation Walls: Information/Limitations on Wall Cracks

Wall cracks are reported on by their presence and visual condition as existing at the time of inspection only. Determining the acceptability or severity of wall cracks is beyond the scope of a home inspection as determining a crack's cause, activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to its history. Another limiting factor is the recent activity of the crack, it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement, or if it is still active. I recommend both consulting with the seller(s) in regards to the cracks activity, and if a concern, evaluation by a structural engineer. Any references to cracks on foundation walls below grade will need to be sealed at a minimum to prevent the possibility of moisture/water infiltration.

Slab Perimeter: Foundation Perimeter Not Visible

The perimeter of the slab was not visible. The condition of the perimeter of the slab is excluded from this inspection.

Crawl Space: Access/Inspection Method

Basement, Wood Framed Access, Crawled

The crawl space area was inspected where possible. I make every attempt to inspect around the perimeter of the crawl space and then throughout the crawl space evaluating areas for moisture intrusion, damage, or other deficiencies. Inherently there are often areas that are either physically or visually inaccessible due to referenced obstructions and/or clearance issues. A percentage of the amount of the crawl space that was safely and visually accessible will be listed above. The inspection of the crawl space area is limited to visual portions only, and any items or areas not visually accessible are excluded from this inspection.



Crawl Space: Crawl Space Inspection Information

The crawl space area was inspected where possible. I make every attempt to inspect around the perimeter of the crawl space and then throughout the crawl space evaluating areas for moisture intrusion, damage, or other deficiencies. Inherently there are often areas that are either physically or visually inaccessible due to referenced obstructions and/or clearance issues. A percentage of the amount of the crawl space that was safely and visually accessible will be listed above. The inspection of the crawl space area is limited to visual portions only, and any items or areas not visually accessible are excluded from this inspection.

Vapor Barrier : Foundation Floor/Vapor Barrier Condition

Vapor Barrier Present

Vapor barriers also called ground covers (if present) are inspected to ensure they cover the entirety of the soil in the crawl space, that they are not damaged or dry rotted, and contain no gaps.



Moisture Presence: Indications of Moisture at Visible Portions

Efflorescence on Walls, Fungal Growth Present

Foundation walls and crawlspace area(s) are inspected for evidence of prior or active moisture intrusion. These conditions change during different seasons of the year and with periods of heavy rain and drought. Our inspection comments only on current conditions at the time of inspection.

Moisture Presence: Moisture Infiltration Information - Slab/Crawlspace

The base of the interior perimeter walls were inspected looking for signs of past or present water intrusion, stains, or any other signs of prior water intrusion. No signs of water / moisture intrusion was present at visible portions at the time of inspection unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate at a future time due to a heavy rain or changes in conditions. I highly recommend consulting with the sellers as to prior moisture infiltration into the home.

Ventilation: Ventilation Information

The crawl space ventilation was reported on by stating its presence and looking for indications of improper ventilation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**Columns and Beams: Columns and Beams**

Steel Columns, CMU Columns, Wood Beams, Metal Beams

The floor structure support(s) were inspected at visible portions looking for significant defects.



Floor Structure: Floor Structure

Wood Floor Joist, Upper Level Not Visible



Floor Structure: Moisture Readings - Within Normal Range

At the time of inspection wood moisture content was measured below 20%. According to state standards, this is considered acceptable. Moisture content will vary throughout the year as humidity and weather conditions change. Thus why it is important to monitor this measurement as it is an early indicator of potential concerns.



Floor Structure: Floor Structure Not Visible

The floor structure of the home was not visible due to the referenced visual limitations found above. No indications of deficiencies were observed at visible portions, but the possibility of reportable conditions exists at areas that were not visibly accessible.

Wall Structure: Wall Structure Description

Not Visible

Limited view due to finishing materials. In the case of finished or partially finished basements, walls and ceilings in the finished basement are covered and structural members are not visible. We can not see behind these coverings.

Repair/replace

5.7.1 Moisture Presence



MOISTURE INFILTRATION INFORMATION - BASEMENT

Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion was present at visible areas below grade unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions. ***I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later water infiltration occurred due to a rainfall event.*** For this reason, I highly recommend consulting with the sellers as to prior moisture infiltration into areas below grade.

Recommendation

Contact a foundation contractor.

5.7.2 Moisture Presence



MOISTURE - EVIDENCE OF PAST/PRESENT MOISTURE

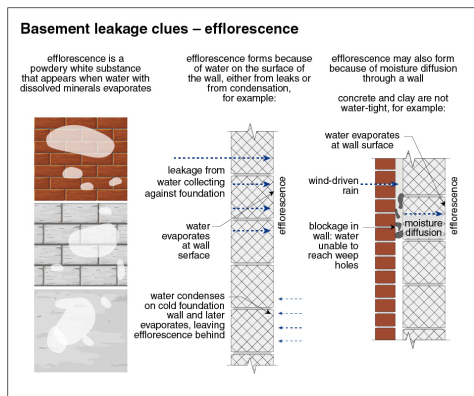
REAR OF CRAWLSPACE

There was evidence of past/present moisture infiltration into areas below grade (referenced at the top of the Foundation section of the report). This moisture can come from grading deficiencies, downspout terminations or damage to drain tubes, a high water table, and/or other deficiencies. I recommend consulting with the sellers in regards to prior moisture infiltration into this area.

A full evaluation is recommended to be conducted by a foundation or grading contractor to determine the exact source of the moisture or indications of past moisture, with repairs made to prevent or manage future moisture infiltration.

Recommendation

Contact a foundation contractor.



5.7.3 Moisture Presence



FUNGAL GROWTH PRESENT

CRAWLSPACE

Fungal growth was present on areas of the referenced floor structure.

1. Evaluation and repairs to the source of the growth is recommended to be conducted by a qualified contractor familiar with building sciences and ventilation.
2. Collecting samples of the growth and sending the samples to an accredited laboratory is recommended to be conducted by a mold inspector.
3. If the testing results of the fungal growth is determined to be mold, evaluation and remediation is recommended to be conducted by an environmental contractor.

We offer an immediate testing type to identify protein growth consistent with fungal species that may be added at the time of the inspection, as these environmental services are outside the scope of a routine whole home inspection.

Recommendation

Contact a qualified mold remediation contractor



6: KITCHEN

Information

General: Kitchen - 360 Virtual View(s)**Oven/Range: Range Anti-tip Bracket Present**
Not Applicable**Cabinets, Countertops: Cabinet(s)/Countertop(s)**

Wood laminate, Solid Surface

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation.

**Cabinets, Countertops: Personal Belongings Present**

Personal belongings were present in the kitchen cabinetry and/or on the countertops. These belongings covered the cabinet floor and wall surfaces. The condition of the portions not visible are excluded from this inspection.

Cabinets, Countertops: Satisfactory Condition - Aged

The cabinets and countertops, while aged, were in satisfactory at the time of inspection. Some repairs may be needed in areas due to age or heavy use.

Kitchen Sink(s): Kitchen Sink Information

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Undersink Plumbing - Kitchen: Plumbing Information

Thermoplastic PVC (Polyvinyl Chloride) - normally white in color, Copper

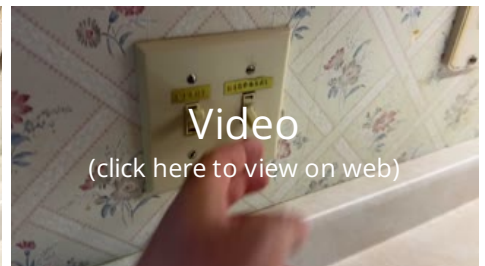
The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies.



Garbage Disposal: Disposal Information

Disposal

The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste.



Dishwasher : Dishwasher Information

General Electric

The dishwasher was tested using normal controls, and the unit ran at the time of inspection. The efficiency of the unit, drying efficiency or other functions are not tested for.



Oven/Range: Oven/Range Information

Whirlpool, Wall Mount Oven(s), Electric

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. Unless otherwise noted in this report.

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed.



Cooktop: Cooktop Description

General Electric, Electric Coils

All cooktop heating elements, whether gas or electric, were turned to "High", and were functional at the time of inspection.

**Exhaust Fan: Hood/Fan Description**

Broan, Vented to Exterior

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on.

**Microwave: Microwave Description**

General Electric

The microwave was tested by initiating it on "Cook" mode, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested for.



Refrigerator: Refrigerator Description

No Refrigerator Present

Appeared functional at time of inspection. Refrigerators are inspected by temperature to check temperatures of refrigerator and freezer areas.



Repair/replace

6.5.1 Garbage Disposal

ROMEX WIRING PRESENT

SAFETY CONCERN: Romex wiring is present. Romex is prone to nicking and this area is commonly associated with storage. Recommend installation of protective covering for safety.

Recommendation

Contact a qualified electrical contractor.



Repair/Replace



6.6.1 Dishwasher

WATER VALVE OFF - NOT TESTED

The water valve for the dishwasher was in the "off" position and the dishwasher was not inspected for functionality. I recommend confirming proper operation prior to closing.

A leak was present at the valve. Recommend repair.

Recommendation

Contact a handyman or DIY project



Maintenance/FYI

Repaired by licensed plumber on 10/9/2025- see attached invoice



6.8.1 Cooktop

AGED UNIT

The cooktop was an aged unit. Repairs or replacement should be anticipated in the future.

Recommendation

Contact a qualified professional.



Maintenance/FYI

7: INTERIOR AREAS

Information

Windows: Final Walk Through Recommendation

Make sure all windows are operated during your final walk through.

General Info: Interior - 360 Virtual View(s)



Walls/Ceilings: Walls/Ceilings Description

Drywall, Wallpaper, Vaulted

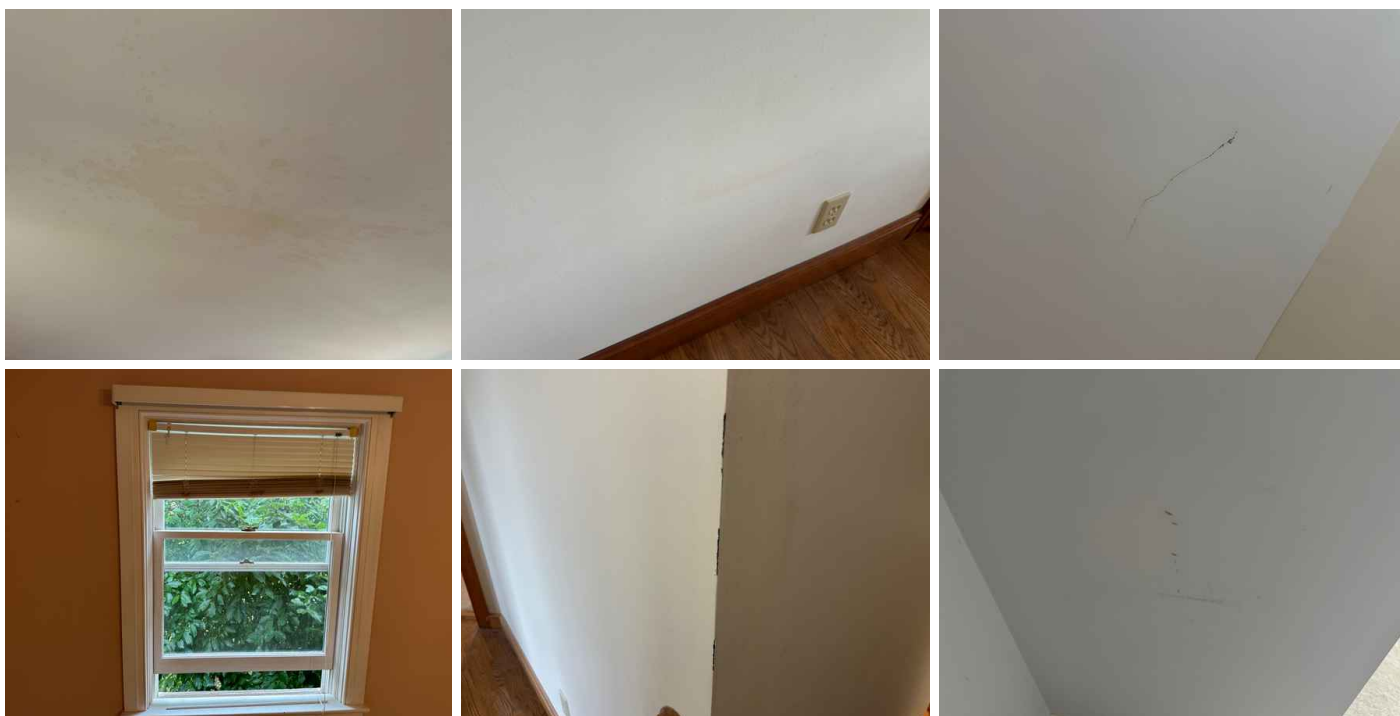
Visible portions of the interior walls/ceilings were inspected looking for signs of moisture infiltration, settlement cracking, significant damage, or other significant deficiencies. The ceilings throughout the home were inspected looking for moisture intrusion/staining due to roof leaks or leaking plumbing pipes. Settlement cracks, and significant defects were also inspected for.



Walls/Ceilings: Cosmetic Deficiencies

Throughout

FYI - Cosmetic deficiencies were present to wall, floor, and/or ceiling surfaces.



Walls/Ceilings: Cracking Present on Walls/Ceilings

Kitchen

FYI - Cracking was present on the wall(s) and/or ceiling(s). Some cracks in homes may be present due to standard settlement of the structure and/or expansion and contraction; but if the cracking is accompanied by sloping or un-level floors, binding doors, or settlement cracking on foundation walls, a structural problem may exist. Evaluation of the structure by a structural engineer is recommended if cracks are present with any accompanying signs of settlement.



Walls/Ceilings: Indications of Movement/Settlement Limitations

FYI - Interior indications of movement and/or settlement are limited to their visible condition as existing at the time of inspection only. Indications of settlement will be reported as either being minor, moderate, or significant as it visually appeared at the time of inspection. Although indications of settlement may be listed as being minor or moderate in nature, this observation only applies to the settlement's visible appearance at the time of inspection. Furthermore minor or moderate indications of settlement may have been in the same condition for years with no activity, or may be still active. I recommend consulting with the seller(s) as to the history, including recent activity, of any indications of settlement.

Walls/Ceilings: Normal Wear and Tear Present

The interior wall, floor, and ceiling surfaces appeared to be in satisfactory condition at visible portions, taking into consideration normal wear and tear which may include: scuffs or small holes on walls, stains on carpets or hardwood floors, gaps present at mouldings, areas in need of painting, and other imperfections. These wear and tear items are not reported on, and if a concern, should be evaluated and quoted for repairs or refinishing as desired by qualified tradespeople.

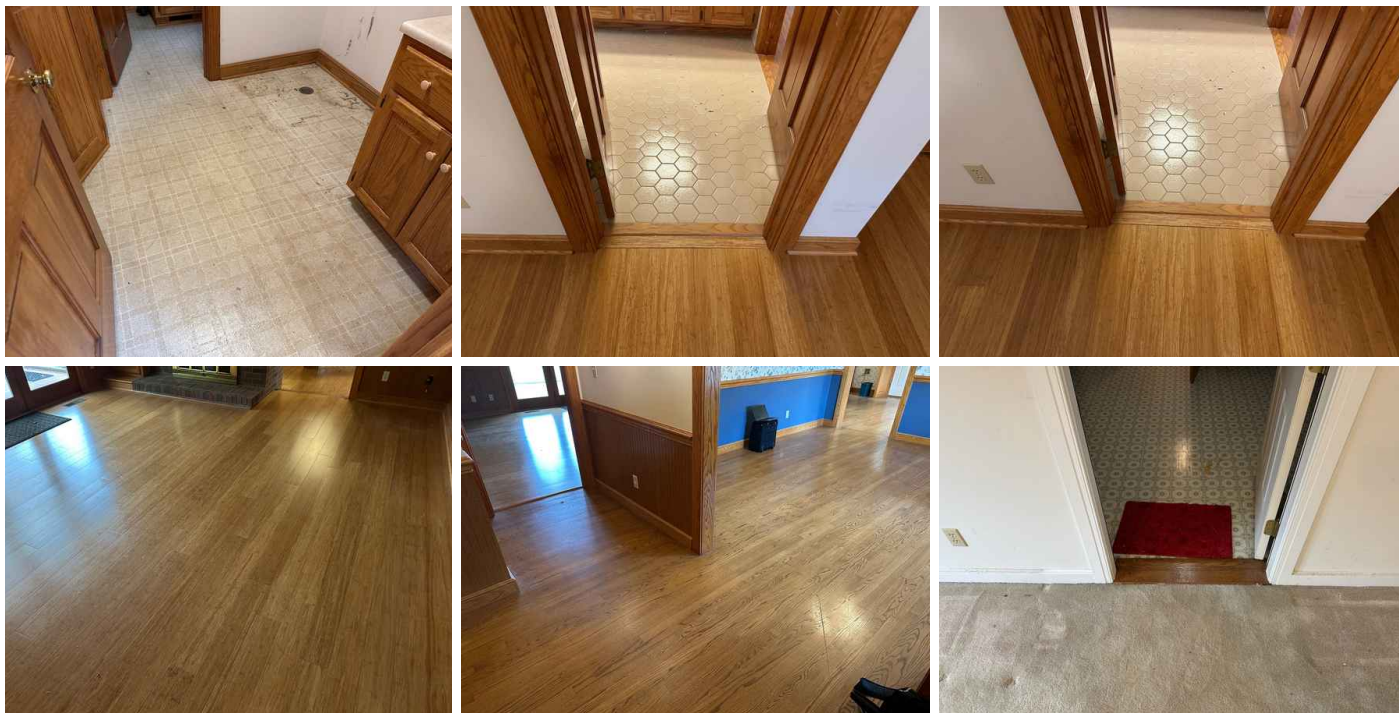
Walls/Ceilings: Wallpaper

We cannot see behind wallpaper. This may hide current or past damages such as water leaks in ceilings and walls or structural cracks and defects.

Floors: Flooring Description

Laminate, Hardwood Type, Carpet, Tile, Vinyl

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies.



Stairways and Railings: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.



Interior Doors: Interior Door(s) Information

Wood, BI-Folding

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor.

**Windows: Window(s) Information**

Vinyl, Wood, Single Hung, Double Hung, Double Glazed

The windows were inspected by operating a representative number (I will try and operate every window in the home, in the event personal belongings block accessibility to some, I will not be able to test those). Their operation was tested, along with looking for damage, broken glass, failed seals, etc.



Windows: Glass Seal Failure Limitations

Reporting on double pane glass seal failure is not required and glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

Windows: Operated - Aged

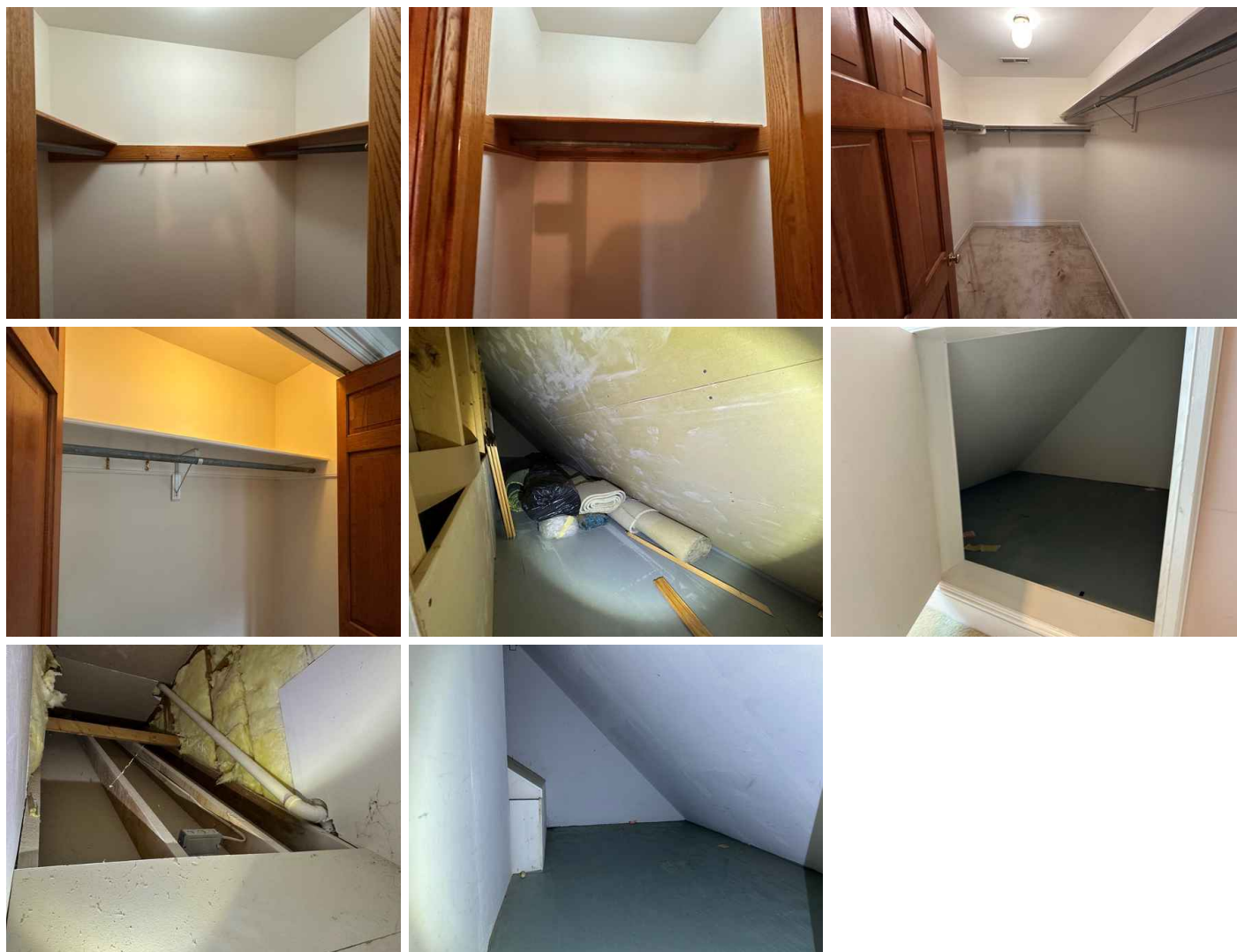
Wood windows

The windows that were operated, were functional and in satisfactory condition with respect to their age. These windows are older and may need detailing in areas for smooth operation, and to remain open. Any exceptions will be listed below.

Closets: Closet Surfaces Visually Obstructed

No

The closets were inspected by testing the operation of their doors and looking for significant defects.



Ceiling Fans: Ceiling Fan Information

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies.



Fireplace(s): Fireplace Information

Wood Burning - Pre-Fabricated Firebox, Living Room

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). **An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period.** No significant deficiencies were observed at visual portions unless otherwise noted in this report.



Repair/replace

7.2.1 Doorbell

DOORBELL NOT FUNCTIONAL

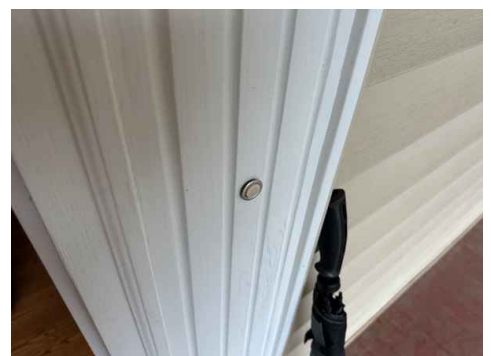


Maintenance/FYI

The doorbell did not operate when tested. This could be a deficiency with the door bell button, chime, or transformer. Repairs or replacement is recommended as needed for proper operation.

Recommendation

Contact a qualified electrical contractor.



7.3.1 Walls/Ceilings

UNKNOWN STAIN PRESENT

MASTER BATHROOM

An unknown stain was present on the referenced ceiling, and the cause of the stain could not be determined. I recommend inquiring with the seller as to any information regarding the stain or its source.

Recommendation

Contact the seller for more info



7.3.2 Walls/Ceilings

PEELING PAINT PRESENT

MASTER BATHROOM

An area of peeling paint was present on the ceiling, and the cause could not be determined. I recommend consulting with the sellers.

Recommendation

Contact the seller for more info



7.4.1 Floors

CARPET STAINS

UPPER LEVEL

Stains were present on the carpet in areas.

Recommendation

Contact a carpet cleaner.





7.5.1 Stairways and Railings

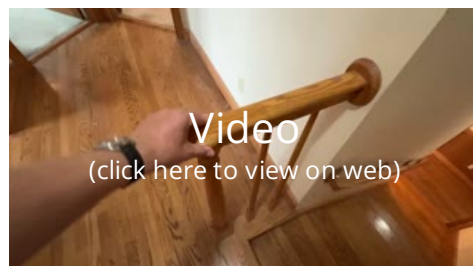
HANDRAIL/STAIR RAILING LOOSE

The handrail and/or stair railing was loose in areas. Repairs to properly secure the railing is recommended by a qualified person.

Recommendation

Contact a qualified professional.

 Repair/Replace



7.7.1 Windows

WINDOWS INOPERABLE - NON-BEDROOMS

LIVING ROOM

The window(s) in the referenced areas were stuck, painted shut, or otherwise inoperable. Repairs are recommended for proper operation.

Recommendation

Contact a qualified window repair/installation contractor.

 Repair/Replace



7.7.2 Windows

MOISTURE/CONDENSATION DAMAGE PRESENT

MULTIPLE WOOD WINDOWS

There were windows present with moisture damage to the interior sash and frames that is typically associated with condensation forming on the inner pane of glass. Repairs to any affected areas is recommended.

Recommendation

Contact a qualified handyman.

 Repair/Replace



7.10.1 Fireplace(s)

 Repair/Replace**LEVEL II CHIMNEY INSPECTION**

A level II chimney inspection is recommended prior to close to fully understand the chimney conditions and whether **they are safe to use for any purpose, gas or wood burning**. Regardless of types and conditions reported herein, we can not see nor report on the condition of the chimney and its structure from foundation through/above the roof as this requires specialized training and camera equipment.

Clients are cautioned that chimney repairs can be expensive, and safety concerns may not be addressed in this report due to lack of visibility. We do however, have certified chimney sweeps on staff, and can provide this service as an additional type of inspection

This may be scheduled by calling our office at 864.386.3810.

Recommendation

Contact a qualified chimney sweep.

7.10.2 Fireplace(s)

 Repair/Replace**CREOSOTE BUILD-UP**

Some degree of creosote build-up was present at visible portions of the firebox and flue. Maintenance and cleaning is recommended to be performed by a chimney sweep.

Recommendation

Contact a qualified fireplace contractor.



8: BATHROOM(S)

Information

General Info: Bathroom - 360 Virtual View(s)



General Info: LIMITATIONS -Damage not Visible/Hidden or Undisclosed Damage

- Water damage is not always visible or accessible to the inspector at the time of inspection. While every effort is made to determine the presence of leaking hidden areas may be present and in the absence of visible water damage AT THE TIME OF INSPECTION, we specifically exclude and disclaim these hidden areas as we can not see behind walls, showers, tile, etc. Showers are known to leak if not properly maintained. Unfortunately, some areas may be hidden and undisclosed, and for these, we are not responsible. We specifically recommend you, as our Client, have a discussion with the Seller, as to maintenance and history of anyb repairs, modifications, or renovations in these areas for your knowledge and protection. All missing/damaged caulking should be replaced. Recommend all tile edges and tub/shower walls be periodically checked -- then caulked and sealed as necessary to prevent moisture penetration. Recommend all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. Failure to keep shower walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection. • All missing/damaged caulking should be replaced.

Cabinets, Countertops: Cabinet/Countertops Information

Wood laminate, Solid Surface

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation.

**Cabinets, Countertops: Satisfactory Condition - Aged**

The cabinets and countertops, while aged, were in satisfactory at the time of inspection. Some repairs may be needed in areas due to age or heavy use.

Bath Sinks: Sink Information

Sinks are inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies, as well as inspecting any visible portions of the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Undersink Plumbing - Bathroom: Plumbing Information

Thermoplastic PVC (Polyvinyl Chloride) - normally white in color, Copper

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing.

**Undersink Plumbing - Bathroom: Personal Items Obstructed View**

Stored items were present in the cabinet(s). This may obscure visual accessibility of some areas; including the plumbing and cabinet floor. The inspection of this area is limited to visual portions.

Tub(s): Tub(s) Information

Hydro-massage Tub

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself.

Tub(s): Hydromassage Tub Information

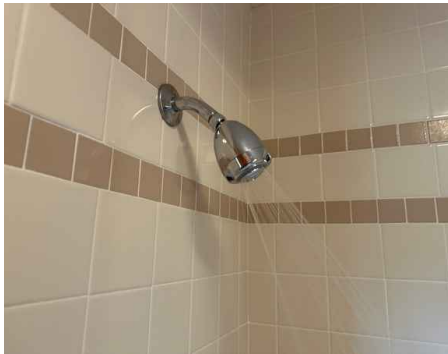
The hydromassage tub was inspected by filling the tub with water to a level above the jets, and then initiating the motor to check that the motor was functional. The tub was then drained to check for leaks and/or damage or cracking in the tub. No significant deficiencies or leaks were observed at visible portions, at the time of inspection, unless otherwise noted in this report.



Shower(s): Shower(s) Information

Tile, Same as Tub, Plastic/Fiberglass

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects.

**Toilet(s): Toilet(s) Information**

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location.



Exhaust Fans: Exhaust Fans Information

Yes

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months.



Repair/replace

8.3.1 Bath Sinks

STOPPER INOPERABLE

UPPER LEVEL SINKS

Repairs are recommended

Recommendation

Contact a qualified professional.

 Repair/Replace



8.3.2 Bath Sinks

LEAK PRESENT FROM FIXTURE BASE

MASTER BATHROOM

Leaking was present from the faucet/fixtures base. Repair to rectify the leaking is recommended.

Recommendation

Contact a qualified plumbing contractor.

 Repair/Replace



8.5.1 Tub(s)

**CAULKING NEEDED AT TUB/FLOOR**

Gaps were present where the bathroom floor transitions to the tub. Sealing the area where the floor transitions to the bathtub is recommended to prevent water intrusion to the subfloor below.

Recommendation

Contact a qualified professional.



8.5.2 Tub(s)

**STOPPER MISSING**

A stopper / pop-up was not present in the tub. The installation of a proper stopper is recommended.

Recommendation

Contact a qualified professional.



8.5.3 Tub(s)

**DAMAGE TO FINISH**

Minor damage was present in the finish of the tub. Repairs are recommended.

Recommendation

Contact a qualified professional.



8.5.4 Tub(s)

**JETTED TUB MOTOR NOT FUNCTIONAL**

The jetted tub motor was not functional at time of inspection. Repairs are recommended for proper operation.

Recommendation

Contact a qualified electrical contractor.



8.6.1 Shower(s)

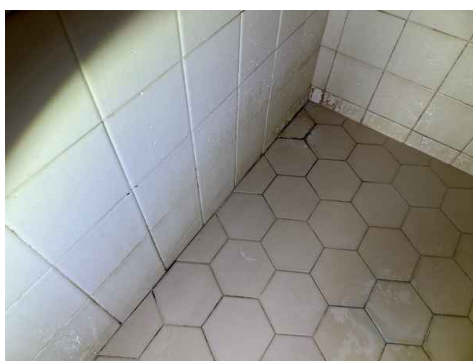
CAULKING/GROUT RECOMMENDED

MASTER AND MAIN LEVEL SHOWERS

Failure to keep shower walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

Recommendation

Contact a qualified professional.



8.7.1 Toilet(s)

TOILETS NOT TESTED

MAIN LEVEL

The main level toilets were not tested as one was shifted and not attached at the base, and the other had a known leak. Recommend repair and verification of proper function.

Recommendation

Contact a qualified professional.



**Repaired by
licensed plumber on
10/9/2025-see attached
invoice**

9: LAUNDRY

Information

General Info: Laundry - 360 Virtual View(s)



Dryer Vent: Maintenance

Annual cleaning of dryer vent is recommended for safety.

General Info: Cabinets/Countertops

The cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation.



General Info: Washer / Dryer Not Present

A washer and/or dryer was not present. The electrical outlets, dryer vent, and washer hookups were only visually observed.

Laundry Appliances: Washer Information

120 VAC Outlet Present, Not Present

Unless otherwise noted in this report, operated as designed using normal controls.

The washing machine water supply valves were **NOT** operated at the time of inspection. We do not turn them on or off, and **if** the washer was turned on that is the only indication of their performance.



Laundry Appliances: Dryer Information

Not Present, Electric 240VAC, 4 Prong Dryer Outlet

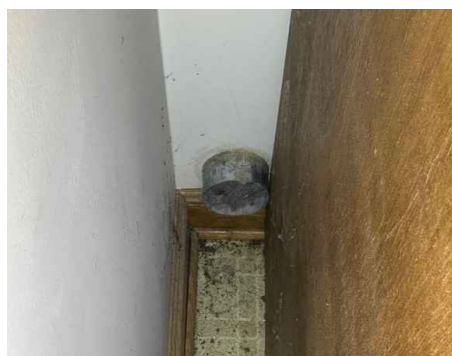
Unless otherwise noted in this report, operated as designed using normal controls.



Dryer Vent: Dryer Vent Information

Exterior, Proper Smooth Bore Pipe

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions.



Repair/replace

9.2.1 Laundry Appliances

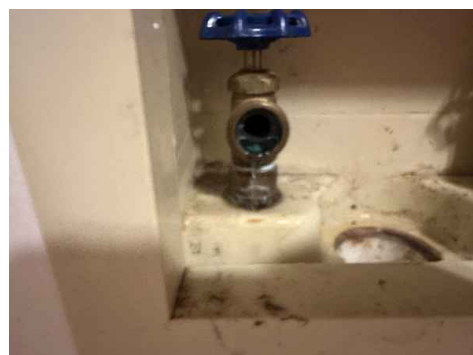
VALVE(S) LEAKING

A drip leak was present from the water valve(s). Repairs are recommended to rectify any leaks.

Recommendation

Contact a qualified professional.

Repair/Replace



**Repaired by licensed plumber on
10/9/2025-**

see attached invoice

10: GARAGE

Information

General Info: Garage - 360 Virtual View(s)	Garage Floor/Sill Plates: Personal Belongings	Garage Floor/Sill Plates: Sill Plates Not Visible
	Portions of the garage floor were not visible due to personal belongings.	Sill plates behind finishing materials are not visible to inspect.

General Info: Fire Wall Separation Information

Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead). No holes, openings, penetrations should be present on the walls and/or ceiling in the area unless properly sealed with an approved sealant. These upgrades are recommended for safety if not present, and a qualified contractor can be consulted for more information.

Garage Door(s): Garage Door Information

Aluminum Sectional, Insulated

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies.



Garage Door Opener(s): Opener Description(s)

Two Openers Present:, Craftsman

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested).



Garage Door Safety: Safety Sensor(s) Information

The safety sensor(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. The system was functional unless otherwise noted in this report.

Garage Floor/Sill Plates: Floor/Sill Plate Description

Concrete, Elevated Sill Plates

Visible portions of the concrete slab were inspected looking for significant deficiencies and significant cracking. Any references to cracks on basement or garage concrete slabs should be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.



Fire Rated Sheathing: Fire Rated Sheathing Information

Not Required when Built

The walls appeared to be in satisfactory condition at the time of inspection. Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades will be recommended for safety.



Fire Rated Sheathing: Belongings Blocked Full Visibility

Personal belongings in the garage blocked visual accessibility to portions of the walls. The inspection is limited to visual portions only.

Fire Door : Fire Door Information

No - Not Required when home was built

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current safety standards require the interior door to be comprised of steel or solid wood measuring at least 1 3/8" thick, or a door that is 20 minute fire rated, for proper garage to living space separation. Interior doors in homes built prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded for safety.



Fire Door : Auto Closure Device Missing

There was no self-closing device on the door between the house and the garage.

Repair/replace

10.3.1 Garage Door Opener(s)

AGED UNIT(S)

The garage door opener(s) were aged unit(s). Although functional at the time of inspection, repairs or replacement should be anticipated due to the age of the unit(s). Remaining life is undeterminable.

Recommendation

Contact a qualified professional.



Maintenance/FYI

10.4.1 Garage Door Safety

EYES INSTALLED TOO LOW

The photoelectric eye sensors were installed too low. These sensors are recommended to be installed between 6 and 8 inches from the floor (dependent on manufacturer). Repairs are recommended to achieve the proper height.

Recommendation

Contact a qualified garage door contractor.



Repair/Replace



10.7.1 Fire Door

SEPARATION DOOR CONTAINS GLASS



Repair/Replace

SAFETY CONCERN: The door between the garage and living areas contained glass. This prevents the door from providing proper separation from the garage area in case of a garage oriented fire. A steel or solid wood door measuring at least 1 3/8" thick is recommended.

Recommendation

Contact a qualified door repair/installation contractor.



11: WATER HEATER

Information

Water Heater Condition: Water

Heater Manufacture Year

1990 Each

Water Heater Condition: Water

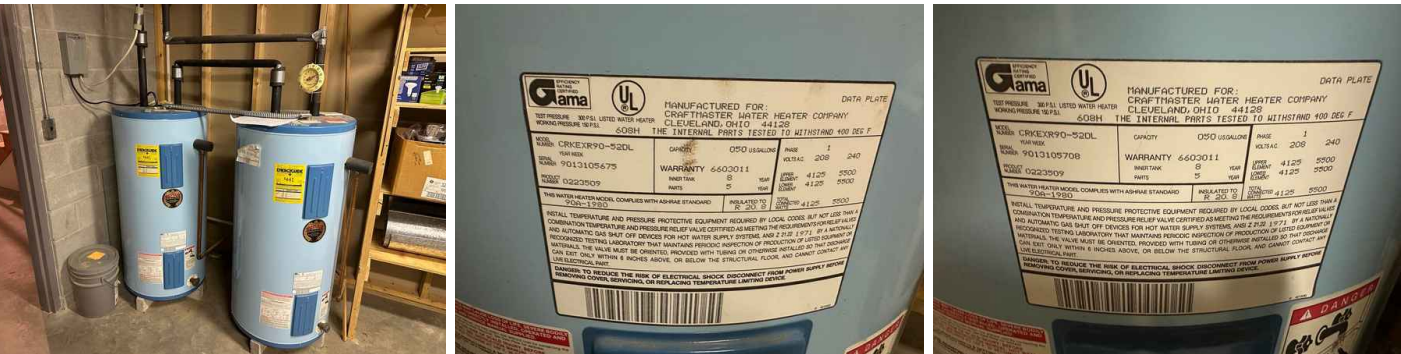
Heater Capacity

50 Gallons Each

Water Heater Condition: Type, Energy Source, Brand, Location

US Craftmaster, Basement, Conventional Storage Tank, Electric

Water heaters are inspected for installation, venting (if applicable), wiring, safety features, location, and combustion air availability (if applicable).



Water Heater Condition: Water Temperature

111.4 F

FYI - The maximum recommended water temperature produced at faucets in the home is 118 - 122 degrees due to the possibility of injury at temperatures greater than 122 degrees.



Water Heater Condition: Water Heaters In Series

Two water heaters were present plumbed in series. This is an energy saving feature as the first tank in series can be set to a lower temperature, which preheats the water before entering the second tank in series. Causing both tanks to work less.

Water Pipes: Water Pipe Information

Copper

Visible portions of the water pipes were inspected looking for significant deficiencies.



Water Pipes: Wrapped With Pipe Insulation

The water pipes were wrapped with pipe insulation at the time of inspection and were not fully visible for evaluation. No deficiencies were observed at visual portions unless otherwise noted in this report.

TPR Valve: TPR Description

Copper, Brass Fitting, Floor Drain

This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). If a PEX pipe is used, the pipe must be secured. It must terminate within 6" above the floor or in a location conspicuous to the homeowner if located in the attic or crawlspace. The end cannot be threaded or have a fitting. A TPR valve discharge pipe was present.



Repair/replace

11.1.1 Water Heater Condition

AGED UNIT

The water heater is near or nearing its typical service life. Repair/Replacement should be anticipated in the future due to the age of the unit alone. Depending on prior maintenance and other factors the unit may last much loonger than average appliances, however, the remaining life is undeterminable.

Recommendation

Contact a qualified professional.



12: HEATING, COOLING

Information

Exterior Unit(s) - Split System : Exterior Unit Manufacture Year 2015 each	Exterior Unit(s) - Split System : Exterior Unit Sizing 3 Ton, 2.5 Ton	Exterior Unit(s) - Split System : Exterior Unit Max Circuit Breaker Amperage 30amps
Interior Unit(s) - Split System : Interior Unit Age Manufactured 2015 Each	Interior Unit(s) - Split System : Interior Unit Sizing 36,000 BTU, 42,000 BTU	

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner **(not requiring ANY tools)**. If a more thorough inspection is desired, an HVAC contractor should be consulted.

General Info: HVAC Servicing Information

FYI - Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be performed by an HVAC contractor prior to the end of your inspection contingency period.

General Info: Heat Pump Not Tested - Temperature

The heat pump was not operated in the heating mode. To test in the Heat Mode, the outside air temperature must be below <65 degrees Fahrenheit. Turning on a heat pump to the heating mode at an outside temperature higher than 65 degrees may result in excessive refrigerant pressure and can damage heat pump components which are not designed or intended to be subjected to this pressure.

General Info: Split System HVAC Present

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat and,
- Interior ductwork to distribute conditioned air throughout the home.

Thermostat(s): Thermostat Information

Living Room, Upstairs Hallway, Digital - Non-Programmable

The thermostat was operated and it initiated the HVAC system, at the time of inspection. Thermostats are not checked for calibration or timed functions.



Thermostat(s): Non-Programmable Thermostat(s) Present

IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs.

Exterior Unit(s) - Split System : Exterior Unit Information

Electric AC Condenser (Heat Pump), Goodman, Left side of home

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. **Notwithstanding any limitations due to temperature.**



Condensate Drain Pipe: Condensate Drain Information

DWV Pipe

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection.



Heating and Cooling Distribution: Type of Ductwork

Flex Ducting In Attic/Crawlspace/Basement, Sheet Metal

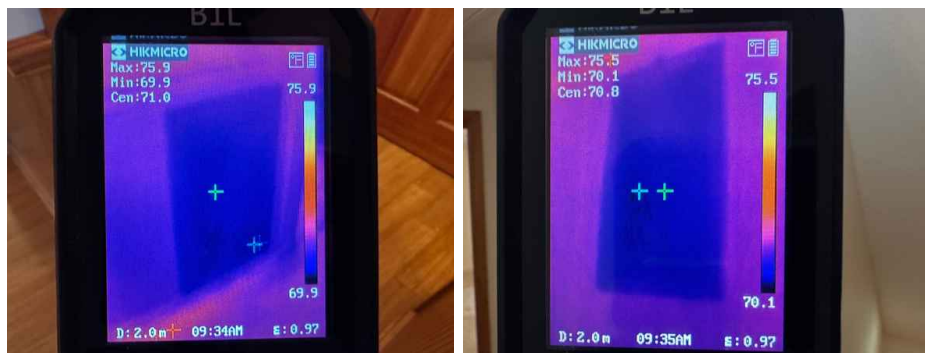
The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects.



Temperature Differential: Return Temperature

71 F Main Level, 70.8 F Upper Level

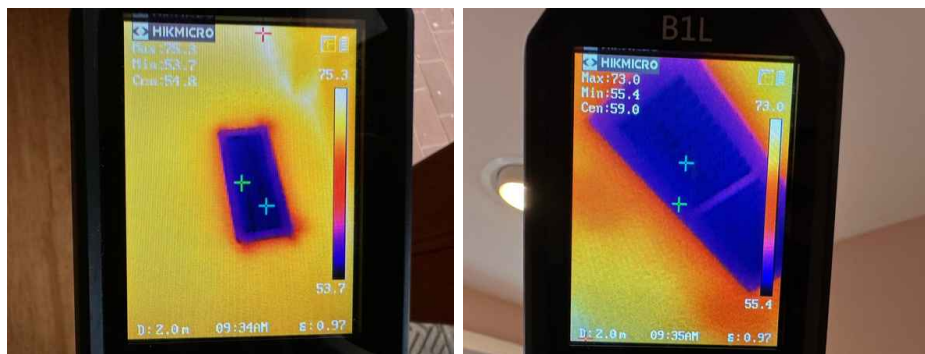
A temperature reading of the return air was taken at the time of inspection, to provide a baseline to compare output temperatures to, showing the system responded to normal operating controls. Adequate balance and distribution throughout the home is beyond the scope of a home Inspection. These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection. HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor.



Temperature Differential: Supply Temperature

53.7 F Main Level, 55.4 F Upper Level

A temperature reading of the supply air was taken at the time of inspection, to provide a baseline to compare output temperatures to, showing the system responded to normal operating controls. Adequate balance and distribution throughout the home is beyond the scope of a home Inspection. These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection. HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor.



Temperature Differential: Temperature Differential

17.3 F Main Level, 15.4 F Upper Level

Typical temperature differentials between return and supply air is 14 - 20 degrees in cooling mode, and 15 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

Temperature Differential: Heating Functionality of Unit Not Tested - Temperatures

The heating functionality of the unit(s) was not tested due to temperatures over 65 degrees at the time of inspection. HVAC manufacturers recommend not using the heating mode of HVAC units when the exterior ambient temperature is greater than 65 degrees (manufacturer specific), as a high pressure situation can occur. The coils on exterior units are on average 25% larger than indoor unit coils, this can allow the outdoor unit to absorb more btu/H than the interior unit can absorb, which can trip the pressure switch. If the pressure switch is defective it's possible to damage the compressor. Therefore the heating function of the unit is excluded from this inspection. I recommend consulting with the sellers in regards to the unit's past heating performance, obtaining maintenance records, and if a concern that it wasn't able to be tested, having an HVAC contractor to evaluate the system.

Temperature Differential: HVAC Testing Conditions - Temperature

The HVAC was tested per the existing settings (Heat/AC) on the thermostats and returned to their original temperature settings. We test in this manner due to the varying temperature changes throughout the 24 hours prior to and sometimes during the inspection itself. Manufacturer recommendations limit testing based on temperatures. Thus, we consider these recommendations and test on what the homeowner has already selected.

Repair/replace

12.3.1 Exterior Unit(s) - Split System



AGED UNIT(S)

The unit was nearing or at its typical service life. Repair/Replacement should be anticipated in the future due to the age. Depending on prior maintenance and other factors the unit could last anywhere from months to years, the remaining life is undeterminable. ***Due to its age servicing is recommended to be conducted to fully understand its current condition.***

Recommendation

Contact a qualified HVAC professional.

12.4.1 Interior Unit(s) - Split System



AGED UNIT(S)

The unit was nearing or at its typical service life. Repair/Replacement should be anticipated in the future due to the age. Depending on prior maintenance and other factors the unit could last anywhere from months to years, the remaining life is undeterminable. ***Due to its age servicing is recommended to be conducted to fully understand its current condition.***

Recommendation

Contact a qualified HVAC professional.

13: ELECTRICAL

Information

Service Drop: Service Drop Description

Underground Service Lateral, Rear of home



Service Grounding: Finished Ceilings

Ground wires not visible due to finished ceilings.

General Info: Low Voltage Systems/Wiring Not Inspected

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

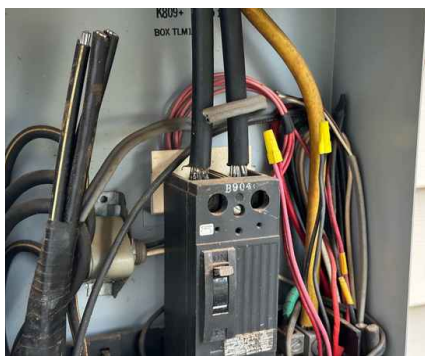
Service Drop: Underground Service Lateral Information

Power was supplied to the home via an underground service lateral. The meter and conduit appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

Service Entrance Wires/Amperage: Service Wires/Amperage

Aluminum, 400amps (2 X 200amps) 120/240VAC

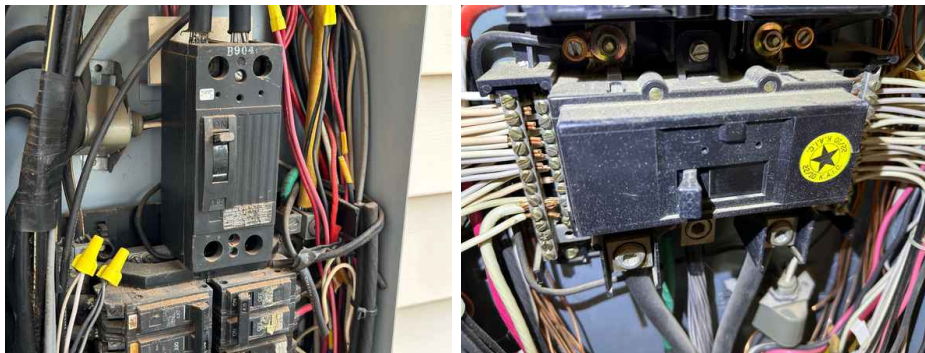
The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed.



Main Disconnect: Main Breaker/Service Disconnect Information

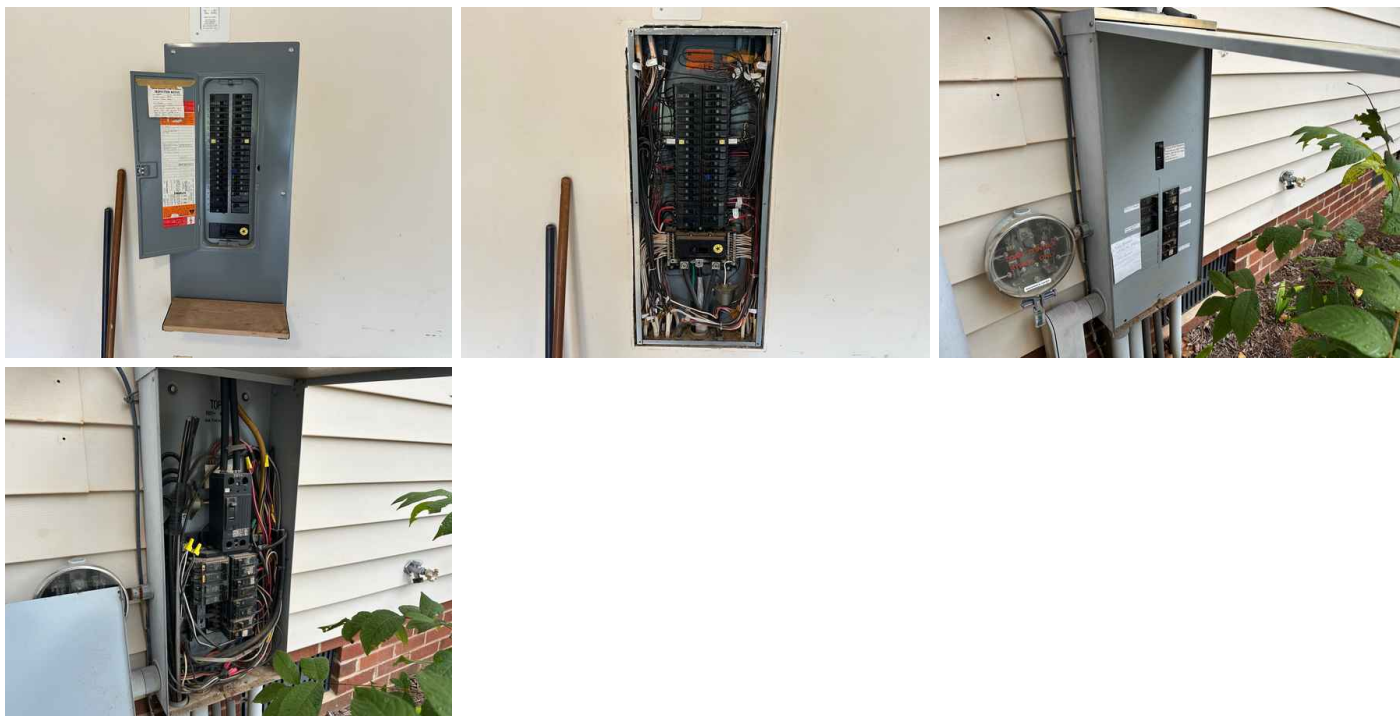
At Main Breaker in the Electrical Panel

The service disconnect or main was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

**Main Service Panel: Main Panel Information**

General Electric, Garage, Exterior of Home, Square D

The distribution panel(s) were inspected to ensure all distribution panel rules were followed; that the grounding conductors were isolated, floating, and bonded, etc. The breakers, if present, were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc.

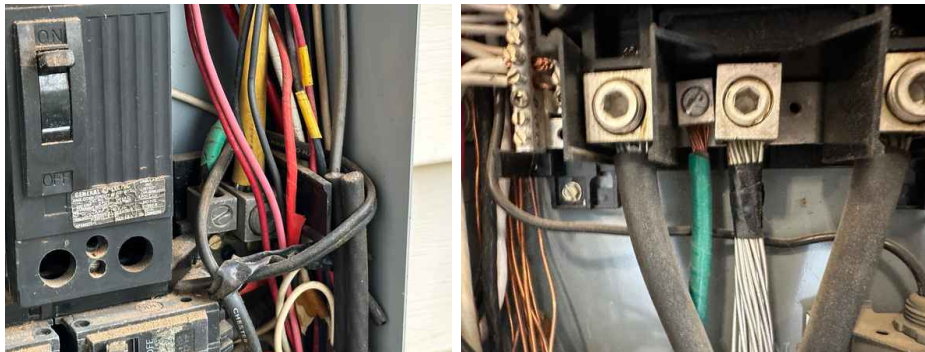
**Main Service Panel: Labeling Not Inspected**

Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.

Service Grounding: Grounding Type

Ground Rod Not Visible, Copper, Aluminum (Bare), Aluminum (Insulated)

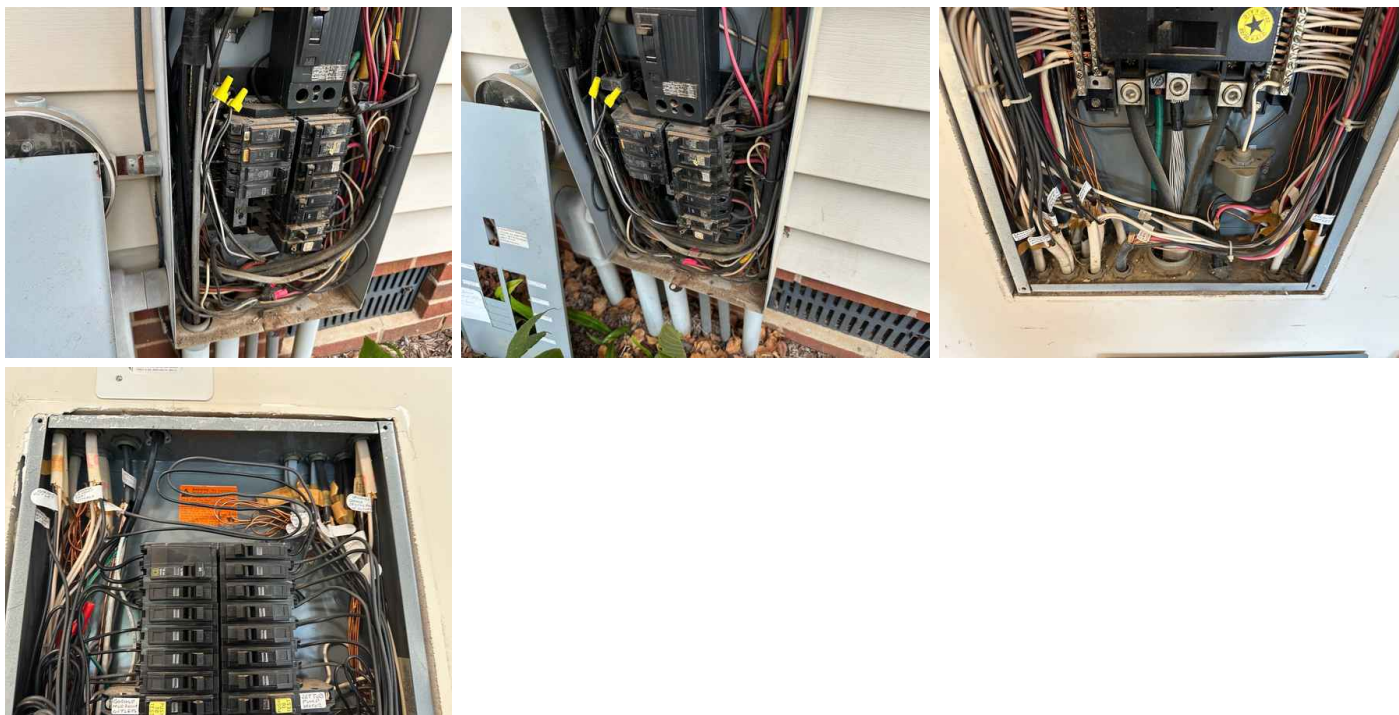
The grounding electrode conductor (GEC) was present and connected in the service equipment panel. Typically the attachment point to a grounding rod, etc. is not visible. No indications of deficiencies were observed at visible portions. This report may also refer to Electrode Ground Conductors using the term EGC.



Distribution Wiring : Visible Branch Wiring Information

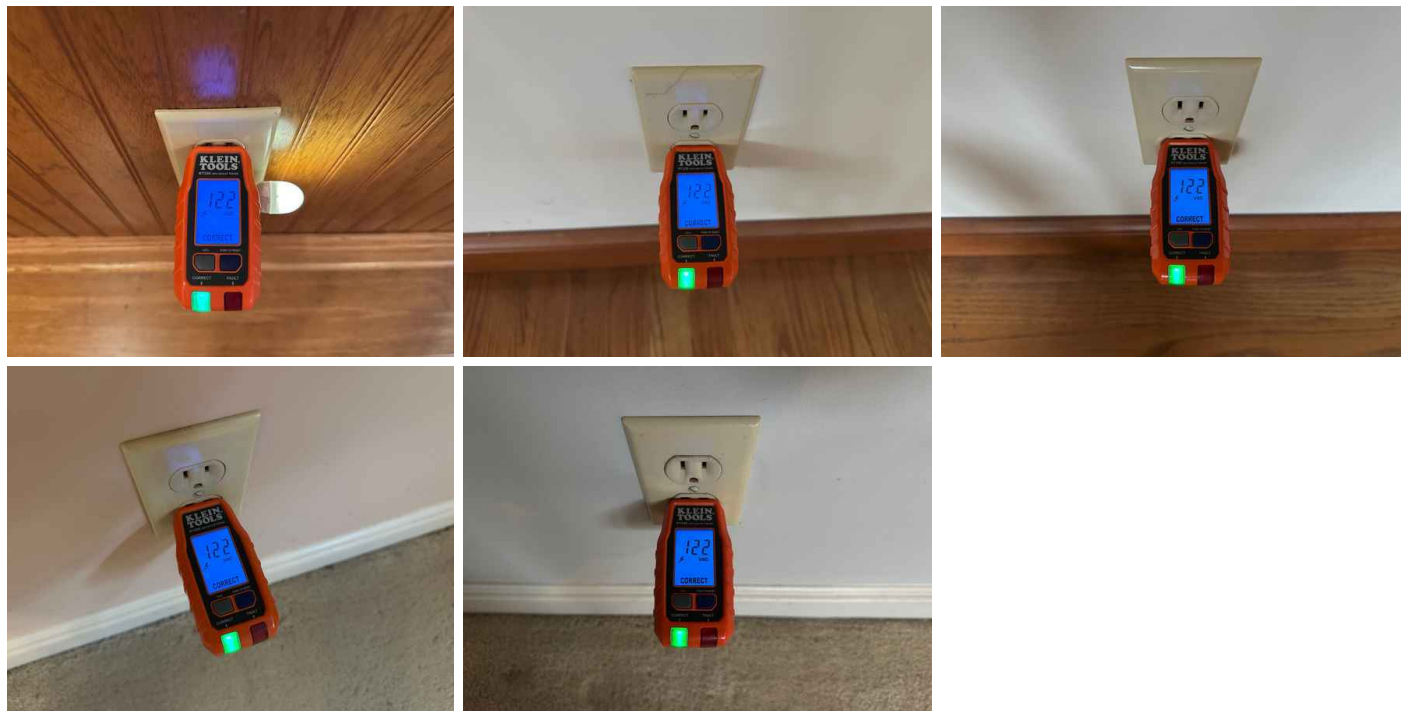
Non-metallic sheathed cable "Romex", Multi-Strand Copper, Multi-Strand Aluminum

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc.



Switches, Lights, and Receptacles: Switches, Lights, and Receptacles Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring.



Switches, Lights, and Receptacles: 220V/240V Receptacle(s) Not Tested

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

This includes, but is not limited to, items such as dryers, welders, Electric Vehicles (EV) charging stations, Auto Transfer switches (ATS) for generators, etc.

GFCI Protection: GFCI Protected Areas

Bathroom(s), Exterior, Garage

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" for safety. This protection is generally located where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built. This protection, if present, was tested and was functional at the time of inspection, unless otherwise noted in this report.

The [Consumer Product Safety Commission \(CPSC\)](#) provide [this fact sheet](#) if more information is desired.



AFCI Protection: AFCI Breakers Present

No

Arc-Fault (AFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" for safety. This protection is generally located living spaces and bedrooms. Although AFCI protection may not have been required in some or all of these areas when the home was built. This protection, if present, was tested.

AFCI Protection: AFCI - Not Required

The electrical code at the time this house was built did not require AFCI protection at these circuits. Nonetheless, we suggest you consider they be added to all bedroom circuits as an extra preventive safety measure.

Smoke Alarms / Detectors: Smoke Alarms Testing Information

The smoke alarm(s) that were present were tested by depressing the "test" button. This, unfortunately only tests the functionality of the audible alarm, as a true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection. It is recommend to test the alarms as soon as you move in, and monthly thereafter, replace the batteries every six - twelve months, and replace the alarms themselves every five to ten years (manufacturer specific). If the home is older than 10 years old I recommend removing the smoke alarms to check the manufacturing date on the back, and replacing any found to be over 10 years of age.



Smoke Alarms / Detectors: Smoke Alarms Present at All Required Locations

No

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>

CO Detectors: CO Detectors Tested

The CO detectors that were present were tested by depressing the "test" button, and an audible alarm sounded. This unfortunately only tests that the speaker works, as an actual test would consist of spraying concentrated CO at the detector to test for proper operation, which is beyond the scope of a home inspection.



CO Detectors: CO Alarms Present at all Recommended Locations

No

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and their requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

Repair/replace

13.5.1 Main Service Panel

DOUBLE TAPPING PRESENT

GARAGE PANEL

SAFETY CONCERN: "Double Tapping" observed on one or more circuit breakers--two wires on single breaker. These breakers appear not to be rated for double tapping. Qualified electrician repair.

Recommendation

Contact a qualified electrical contractor.



Repair/Replace



13.5.2 Main Service Panel

NO THERMAL HOT SPOTS OBSERVED - INFRARED

No hot spots were observed with an infrared camera in the distribution panel(s), under current loading conditions at the time of inspection.



Maintenance/FYI



13.7.1 Distribution Wiring

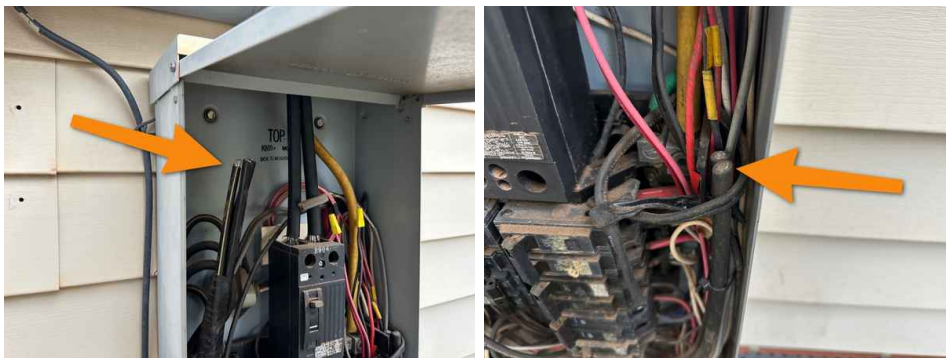
WIRING - EXPOSED TERMINATIONS PRESENT

EXTERIOR PANEL

SAFETY CONCERN: There were exposed wiring terminations/exposed wire ends present at the referenced area(s). Any exposed wire termination (live or not) in the home are recommended to either be removed, or terminated into a junction box.

Recommendation

Contact a qualified electrical contractor.



13.8.1 Switches, Lights, and Receptacles

LIGHT(S) NOT FUNCTIONAL

SCATTERED THROUGHOUT

There were light(s) present that were not functional. This could be something as simple as a burned out or missing bulb, a hidden or unknown switch that controls it, or be more extensive. I recommend confirming proper operation with the sellers prior to the end of your inspection contingency period. If these lights can not be verified to be functional prior to closing, repair as needed for proper operation is recommended.

Recommendation

Contact a qualified electrical contractor.

All light bulbs have been replaced





All light bulbs have been replaced

13.8.2 Switches, Lights, and Receptacles

UNSECURED SWITCH

GARAGE

SAFETY CONCERN: Unsecured switches were present. This is a safety hazard as the wiring connection can be compromised if the receptacle is disturbed. Proper mounting of the switches is recommended.

Recommendation

Contact a qualified electrical contractor.



13.9.1 GFCI Protection

GFCI PROTECTION NOT PRESENT/FOUND - AGE

KITCHEN

FYI - GFCI protection was not present/found at the referenced area(s), at the time of inspection. Likely not required when this home was built. GFCI protection is recommended to be present for the exterior, garage, basement, laundry area, and crawl space receptacles for safety, as well as kitchen and bathroom receptacles within 6 feet of a sink's edge. Repairs or upgrades as needed to ensure GFCI protection is present at all recommended locations for safety is recommended.

Recommendation

Contact a qualified electrical contractor.



13.9.2 GFCI Protection

NOT ALL BATHROOM RECEPTACLES PROTECTED

MAIN LEVEL RIGHT SIDE BATHROOM

SAFETY CONCERN: There were bathroom receptacle(s) present that were farther than 6 feet from a sink that were not GFCI protected. This was acceptable when this home was constructed as GFCI protection was required on bathroom receptacles within 6 feet of a sink's edge. Repairs are recommended.

Recommendation

Contact a qualified electrical contractor.

 Repair/Replace



13.11.1 Smoke Alarms / Detectors

SMOKE ALARMS NOT PRESENT AT ALL REQUIRED LOCATIONS

MISSING FROM UPPER LEVEL BEDROOM

SAFETY CONCERN: Smoke alarms were not present at all locations required by today's standards (referenced above). The installation of smoke detectors is recommended to be installed at all recommended locations for fire safety.

Recommendation

Contact a qualified electrical contractor.

 Repair/Replace



13.12.1 CO Detectors

CO ALARM(S) NOT PRESENT AT RECOMMENDED LOCATIONS

MISSING FROM UPPER LEVEL

SAFETY CONCERN: CO alarms were not present at all locations required by today's standards (referenced above). CO alarms are recommended for any homes containing gas appliances or an attached garage. The installation of CO detectors is recommended for safety.

Recommendation

Contact a handyman or DIY project

 Repair/Replace

14: PLUMBING

Information

General Info: Extended Vacancy Plumbing Information

FYI - Extended vacancy noted. Depending on how long the home has been vacant, the plumbing system can be affected. Rubber seals in fixtures, faucets, and valves need water in contact with them to remain pliable. A lack of water can cause them to dry out, and eventually leak. The same concept applies to waste and drain pipes, while water was ran through all drains in the home, the introduction of paper and solid waste may allow clogs to develop that were not present at the time of inspection. I can not replicate lived in conditions during an inspection. Due to this a sewer camera inspection is recommended as well as anticipating potential leaks at valves in the future. Please contact our office at 864.386.3810 if you'd like to schedule a sewer scope inspection.

General Info: Visibility Limited - Finished Ceilings

Portions of the water distribution lines and waste and drain pipes were not visible due to finished ceilings. The inspection is limited to visual portions only.

General Info: Water Filtration Systems Not Inspected

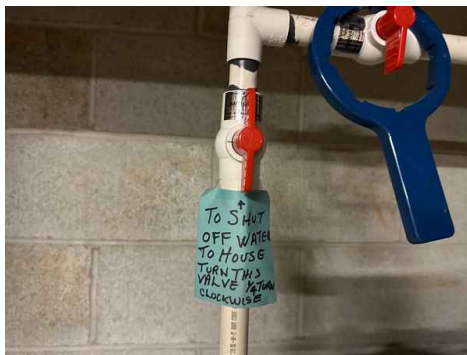
A water filtration system or water softener was present. These systems are not inspected or tested, and are excluded from this inspection.



Main Shut Off Valve : Main Shut Off Valve Location

Basement

The shut off valve appeared to be in satisfactory condition at the time of inspection. No deficiencies were observed unless otherwise noted in this report. The valve is not operated to test its functionality.



Functional Flow: Functional Flow

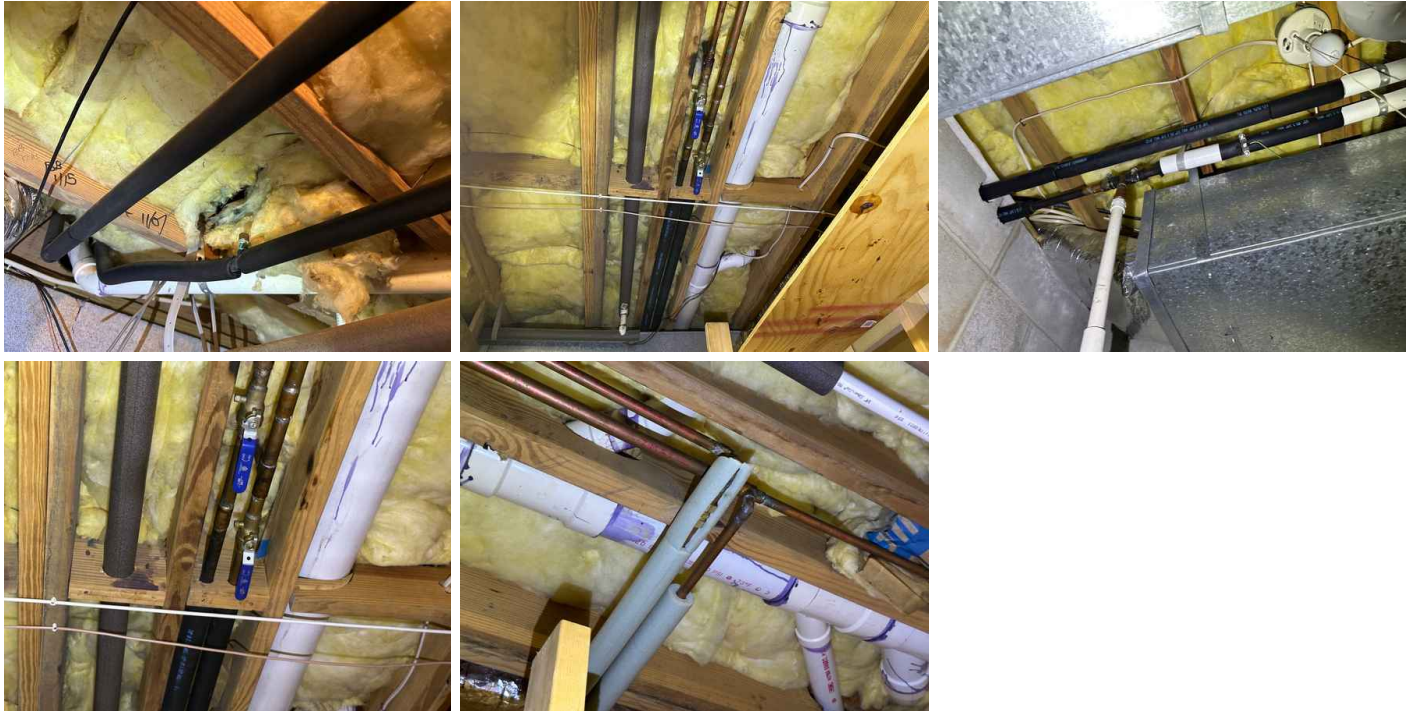
Yes

Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so.

Supply Branch Pipes: Water Supply Branch Pipes (Visible Portions)

Copper

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies.

**Supply Branch Pipes: Portions Not Visible - Finished Ceilings**

Portions of the water distribution pipes were not visible due to finished ceilings and/or drop ceiling tiles. The inspection is limited to visual portions only, any items not visible are excluded from this inspection.

Supply Branch Pipes: Portions Not Visible - Insulation Between Joists

FYI - Portions of the water pipes were not visible due to insulation coverage between the joists. Any items not visible are excluded from this inspection.

Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Information

Thermoplastic PVC (Polyvinyl Chloride) - normally white in color

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for deficiencies. No reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00, but can save thousands if a problem is found.



Drain, Waste, and Vent Pipes (DWV): Portions Not Visible - Finished Ceilings

Portions of the drain and waste pipes were not visible due to finished ceilings. The inspection is limited to visual portions only, any items not visible are excluded from this inspection.

Drain, Waste, and Vent Pipes (DWV): Portions Not Visible - Insulation Between Joists

FYI - Portions of the drain, waste, and vent pipes were not visible due to insulation coverage between the joists. Any items not visible are excluded from this inspection.

Functional Drainage: Functional Drainage

Yes

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. For vacant homes, lived-in conditions can not be adequately replicated during an inspection.

Fuel Supply Distribution: Gas Pipe Material

No Meter Installed

Visible portions of the gas pipes appeared to be in satisfactory condition at the time of inspection.

Repair/replace

14.5.1 Drain, Waste, and Vent Pipes (DWV)



SEWER SCOPE RECOMMENDED

UNDER FRONT PORCH

Regardless of sewer types and conditions reported herein, we can not see nor report on the condition of sewer lines from the home to the septic tank or to the municipal sewer located at the street. Homeowners are responsible for their own septic system, and are also responsible for the sewer lines from the home to the municipal connection. This may include portions under roadways or other public property and easements.

Sewer lines repairs can be very expensive. The average repair cost nationally is around \$6500.00. Locally, we see more common estimates of \$3-5 thousand. Client is recommended to have a sewer scope performed to determine the condition of the underground sewer lines, which are not visible to the Inspector, from the home to the septic tank or municipal system.

The service may be scheduled by calling our office at 864.386.3810.

Recommendation

Contact a qualified sewer scope inspection



**Sewer Scope
Inspection
completed - see
attached report**

14.5.2 Drain, Waste, and Vent Pipes (DWV)



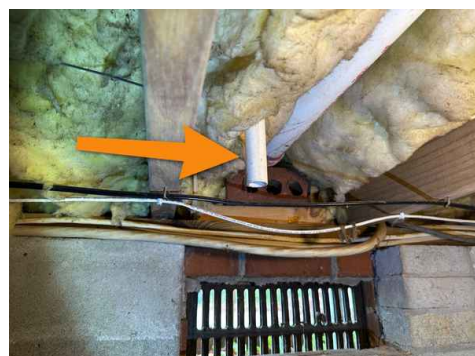
DISCONNECTED PIPES PRESENT

CRAWLSPACE UNDER KITCHEN

Disconnected waste pipe(s) were present. The purpose of this pipe could not be determined, though no leaks were present. If a concern recommend review by licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



15: FINAL CHECKLIST

Information

Oven Off: Oven Turned Off

Yes



Refrigerator/Freezer:

Refrigerator/Freezer Powered

Not Present

Lights Off: All Lights Turned Off?

No, Home Owner Present

Doors Locked: All Exterior Doors Locked?

No, Home Owner Present

GFCI and/or AFCI Receptacles : All GFCI and AFCI Receptacles Reset?

Yes, AFCIs Not Present

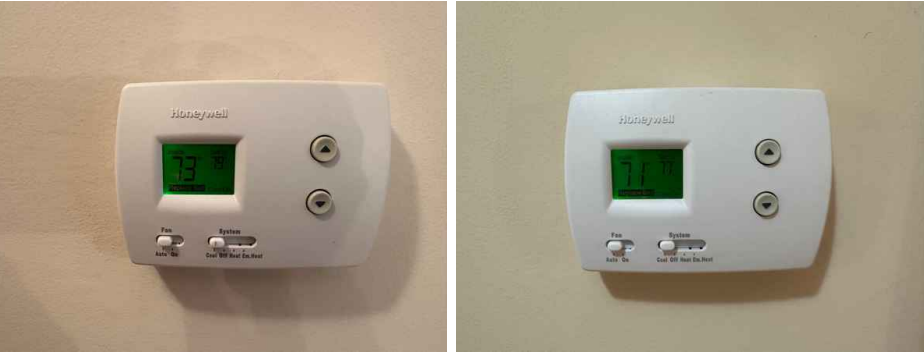


Thermostat Settings: Thermostat Initial Setting

Auto, Cool, 79 F Main Level, 77 F Upper Level



Thermostat Settings: Thermostat Leaving Setting
Auto, Cool, 79 F Main Level, 77 F Upper Level



STANDARDS OF PRACTICE
