

Herdt Home Inspections

1314 West Brookwood Drive
Florence, SC 29501-5618
(843)669-3757

Date of Inspection: October 1, 2008

Address:
Dillon, SC 29536

Inspected for:

Inspection #: 281003



We have been continuously serving the Pee Dee area of South Carolina since 1988 and have performed well over 5000 home inspections during that time. We perform home inspections to the standards of performance of the State of South Carolina (Residential Builders Commission License #10019 and Home Inspectors License #6), the South Carolina Association of Home Inspectors, the American Society of Home Inspectors and the National Association of Certified Home Inspectors.

This inspection is performed on visible and accessible items and does not include items concealed within walls, panels or machinery. The inspection also does not include destructive or analytical testing which is beyond the scope of the inspection. Comments and recommendations (*generally printed in italics or detailed as "recommended"*) within the inspection are intended as maintenance aids and unless accompanied by remarks requiring repair, alteration or removal due to structural or safety concerns (**which will be in bold print**), are intended solely as recommendations. Items referred to as "Code" violations will be using the applicable codes in effect at the time of construction and in the locality of the home. Any such reference will also list the name and section of applicable code when possible.

No testing or review of any kind was performed to determine the presence or absence of asbestos, fungus, mildew (mold) or any other biological/environmental hazards unless detailed in the body of this report

In no case shall the liability of the inspector exceed the fee paid by the client, with the refund of the fee being the client's sole remedy. Use of this report (as part of a real estate transfer/closing or in any other way) constitutes acceptance of all items and comments included in all parts of this report.

Please carefully read and review all sections of this report including the "Comments" page. We will be happy to assist you in clarifying or defining comments or items within this report should questions arise. Please do not hesitate to call if you have questions.

General: Please note that explanatory comments and recommendations (*generally printed in italics or detailed as "recommended"*) within the inspection are intended as maintenance aids and unless accompanied by remarks requiring repair, alteration or removal (**which will be in bold print**), are intended solely as recommendations.

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Present at time of Inspection: Seller was present for part of inspection. House was furnished at time of inspection.

Weather Conditions at time of Inspection: 85 degrees and partly cloudy. There has been approx. 8 inches of rainfall in month prior to inspection.

Approximate age: 3 years based on date of 2005 found in serial numbers of HVAC systems and water heater. Design of house, materials used in construction and age of similar houses in this area would support this estimated age.

House is sighted facing: east

General lot description: gentle southwest to northeast slope of land with no direct overhangs of house from trees

Note: Fences, yard walls, playground equipment, tree houses, etc. are not included in this inspection.

Drainage problems in area of house: none apparent at time of inspection. *It is assumed that this residence is not located in a designated flood zone. However, land survey should be consulted for this information and insurance provider should be consulted for any additional coverage that may be recommended or required.*

Vegetation problems affecting house: none

Well equipment and septic field locations: none known

Structure: Style and number of stories: 1 ½ story traditional

Type of construction and siding material: frame with vinyl siding

Structure: (continued)

Garage/carport/sheds: Attached garage has power door opener (remote controls were not tested). **Electric eye and/or pressure sensitive type safety reversing mechanisms are not functioning properly and wall control button must be held for door to close. Adjustment/repair is needed to correct hazardous condition.** *Monthly testing of safety reversing mechanisms, following manufacturer's instructions, is recommended to prevent accidental injuries.*

Porches (locations, materials, decking, etc.):

Front porch is covered suspended slab with brick surround and steps and is sound. **There are no railings in place at any porches/steps. Railings are needed at all to prevent falls due to height above grade**

Stoop at garage is slab on fill with brick surround and steps and is sound.

Rear porch is covered suspended slab with brick surround and steps and is sound.



Front porch over 4' above grade



Garage steps 6 high, over 34"

Window type and materials: Fixed and single hung vinyl frame windows with thermopane type glass. There is an acrylic block type window at master bathroom.
Note: Bedroom windows should be checked for operation on a regular basis to allow for fire escape usage in case of emergency.

Condition of glazing compound and glass: good, no visible evidence of thermal barrier breakdown/fogging found at time of inspection.

Screens/storm windows: **none installed...this type window is typically supplied with screens. Any stored items were not inspected for fit, condition or quantity.**

Door materials and condition: metal clad doors are sound. **Some doors (garage rear and garage utility room) are not yet installed.**

Structure: (continued)

Large painted surface conditions: vinyl siding is sound

Trim paint condition: virtually all of trim is metal or vinyl clad and is sound **except at garage door (vehicle and rear) areas where trim is not complete. Proper completion is needed to prevent water damage to wall systems in these areas.**

Final application of paint is needed at wood trim of door surrounds



Exterior rot: none found of significance at time of inspection. *Only rot affecting structural members requires repair, other areas of rot such as to decorative shutters, minor rot to trim areas or foundation vents, etc. may be mentioned but listing is not intended to be exhaustive in nature.*

Roof: Method of Inspection: from grade with binoculars

Some roofs are not inspected from on roof due to high slopes, weather conditions, roofing materials, height above ground or other conditions which can make an on roof inspection unsafe

Type roofing material: Asphalt/fiberglass composite shingles

of Layers of shingles: 1

Approx. age of shingles: 3 years

Rated/expected life of shingle: This type shingle is typically rated as a 25 year shingle by manufacturer, in actual practice 15-20 is more common, giving an anticipated life of approx. 12-15 years

Shingle Condition: good, no visible application errors or damage found

Guttering in place/condition: none installed

Flashing condition/recommendations: There is no visible metal flashing due to design of house and roof. *It is assumed that blind flashing is installed behind siding material (acceptable) where needed*

Chimneys/Vents: There is no chimney at this residence. All roof penetrations are in good condition

Attic Areas: Type access: Walk in on rear...**there is no access to peak area or area on rear above garage (see Insulation comments)**

Attic was entered and examined fully where possible. Installed insulation, ductwork and stored items limit accessibility and inspection as do low sloped or flat roof sections which may have no access.

Roof Sheath Type: oriented strand board

Roof Framing Type: manufactured trusses, gable end type roof

Hurricane Tie Down Straps in place?: yes, where visible

Insulation (approx. R value): **15-19 where visible (R-30 has been SC Energy Code standard since 1984). There is none visible at peak area (limited access). Large areas of side walls of heated second floor area have no insulation installed (R-15 needed). Correction is needed to reduce energy consumption.**



No insulation on sidewall at north side of house



No visible insulation at peak areas

Ventilation adequate for moisture control: yes

Attic ventilator fans with thermostatic controls are recommended as optional additions in many cases to aid in reducing heat buildup in attics which can cause premature aging of shingles and increase cooling bills during hot periods.

Type ventilation currently in place: soffits, gable end and ridge vents

Stove/Kitchen Exhaust fan vented into attic?: no, non-vented type fan installed

Visible staining or current leaks found: no evidence found of any leaks in accessible areas *Stains detailed as "apparently old" are dry to the touch at time of inspection with no visible evidence of ongoing water penetration. If there has been no recent rainfall, or if it is not raining at the time of the inspection, it is impossible to guarantee that this area will not have leaks during rains.*

Attic: (continued)

Damage requiring repair: no structural damage found

Water supply lines to second floor bathroom are not insulated as needed to prevent freezing. Broken pipes (if frozen) will cause significant damage to first floor areas.



Crawl Space Areas: *Crawl space/basement areas were entered and examined unless otherwise stated under "Access" comments. Subfloor areas with installed insulation and areas of installed ductwork are not accessible for complete examination.*

This report does not replace or supersede a "CL-100" wood infestation report that is issued by a licensed pest control operator. This report can be used as a supplement or attachment to clarify items discussed within the CL-100. We are licensed with the SC Residential Home Builders Commission as a residential home builder (#10019) and as a home inspector (#6).

No testing or review of any kind was performed to determine the presence or absence of asbestos, fungus, mildew (mold) or any other biological/environmental hazards unless detailed in the body of this report

Access location and restrictions: Hatches on south side and rear. Access is limited in some areas due to installed ductwork, pipes and clearance.

Correct number of vents-(see below) and recommendations: correct number

Note: *It should be noted that code and generally accepted practices call for one square foot of vent area for each 150 square feet (approx.) of first floor area of house. This is usually put into practice as one vent opening for each square foot required. **However**, this practice actually causes restricted ventilation since grill work and screening of vents reduces actual air flow into crawl space. Clemson University recommends an increased number of vents and/or vapor barrier or other controls to compensate for this restriction and emphasizes the requirement of "one square foot of clear vent area per 150 square feet of crawl space area" (publication HL238).*

It is recommended that vents remain open all year with exception only of extreme cold conditions. Heat loss through floor is minimal and savings by closing of vents are more than offset by potential for damage from high moisture levels that may result.

Dryer vented to exterior?: yes

Crawl space height (minimum): 24"

Vapor barrier in place: none installed, soil was sandy/dry at time of inspection

Foundation sound/visible cracks or damage: sound, no damage found to curtain wall or pier areas

Seismic Control Straps in place?: yes

Piers sound/comments: sound. **Additional piers are needed to support sill joints through center/rear of house. This is apparent cause of bounce/shake in floor near large screen TV in den.**



Joisting condition: sound...**no cross bridging/blocking installed as needed to stabilize long spans.**

Sub floor material/staining/damage: oriented strand board, sound with no damage found

Insulation (approx. R value): **None installed...R-19 is needed to meet SC Energy Code in effect since 1984. Lack of insulation is also causing metal of duct "boots" to sweat and has filled some flexible sections with water. Replacement of these sections is needed.**



No sub floor insulation, no blocking/cross bridging, no pipe insulation

Crawl Space: *(continued)*

Sill Problems or other concerns: sills are sound except for support issues noted in Pier comments.

Plumbing supply lines are not insulated as needed to prevent freezing

Condensation drain line from second floor HVAC air handler is draining under house and piping to exterior of foundation is needed

Some ductwork (flex line) under house is full of water and replacement is needed (condensation due to lack of insulation as noted in Crawl Space comments)



Condensation drain line (white) empties under house



Ductwork under kitchen area full of water

Interior:

Interior area inspection does not detail cosmetic items such as chips in woodwork, paint or other cosmetic items which are visible to purchaser during their walk throughs. Items that have possible relationships to structural problems or concerns are the focus of this report and will be detailed as encountered.

No testing or review of any kind was performed to determine the presence or absence of asbestos, fungus, mildew (mold) or any other biological/environmental hazards unless detailed in the body of this report

The interior areas of this house are in generally good condition with only normal wear apparent and no signs of structural failures **except at area of large screen TV in den where a noticeable bounce/shake is apparently related to unsupported sill joints and long spans of joisting with no blocking.**

There are some unfinished trim and cosmetic details (missing areas of baseboards, closet installations, painting, etc.) at this residence. These are considered cosmetic in nature (also clearly visible to a casual inspection by purchasers) and are not detailed in this report.

There is no railing installed at stairs to second floor...this is a hazardous condition

Kitchen and bathroom cabinets and counters are in generally good condition with only normal wear and tear visible. ***Cracked ceramic tiles at whirlpool tub surround are considered cosmetic in nature.*** Drawers and cabinet doors were not inspected for alignment, smoothness of function or other minor defects which can typically be adjusted as needed for personal tastes. Cosmetic damage to counter tops is not detailed (may include scorches, small cracks, loose tiles, etc.) and is clearly visible to a casual inspection by purchaser.

Fireplaces: Locations: none installed at this residence

Smoke Detectors: *Installation of smoke detectors inside of all sleeping areas is required in new construction and strongly recommended as a safety precaution in all houses. Smoke detectors should be tested on a regular basis and backup batteries replaced as needed.*

Correct installation: Correct installation: correct, units are inter-connected as needed and are functional

*Carbon Monoxide detectors are also valuable devices for detecting non-visible combustion gases and their installation, while not required, should be considered as part of a home protection plan, **particularly since this house has an attached garage***

Electrical: Amp Service Installed: 200 Voltage: 120/240

Service Drop Cable: Underground aluminum service drop/entrance cable with Romex type copper wiring as required for 120 volt branch circuits.

Grounding cable: enters ground at area of meter (*clamp for ground to driven rod or to other grounding device was not visible for inspection*)

Electrical Panel Location: meter and hall of first floor bedroom area

Brand of Panel: Murray at meter and General Electric at hall

Service Disconnect in box?: yes, at meter area panel as required

Correct division of circuits: correct Type division: circuit breakers

Correct line sizes for protection installed: yes

Ground Fault Circuit Interrupters installed as required and functioning properly: correct except:

1. **None of garage area receptacles are GFCI protected as required for all since 1990**
2. **GFCI receptacle to left of kitchen sink is not grounded which defeats function...correction is needed**
3. **Receptacle adjacent to door of master bathroom is not GFCI protected as required for all in bathrooms since 1981.**
4. **There is no GFCI protection installed for whirlpool tub as required since 1981. Tub should not be used (with motor) before this is corrected...extremely hazardous**
GFCI protection was required for the above by Section 210.8 of the National Electric Code which may or may not have been in effect for this residence/location when built. Failure to install this protection is, in my opinion, considered a life hazard.

Testing of GFCI circuits was performed using hand held tester/circuit analyzer with GFI testing button built into tester.

Note: Arc breaker type circuit breakers (AFCI) are installed for bedroom circuits as required when this house was built.

Outlet operation (polarity, grounding): correct except as noted above
Outlets were sampled throughout where accessible (we do not move furniture) and found to be properly wired and functional.

Note: any missing or broken wall plates/outlet covers should be replaced to assure proper enclosure of wires which present hazardous conditions

Electrical: *(continued)*

Ceiling Fans Functional?: yes, **except front bedroom on first floor where fan is non-functional. Fan mountings could not be verified for proper attachment due to finished ceiling surfaces. Fan blades should be tightened on a regular basis to avoid damage/injury which can occur if blades become detached.**

Rear porch fan blades are not rated for exterior use (drooping/sagging due to humidity) and replacement with proper blades is needed to prevent injury

Major Appliances Functional: *All permanently mounted major appliances were tested by running through at least two cycles or otherwise observing in use. Refrigerators, clothes washers and clothes dryers are considered portable appliances and were not tested or inspected as part of this inspection. All manufacturers occasionally have “recalls” of defective or potentially defective appliances. It is strongly recommended that www.recalls.gov or other websites be contacted on a regular basis to review the status of the appliances at this residence. Unless otherwise noted in the body of this report no such review was performed as part of this inspection and such review is strictly the client’s responsibility.*

Note: Houses built after 1996 typically have four prong plugs for clothes dryers. It may be necessary to have your clothes dryer plug/”pigtail” changed in order for your dryer to function in this residence (if you have an older dryer)

Oven: Frigidaire free standing range is functional. **Anti-tip device is not in place as needed to eliminate hazardous condition.** *Cleaning cycle on self clean ovens not tested due to time restrictions. Accuracy and function of thermostat, timers and clocks was not inspected or calibrated in any way.*

Stove/Cook Top: Frigidaire range with smooth/sealed cook surface is functional

Microwave Oven: Frigidaire, functional

Stove Exhaust Hood/fan: non-vented type fan is integral with microwave and is functional

Dishwasher: Frigidaire, **dishwasher is non-functional and installation is not complete**

Electrical: *(continued)*

Disposal: none installed at time of inspection. Electrical line for disposal is not properly enclosed/capped and is considered a hazardous condition until disposal is installed.



Additional Comments: Telephone and television cables/lines/outlets were not tested or inspected for function or proper installation nor were any satellite receivers or systems inspected in any way. Alarm systems and their reporting services were not tested and it is recommended that a qualified installer verify operations of these highly specialized systems. Low voltage/landscape lights are considered portable lighting and were not tested or observed in operation.

Note: Electrical codes are revised on a regular basis and items that are required or forbidden by current codes may not have been included or locally enforced in previous codes. It is not always possible to state which codes were in effect when various system installations, upgrades or changes were performed. Consequently, some items may be present that are not allowed under current standards but were allowed at the time of installation and upgrading of these items to current standards cannot be required but may be recommended.

Plumbing:

Water supply: public

Main Shut off at: street/meter

Disposal: public sewers (*actual sewer connection not verified with public utility*)

Supply line material: CPVC plastic

Waste line material: PVC plastic

Materials are reported when they are observable--all plumbing lines run underground at some point and material contents in these areas are not observed. See Attic and Crawl Space comments relating to supply lines with no insulation.

Fast leaks/drips: none found

Minor or slow drips from faucets are not reported and are to be expected to develop in all houses. These are considered a normal maintenance item in any home.

Exterior outlets functional: yes, **hose bibs are not properly secured to wall of house as needed to prevent breaking of pipes/joints**



All interior commodes, taps and fixtures were tested and found to be functioning properly with exception of washing machine hookups which were not tested.

Lavatory in first floor 1/2 bathroom is not secured to wall as needed to prevent movement/tipping

There is a deep chip in shared bathroom tub (first floor)...this may leak if not corrected.

Whirlpool tub was run for 20 minutes and is functional. There is an access panel to allow for servicing of plumbing connections. **However, there is no access installed to allow for servicing of pump/motor as needed. See also Electrical/GFCI comments prior to using tub.**

Notable pressure or flow restrictions: none

Sluggish or plugged drains: none

Plumbing: (continued)

Water heater Brand and location: Craftmaster, located in garage utility room

Approx. age: 2005 serial number

Type: 50 gallon electric

Water Temperature: 117 degrees...*maximum temperature of 120 degrees is recommended to reduce risk of scalding*

Pressure relief valve installed and properly vented to exterior: valve is in place
but has PVC pipe (not rated for high temperature) pipe installed. This should be replaced with CPVC pipe

Leak pan installed as needed/recommended: pan is in place but is not required

Central Heating and Cooling System:

Brand: Goodman 4 ton

Type: electric split system for first floor

Approx. Age: 2005 serial number (10-15 years is normal life expectancy of systems although major repairs can extend that life)

It should be noted that EPA regulations that went into effect in January 2006 prohibit the manufacture of certain replacement parts. After current part supplies are exhausted system failures will require replacement of older systems and it is not known when this condition will apply to this residence. It is recommended that system replacement costs be anticipated by purchasers as part of planning/budgeting.

Temperature from ducts: 53 in cooling mode

Temperature at air return: 74

Temperature Differential/Comments: unit is functioning properly in cooling mode. ***It was not possible to test units in heating mode due to high exterior temperature which can cause damage to systems if operated when it is above 65 degrees***

Controls Adequate: yes

Brand of Unit 2: Goodman 2 ton

Type: electric split system for second floor

Approx. Age: 2005 serial number

Temperature from ducts: 70 in cooling mode

Temperature at air return: 90

Temperature Differential/Comments: System is functioning properly in cooling mode. ***See Attic comments relating to Insulation. Failure to correct insulation will hamper proper operation of system and may make area un-comfortable.***

Controls Adequate: yes

Air handler located in attic has leak pan and drain line installed. **However, there is no second drain line or float type cut off switch installed as required to prevent damage to interior in event of malfunction**

See Crawl Space comments related to ductwork.

Ductwork was not inspected for comparison with current installation or insulation standards but was functional at time of inspection unless specifically noted. Not all ductwork systems deliver an even flow of air to all rooms and these variations are not detailed
Recommendation: All heating/cooling systems should have their air filters changed or cleaned on a monthly basis to maximize service life and efficiency of systems. A regular maintenance schedule (performed by a professional) will also help to maximize life of systems.

Comments for Users of Heat Pumps

Heat pumps are common in the southern states but are less well known in other parts of the country. For specific information on your heat pump system you should consult your manual, or if there is none in your new house, a reputable heating and air service company. We would be happy to help you with names of companies that we have good reports on if you like.

Heat pumps use an exterior environmental source (usually air, rarely ground water or well source and very rarely geothermal source) to raise or lower the air temperature inside your house. They perform this by extracting heat (or lack of heat in the case of air conditioning) from their source and transferring it through refrigerant, compressor, coils and air handler into the house. They perform this in a manner graded by SEER which is an efficiency rating--the higher the better. Unfortunately, their performance declines as the outside air temperature drops below 40 degrees (which explains their rarity in the north) or rises above 95 degrees. The ground water system and geothermal systems have a more stable heat source and do not experience seasonal fluctuations as much as air source units but they have more complicated machinery which offsets their other advantages.

Generally speaking, you achieve best results with a heat pump if you pick your most comfortable temperature, set it and don't change it. If you move the temperature down when you leave the house and then back up when you come home you lose efficiency. The heat pump must process huge quantities of air to change the temperature of the house (in a very gradual manner) and may run for long periods to "catch up". In addition to running for long periods, the air you feel coming out of the ducts may feel "cold and drafty" because it is less than your body temperature. *This is normal with a heat pump.* The air is actually several degrees warmer than the house temperature but feels cold because it is less than 98.6 degrees.

If you want to feel warm air (unless you have a fairly new, high SEER unit) you will have to push the thermostat up. This makes the second mercury switch (in the thermostat) close which turns on the heat strips or coils. Essentially at this point you have turned on your stove and are blowing a fan across it for hot air. This **will** heat the house more quickly but the electric meter will make you dizzy if you watch it spin. There are times (35 degrees or less with most units) when you will have to turn on the "Supplemental Heat" due to the lack of heat in the air outside. However, you should try to minimize other uses of this heat source to avoid excessive power use.

To make the most of your heat pump we recommend you change your air filter monthly (when you pay the light bill is a good reminder), have it serviced once a year to clean the coils and "tune" the system and move the thermostat as rarely as possible.

For more information, contact your power utility or a company that is listed as selling your brand of heat pump. If your system is old, you may wish to consider replacing it for energy efficiency. The electric utilities have various financing plans with low interest available and the gas utilities have incentives to switch to that energy source. Generally, the savings in efficiency and increased comfort of new units becomes attractive if the unit is over 10-15 years old or if a major (compressor, etc.) repair is needed.

Comments and Notes on this inspection:

This inspection was performed strictly for the person or persons named in the "Ordered by" space on the first page of the report and is solely for their use. **Any other use of this report invalidates the entire report and is considered fraudulent under the terms of this report.**

This inspection was performed on visible and accessible areas and items and does not include items that were concealed within wall spaces, behind panels, inside systems or otherwise inaccessible or concealed from view.

This report is not intended as an exhaustive codes inspection which is beyond the scope of this report. Codes that are referenced in this report are the ones in effect at time of construction (as closely as can be determined) and in the locality in which this house is located. The primary focus of this report is current damage/defects as they exist at the time of the inspection. **All items are reported as they exist at the time of the inspection and no warranty of future performance is given or implied.** Estimated life expectancies of systems are given based on normal use of correctly maintained systems and cannot include unforeseen actions, misuse or changes in conditions. In no case shall the liability of the inspector exceed the fee paid by the client, with the refund of the fee being the client's sole remedy. Use of this report constitutes acceptance of all items and comments included in all parts of this report.

Intentionally concealed items may be undetectable to a visual inspection although all possible efforts have been made to discover such items.

Damaged or defective cosmetic items such as wall finishes, wood work, exterior trim and siding damages of cosmetic nature and other non-structural items may be mentioned. However, listing is not exhaustive in nature and cosmetic items are not included in the focus of this report.

This report does not include any testing for the presence of lead based paints (pre-1978 housing) or for excessive levels of Radon gas or other environmental hazards unless specifically mentioned in this report or as an attachment.

If there are questions regarding items in this report or if additional clarification of terms or reported items is needed we will be happy to help. Please call us in the event of such items.

We hope that you enjoy your new house and are ready to help you should you need our services again in the future.

Sincerely,

Roger S. Herdt, Herdt Home Inspections
SC Residential Builders Commission License #10019
SC Home Inspector's License #6