

INVOICE

Herdt Home Inspections

1314 West Brookwood Drive
Florence, SC 29501-5618
(843)669-3757
herdtworks@msn.com

Date of Inspection: August 7, 2023

Address:

Inspected for:

Inspection #: 2230804

Please ask your agent or attorney to have this invoice number included on the check or as an attachment so that we can properly credit your account or you can submit payment by Zelle using account name herdtworks@msn.com.

Fee: \$400.00

Please make payable and mail to:

Herdt Home Inspections
1314 W. Brookwood Drive
Florence, SC 29501

We allow 30 days from date of inspection for payment, assuming a normal closing cycle. If there are unusual circumstances or a need for a different payment schedule, we are happy to work with you. However, if there is no prior arrangement, we will add a fee of \$10.00 per month for late accounts.

Again, thank you for letting us help you with your inspection needs. If there are questions or other ways we can help you, please let us know.

Yours,

Roger S. Herdt

Herdt Home Inspections

1314 West Brookwood Drive
Florence, SC 29501-5618
(843)669-3757
herdtworks@msn.com

Date of Inspection: August 7, 2023

Address:

Inspected for:

Inspection #: **2230804**



We have been continuously serving the Pee Dee area of South Carolina since 1988 and have performed well over 15000 home inspections during that time. We perform home inspections to the Standard of Practice of the State of South Carolina (Residential Builders Commission License #10019 and Home Inspectors License #6), the South Carolina Association of Home Inspectors and the American Society of 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 and any expansion beyond the scope of Standard of Practice are for information only. **This is not a "Code Inspection" which is beyond the scope of a home inspection.**

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 or as an Addendum.

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/contract.

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.

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

Present at time of Inspection: Purchasers. House was vacant.

Weather Conditions at time of Inspection: 80 degrees with light clouds. There has been approx. 6 inches of rainfall in month prior to inspection.

Approximate age: 37 years based on date of 1986 found stamped in tank of master bathroom commode. Design of house, materials used in construction and age of similar houses in this area would support this estimated age.

House is sighted facing: south

General Lot description: Gentle southwest to northeast trend of land with no overhangs of house from trees

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

Condition of Walks and Driveway: No paved drive surface. Paved parking pad and walk at front are sound. *Surface cracking is inevitable in large areas of poured concrete or asphalt and is not considered a significant defect unless there are vertical offsets which are considered trip hazards.*

Drainage problems in area of house: None apparent at time of inspection. ***This general area is low lying and may tend to have temporary standing water after heavy or prolonged rains.***

It is assumed that this residence is not located in a designated flood zone. However, land survey or public record of flood zone designation 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 current

Well equipment and septic field locations: Well equipment (***water was not tested for contaminants***) is located in utility closet of garage.

Septic system is apparently located in front yard in approx. line with hall bathroom (based on direction of pipes under house). Dye marker and approx. 300 gallons of water was introduced into system and no signs of leaks or over flows were visible on surface of land. ***Exact location of tank and field is not known. Consult with seller, SC DHEC or a septic specialist for more information on system design and location***

Structure: Style and number of stories: 1 story ranch

Type of construction and siding material: frame with unpainted brick veneer siding

Garage/carport/sheds: **Attached double garage has non-functional power door opener installed. Repair or replacement is needed for normal operation. Monthly testing of safety reversing mechanisms, following manufacturer's instructions, is recommended to prevent accidental injuries.**

There is visible termite damage to sill of house near vehicle door. This damage is structural in nature with repair of sill needed. It is not known if there is significant damage to wall system above sill with removal of wall covering and evaluation by a licensed contractor needed. See also Crawl Space comments.

Crack through body of concrete block below termite damage should also be evaluated for any needed foundation repair in this area



Screwdriver through wood of sill girder at garage (left) and crack through body of concrete block

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

Front porch is covered with slab on fill floor, brick surround and steps and is sound. Handrails at steps are sound.

Wood deck on rear has some significant damage to wood members with repair needed to be considered safe. Framing/support of deck also requires correction/stabilization to prevent failure. This is potentially hazardous and could cause injuries should deck collapse.

Slab on fill stoop from house into garage has brick surround and steps and is sound. ***The addition of handrails to outside edge of steps and stoop is strongly recommended.***

Rear stoop from laundry room has slab on fill floor, brick surround and steps and is sound. ***The addition of handrails to outside edges and steps is strongly recommended to prevent walk off type injury. Railings were not required by local standards for porches/steps of the height found at this residence when built. The addition of railings is a recommended/optional safety improvement to prevent falls.***

Structure: (continued)



Curling decking boards are a trip hazard and significant rot damage allows penetration of wood with screwdriver



Lack of handrails on outside edges of stoops and steps would allow falls if walking straight out rear door (left) and into garage (right)

Window type and materials: Fixed and single hung vinyl frame replacement type windows with thermopane glass.

A representative number/sampling of windows were checked for operation.

Note: Bedroom windows should be checked for operation on a regular basis to allow for fire escape or rescue usage in case of emergency.

While "safety glass" may not have been required for potential human impact locations at the time of construction, the addition of such is a recommended/optional safety improvement. These locations include, but are not limited to, glass of entry doors, shower doors, sidelights of entrance doors and windows within a 24" arc of exterior doors, windows at stairs/landings and windows at bath tubs.

Condition of glazing compound and glass: Good overall. **Large fixed pane window in living room is fogged and there is one broken window at dining area.** *Fogging of glass at double pane windows may not be detectable if windows are dusty/dirty at time of inspection.*

Storm windows (*screens not inspected for damages*):

Structure: (continued)

Door materials and condition: wood and metal clad doors are sound. ***Door between house and garage has a glass window which was common when this house was built. However, replacement with a full metal or solid wood (no window) door is recommended to improve safety of house/occupants in event of a fire in garage. This may also result in lower insurance premiums.***

This is also true of window at breakfast room that opens into garage...sealing of this opening with fire retardant material is recommended.

Large painted surface conditions: unpainted brick veneer siding is sound overall. **There is a crack/separation of masonry on outside wall of garage that mimics damage to concrete blocks previously noted in Garage comments. Stabilization of garage area is needed...see also Crawl Space comments.**

Trim paint condition (includes condition of eaves/soffits/fascia at roof):

Exterior rot: **Significant rot damage to rear deck as noted**
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 due to suspect nailing issues which allows slippage of shingles if walked on.**

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 visible

Approx. age of shingles: 5-7 years based on appearance of undamaged areas.

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

Shingle Condition: **Wind damage on front face and west face imply improper application (exposed decking with no underlay present) and nailing. Evaluation of entire roof by a reputable licensed contractor is needed.**



Broken/missing tabs of shingles on front face (left) with shingle slippage (right) on west face exposing plywood decking panel with no visible underlay (roofing felt/tar paper or other material installed

Guttering in place/condition: none installed

Flashing condition/recommendations: Metal flashing at chimney is sound where visible. *It is assumed that blind flashing is installed behind siding material (acceptable) where needed*
There are no skylights at this residence

Chimneys/Vents: All roof penetrations are in good condition

Clean out hatch: none

Weather Cap: flue is blocked/capped with loose brick

Type Liner: **unknown/not visible...see Interior/Fireplace comments.**

Attic Areas: Type access: pull down stairs. **Missing nuts/bolts on stair unit should be replaced to prevent failure. Stored items limited inspection.**

Note: Pull down stairs should be examined regularly to ensure that all bolts, nuts and screws are properly in place and tightened. Failure to perform this regular maintenance could result in falls and injuries.

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: plywood with oriented strand board decking at repairs

Roof Framing Type: manufactured trusses, hip type roof

Hurricane Tie Down Straps in place? *Not required when this house was built*

Insulation (approx. R value): 19+

Ventilation adequate for moisture control: yes

Type ventilation currently in place: soffits and ridge vents

Note: Venting of bathroom exhaust fans to exterior was not required by local standards when this house was built but is a recommended/optional improvement to remove moisture from attic.

Stove/Kitchen Exhaust fan vented into attic? Yes. Proper venting to exterior is needed. While venting of kitchen stove area fans into attic spaces was a common practice on homes built before the 1980's, current fire codes and insurance practices consider this to be a fire hazard. Some insurance companies will not write home owner protection policies if a fan is vented into attic and your individual insurance company should be consulted to insure protection.

Visible staining or current leaks found: All visible staining appears to be a result of old leaks. *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.*

Damage requiring repair: no visible damage found in accessible 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: Two hatches on rear. Access is limited in some areas due to installed ductwork, pipes, insulation and clearance. **Proper/functional cover for hatch under deck is needed to prevent animals from living under house.**

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? **Vented into garage utility closet. Dryer should be vented to exterior to prevent combustion of lint or other problems relating to water heater in this area. Regular cleaning of line (brush and vacuum cleaner) is recommended to prevent lint/debris accumulation which can cause damage to dryer, lengthen drying time and potentially cause fires.**

Crawl space height (minimum): 18"

Vapor barrier in place: **None installed...soil was damp to muddy and it is my opinion that a full vapor barrier is needed...consult with CL-100 for more information.**

Note: *The presence of surface mold/fungus on wood members is common and unavoidable. This is considered a cosmetic defect unless elevated moisture levels have caused wood destroying mold/fungus growth. A vapor barrier of sheet vinyl helps to minimize soil borne moisture from causing wood damage. Additional moisture control measures may be needed in extreme cases.*

Crawl Space: (continued)

Type Foundation: poured concrete footings with masonry piers and perimeter walls.

Foundation sound/visible cracks or damage: no visible damage found to curtain wall or pier areas **except at southeast corner of crawl space (adjacent to garage) where “cratered” soil is indicative of foundation failure (old tree stump rotting away?). Correction by a foundation specialist is needed to stabilize garage area.** *Foundation below grade is not visible for inspection and unless otherwise noted is assumed to be of poured concrete with metal reinforcement typical of the time of construction. It was not possible to physically/visually verify these conditions within limits of inspection.*

Seismic Control Straps in place? (Not required when this house was built)

Piers sound/comments: piers are sound with no visible evidence of movement/failure

Joisting condition: **Areas of joisting have damage from termite activity that requires repair/augmentation. There is also damage from elevated moisture levels (condensation beading on wood members) in some areas. Entire floor system should be evaluated/corrected by a licensed contractor that is familiar with this type damage.**



Screwdriver completely through joist at termite damage (left) and embedded in wood members (right) that have been damaged by elevated moisture levels

Sub floor material/staining/damage: plywood, sound where visible. **There may be damage that is not visible due to installed insulation. Sub floor should also be evaluated during joist and sill repairs**

Insulation (approx. R value): 11, **fallen areas of insulation should be replaced during repair process.**

Sill Problems or other concerns: **Extensive damage to sills (girders) exists at widespread areas. These include but are not limited to areas adjacent to garage and garage storage/utility closet, front porch area and rear of house adjacent to fireplace/chimney and deck.**

Full evaluation during repairs is needed to assure proper correction.

Crawl Space: (continued)



Sill girders at garage area (left) and behind front porch (right) are literally falling apart with ledger support boards completely missing in some areas



Sill at chimney/fireplace area has collapsed (note wood is lower than supporting pier on left) with significant damage to other floor system members in this area

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. **Cosmetic damages are specifically excluded from a home inspection by ASHI Standard of Practice which is the adopted SC Standard as of June 2014.***

No testing or evaluation for the presence of absence of lead based paints was performed as part of this inspection. Houses built prior to 1978 may have had lead based paints used on interior or exterior areas. Consult with your Realtor for more information.

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 ongoing structural failures **except:**

Floor of den adjacent to fireplace has a significant dip with visible flex/movement when walked upon. See Crawl Space comments.

Ceiling of den has damage to finish (flaking/peeling) that is assumed to be a result of old roof leaks. This is also true of other stained/discolored areas of ceilings and walls.



There are no interior stairs at this residence except steps into garage which are sound.

Kitchen and bathroom cabinets and counters are in generally good condition with only normal wear and tear visible. *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.*

Interior: (continued)

Fireplaces: Locations: den on rear center
Firebox/liner condition: **LP gas insert prevents inspection of masonry in firebox and flue.**

Damper: none visible

Inserts: **LP gas insert could not be observed in operation (tank removed). Unit should be tested/adjusted for safe operation.**

Annual adjustment of gas logs is recommended as a safety precaution.

Fireplace, flue and smoke chamber were visually inspected from fireplace area. Smoke staining, soot and creosote accumulations (as well as distance up flue) limit inspection of this area. An annual cleaning of this structure by a reputable chimney sweep is recommended as a maintenance item to assure safe operation of fireplace (if used with wood based fuels).

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 for a house of this age...*addition of a smoke detector inside each bedroom is recommended but was not required when this house was built.*

Functional: yes

Alarms were tested using test button built into units. Smoke detectors should be replaced every 10 years to properly protect occupants.

There is an installed alarm system at this residence. This system was not tested or inspected in any way. It is recommended that system be evaluated by a technician to assure proper operation.

Carbon Monoxide Detector Present: none installed. ***The addition of a CO detector is strongly recommended since this house has LP gas heat, a LP gas fireplace insert, LP gas cooking appliance and LP gas water heater.***

Carbon Monoxide detectors are valuable devices for detecting non-visible combustion gases and their installation, while not required when this house was built, should be considered as part of a home protection plan.

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

Service Drop Cable: Overhead 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: laundry area

Brand of Panel: ITE

Single Service Disconnect in box? yes

Correct division of circuits: correct

Open slots/missing circuit breakers expose electrical connections to accidental contact with correction needed to eliminate life hazard



Blanks are needed to cover openings in panel box cover

Type division/Over current protection: circuit breakers

Correct line sizes for protection installed: correct

Ground Fault Circuit Interrupters installed as required and functioning properly: GFCI protection for bathroom receptacles and whirlpool tub is functional. *GFCI protection was not required by National Electric Code at time of construction for kitchen or garage area outlets of this residence. GFCI protection can be added to these outlets (recommended/optional safety improvement) as desired for additional protection of occupants.*

Testing of GFCI circuits was performed using test button built into receptacles and circuit breakers as well as hand held tester/circuit analyzer with GFI testing button built into tester.

Note: *AFCI protection was not required when this house was built.*

Electrical: (continued)

Outlet operation (polarity, grounding): correct.

Outlets were sampled throughout where accessible and found to be functional.

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

Ceiling Fans Functional? Yes. *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.*

Light above kitchen sink flickers and makes an occasional “sizzling” sound. Evaluation and correction by a licensed electrician is needed

Major Appliances Functional: *All permanently mounted major appliances were tested by running through at least two cycles or otherwise observing in use. Refrigerators, clothes washing machines 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.

Oven: Roper free standing LP gas range could not be observed in operation (no gas tank). There is no anti-tip bracket 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: Roper LP gas range has four standard burners that could not be observed in operation...there also are no control knobs in place for burners



Electrical: (continued)

Microwave Oven: none installed

Stove Exhaust Hood/fan: Nautilus vented type fan is functional

Dishwasher: Hotpoint, **unit is very loud and is not functioning properly. Repair or replacement is needed**

Disposal: none installed. ***Food disposals are not recommended for houses served by septic system due to potential for problems that can be caused by non-digested food waste***

Additional Comments: *Telephone, internet 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: private well...*water was not tested for contaminants*

Disposal: septic system

Supply line material: copper

Waste line material: PVC plastic. **Proper support/elimination of belly/sag in waste water lines (in crawl space) is needed to prevent clogging.** *Materials are reported when they are observable--all plumbing lines run underground at some point and material contents in these areas are not observed.*

Waste water line from dishwasher is slip fitted into open pipe to septic system. A sealed/mechanical connection is needed to prevent sewer gases from entering house and also to prevent over flows.



Belly in waste water line (white on left) will cause clogging and improper insertion of dishwasher drain line into waste water system (right)

Fast leaks/drips: **Kitchen sink controls spray water to sides with repair or replacement needed. Master bathroom tub/shower control does not turn off shower when filling tub with correction needed for normal operation.**

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

Back flow/anti-siphon device present? Not required when this house was built

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

Whirlpool/jetted tub in master bathroom is not functional. Peg board glued to wall of master bedroom is assumed to provide access to equipment for repair.

Jetted tub piping should be cleaned on a regular basis to avoid skin rashes/irritation that may be caused by water that remains in jet pipes after use.

Plumbing: (continued)

Pump Equipment Condition: There is no known pump, sump pump or sewage ejector

Notable pressure or flow restrictions: none Sluggish or plugged drains: none

Water heater Brand and location: AO Smith, located on shelf in garage closet

Approx. age: 2020 serial number

Type: labeled for 40-gallon natural gas. **This house is served by LP gas with evaluation of water heater by a licensed contractor needed to determine if unit was properly converted to use LP gas.**

Power/Fuel Disconnect located at: unit

Condition of Vent/Flue: **flue is in direct contact with wood of roof system and is considered a fire hazard**

Water Temperature: **Not observed in operation due to lack of gas supply.**

Maximum temperature of 120 degrees is recommended to reduce risk of scalding

Pressure relief valve installed and properly vented to exterior or floor: **Valve is in place but is not piped to exterior as needed to prevent scalding and/or damage in event of valve activation**

Leak pan installed as needed/recommended: Pan is not required. **Unit is not strapped to wall as needed to prevent tipping**



Unit labeled for natural gas (left) with no indication of proper conversion to use LP gas and brass TPR valve (right) with no vent pipe installed



Water heater is not strapped to wall member as needed to prevent tipping (left) and metal flue is in direct contact with wood of roof system (right)

Plumbing: (continued)

There is visible termite damage to wood members below water heater with full evaluation of damage needed to determine if repairs are needed. Some destructive measures are needed to determine extent of damage and only a licensed contractor should perform this evaluation.

Clothes dryer vents into area of water heater and should be ducted to exterior to prevent fire and/or explosion from lint and dust particles



HVAC System:

Brand: Heil 3-ton cooling/90,000 BTU LP gas heating system

Approx. Age: 2017 serial number (10-15 years is normal life expectancy of systems although major repairs can extend that life)

Temperature from ducts: 53 in cooling mode

Temperature at air return: 72

Temperature Differential/Comments: unit is functioning in acceptable performance range 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

Condition of Vents/Flues: good where visible.

Due to the age of this system (over 5 years) it is strongly recommended that a service technician evaluate heat exchanger for damage/cracks which can present life hazards (carbon monoxide) as well as lost efficiency. Some disassembly is needed to review this component and only a licensed mechanical contractor should provide this service.

Power/Fuel Disconnect: at unit

There is a duct from HVAC system that serves garage. This is a life hazard (can allow CO into ductwork/house with separation of this duct along with proper capping needed.



Duct into garage, also note cracks in concrete block wall from foundation failure

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 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. This report remains the property of Herdt Home Inspections with license to use granted solely to person named in "Inspected For" space on first and second pages. **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. The 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 reasonable 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, cosmetic damages are specifically excluded from a home inspection by the Standard of Practice and any listing is for informational purposes only

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 including asbestos, mold/fungus, etc. unless specifically mentioned in this report of 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