

Certified Inspection Services, LLC

Property Inspection Report



1111 Any Street, Rock Hill, SC
Inspection prepared for: John & Jane Smith
Date of Inspection: 5/12/2016

Inspector: Dennis Creel
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THANK YOU!

Thank you for choosing us to perform this General Home Inspection. The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards.

The Inspection is not Pass/Fail

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection.

Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

The following conditions lie beyond the scope of the General Home inspection:

- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations, or
- Any condition requiring research.

Read the Report!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

Repairs, Evaluations and Corrections

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves.

Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

Do a Final Walk-Through!

Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WHAT IS INCLUDED?

Please keep in mind that as home inspectors, we are generalists. It is impossible for us to have the same level of knowledge and experience, or to perform inspections of the different home systems to the same degree as would contractors specializing in each of those systems.

Because performing research lies beyond the InterNACHI Standards of Practice, does not typically include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits or structure setbacks. Any comments on proper installation are by courtesy only.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection.

To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors (InterNACHI) at www.nachi.org/sop.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

We're Here to Help!

If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

INSPECTION and SITE DETAILS

1. Inspection Time

Observations:

- The Inspection started at 3PM

2. Present at the Inspection

Observations:

- The buyer and buyer's agent attended the entire inspection.

3. Occupancy

Observations:

- The home was occupied by the sellers, who were absent from the home during the inspection.

4. Home Footprint Size

Observations:

- The size of the home was approximately 1800 square feet.

5. Utilities

Observations:

- All utilities were on at the time of the inspection.

EXTERIOR PLUMBING

1. Water Pressure

Observations:

- Home water pressure measured 60 pounds per square inch (psi) at the time of the inspection.

EXTERIOR ELECTRICAL

1. Exterior Electrical Receptacles

Observations:

- An exterior Ground Fault Circuit Interrupter (**GFCI**) electrical receptacle at the right side of the homedid not respond to the test button. The Inspector recommends replacement with a new GFCI receptacle by a qualified electrical contractor.



GFCI did not respond to test button. Have repaired by qualified electrical contractor.

EXTERIOR WALLS

1. Vinyl Siding

Observations:

- Exterior walls were covered with vinyl siding.
- The Inspector observed no deficiencies in the condition of vinyl siding covering exterior walls at the time of the inspection. Inspection of vinyl siding typically includes examination of general installation practices and visible condition.

GARAGE

1. Garage Description

Observations:

- The home had a two-car attached garage.

2. Garage General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage.

3. Garage Floor

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

4. Fire Separation

Observations:

- The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

OVERHEAD GARAGE DOOR

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- mounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

1. General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

2. Automatic Opener

Observations:

- The automatic garage door opener responded to the controls at the time of the inspection.

3. Automatic Reverse

Observations:

- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

ROOF STRUCTURE EXTERIOR

1. Method of Inspection

Observations:

- The Inspector inspected the roof and its components by walking the roof.

2. Slope

Observations:

- The roof pitch (slope) was approximately 8&12.



8 in 12 Pitch.

3. Exterior Appearance

Observations:

- The inspector observed no deficiencies in the condition of the roof structure exterior.

ASPHALT SHINGLES

1. Description

Observations:

- The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or "dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

FLASHING

1. General Condition

Observations:

- Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:
 - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights;
 - junctions at which roofs meet walls;
 - roof edges;
 - areas at which roofs change slope;
 - areas at which roof-covering materials change; and
 - areas at which different roof planes meet (such as **valleys**).
- The inspector observed no deficiencies in the condition of roof flashing.

2. Roof-edge Flashing

Observations:

- The inspector observed no deficiencies when inspecting roof edge flashing.

3. Valley Flashing

Observations:

- The inspector observed no deficiencies when inspecting **valley flashing**.

ROOF DRAINAGE SYSTEM

1. Drainage System Description

Observations:

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

2. General System Condition

Observations:

- The Inspector observed no deficiencies in the condition of the the roof drainage system.

3. Gutter

Observations:

- The Inspector observed no deficiencies in the condition of the gutters.

4. Downspouts

Observations:

- The Inspector observed no deficiencies in the condition of the downspouts.

ATTIC

1. Attic Access

Observations:

- The Inspector evaluated the attic from inside the attic space.
- The attic was accessed through a hatch in a bedroom ceiling.

2. Electrical

Observations:

- The Inspector observed no deficiencies in the condition of electrical components visible in the attic at the time of the inspection.

3. Roof Sheathing Material

Observations:

- The roof appeared to be sheathed with 7/16-inch oriented strand board (OSB).

4. Roof Sheathing Condition

Observations:

- The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.

5. Truss Roof Structure

Observations:

- The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection.

Roof trusses should never be cut or structurally altered in any way.

Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

- The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

6. Thermal Insulation Depth

Observations:

- Attic floor insulation depth averages 12 to 14 inches. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes.

GENERAL INTERIOR

1. General Condition

Observations:

- Inspection of the interior typically includes examination of the following components...

ROOMS

- Wall, floor and ceiling surfaces
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation)
- Windows (type, condition and proper operation)
- Ceiling fans (condition and proper operation)

ELECTRICAL

- Switches and outlets (condition and proper operation)
- Lighting fixtures (condition and proper operation)

INTERIOR TRIM

- Door casing
- Window casing, sashes and sills (condition and proper operation)
- Baseboard
- Molding (crown, wainscot, chair rail, etc.)

- The doorbell responded to the switch at the time of the inspection.

2. Walls

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the home interior.

3. Ceiling

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.

4. Ceiling Fan

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of ceiling fans in the home.

5. Smoke/CO Detectors

Observations:

- Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.



GENERAL INTERIOR Smoke/CO Detectors

WINDOWS

1. Window Condition

Observations:

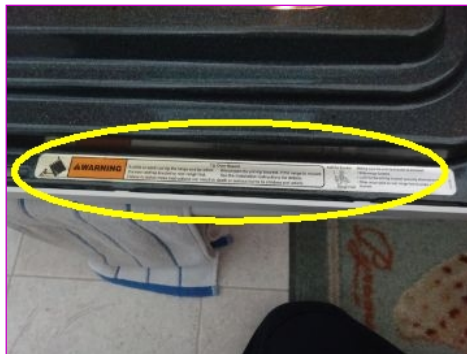
- At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.

KITCHEN

1. Range Condition

Observations:

- The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.



Safety Concern. Anti-tip not installed for range. Have repaired by qualified contractor.

2. Sink

Observations:

- The kitchen sink had inadequate water flow at the time of the inspection. The Inspector recommends evaluation and any necessary work be performed by a qualified plumbing contractor.



Low hot water flow at kitchen sink.

MASTER BATHROOM

1. Undersink Conditions

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

2. Toilet Type/Operation

Observations:

- This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.

3. Shower

Observations:

- Water flow at the shower in this bathroom appeared to be inadequate. The Inspector recommends that you have this condition evaluated by a qualified plumbing contractor to determine the potential need and costs for correction.



Low flow at shower while tub faucet running.

4. Bathroom Ventilation

Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.

WATER HEATER

1. Water Heater Type

Observations:

- This water heater was gas-fired.

Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.



Nat. Gas Water Heater located in Garage.

2. General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

3. Pressure Relief Valve

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

4. TPR Discharge Pipe

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.

FURNACE

1. Furnace Location

Observations:

- The furnace was located in the attic.

2. Furnace Type



Nat Gas fired furnace located in attic.

3. General Condition

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace.

Inspection of the furnace typically includes examination/operation of the following:

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate **combustion air**
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components

4. Furnace Operation

Observations:

- This furnace responded adequately to the call for heat.

5. Furnace Air Filter

Observations:

- The air filter for this furnace was located in the furnace lower blower compartment. Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement. After removing the upper panel, lift up and pull off the cover of the lower compartment.

The air filter should be checked quarterly and replaced when dirty.

- The air filter for this furnace was dirty and should be changed.

Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.

Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

6. Combustion Air

Observations:

- Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

7. Thermostat

Observations:

- This furnace was controlled by a programmable thermostat. Heating costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

8. Ducts

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

9. Return Air

Observations:

- The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

CENTRAL AIR CONDITIONER

1. Cooling System Description

Observations:

- The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

2. AC Electrical Disconnect

Observations:

- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

3. AC Refrigerant Lines

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

4. Temperature Splits

Observations:

- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees F.



58 degrees at supply in cooling mode.



118 degrees at supply when heat was on.

SLAB-ON-GRADE

1. Description

Observations:

- Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

Over the years, many different types and brands of electrical components have been installed. Electrical components and standards have changed and continue to change. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

Inspection of the home electrical system typically includes the following:

- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring: receptacles (representative number), switches, lighting.

ELECTRICAL SERVICE

1. Electric Meter Location

Observations:

- The electric meter was located at the left side of the home.

BRANCH WIRING

1. Branch Wiring

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.

2. Electrical Receptacles

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

3. GFCI/AFCI Receptacles

Observations:

- The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.

4. Hard-wired Smoke Detectors

Observations:

- The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated, and none will ever need batteries. You should check the detector indicator lights occasionally to be sure that each detector has power.

SERVICE PANEL

1. Service Panel Description



200 amp service.

2. Main Disconnect

Observations:

- The electrical service disconnect was rated at 200 amps.

3. Service Grounding

Observations:

- The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

4. Equipment Grounding

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment grounding systems.

WATER SUPPLY SOURCE

1. Water Supply

Observations:

- The home water was supplied from a public source.

2. Water Pressure

Observations:

- Water pressure measured 60 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

SEWAGE SYSTEM

1. Sewage System Type

Observations:

- The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

DOOR/WINDOW EXTERIORS

1. Door Exteriors

Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of door exteriors.

Inspection of door exteriors typically includes examination of the following:

- Door exterior surface condition
- Weather-stripping condition
- Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
- Jamb condition
- Threshold condition
- Moisture-intrusion integrity

2. Window Exterior Condition

Observations:

• The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.

Report Summary

This summary report is intended to emphasize conditions that might significantly affect your purchase consideration; that represent a safety hazard, that might require significant expense, or that require action of some type. It is not a complete list of home system deficiencies. No standard exists to provide a clear dividing line between what must be included in the summary, and what can be left in the body of the report. Because opinions about what is- and is not- important vary with individual perception, you should be sure to read the entire report.

EXTERIOR ELECTRICAL		
Page 2 Item: 1	Exterior Electrical Receptacles	<ul style="list-style-type: none"> An exterior Ground Fault Circuit Interrupter (GFCI) electrical receptacle at the right side of the homedid not respond to the test button. The Inspector recommends replacement with a new GFCI receptacle by a qualified electrical contractor.
KITCHEN		
Page 8 Item: 1	Range Condition	<ul style="list-style-type: none"> The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.
Page 8 Item: 2	Sink	<ul style="list-style-type: none"> The kitchen sink had inadequate water flow at the time of the inspection. The Inspector recommends evaluation and any necessary work be performed by a qualified plumbing contractor.
MASTER BATHROOM		
Page 9 Item: 3	Shower	<ul style="list-style-type: none"> Water flow at the shower in this bathroom appeared to be inadequate. The Inspector recommends that you have this condition evaluated by a qualified plumbing contractor to determine the potential need and costs for correction.