



Inspection Report

Cameron Milton

Property Address:

310 Windy Hills Drive
Columbus, SC



HomeBuyers Inspection HBI

Russell Buchanan
18 Business Park Circle
Arden, NC 28704
877-274-4299



Table of Contents

- [Cover Page](#)
- [Table of Contents](#)
- [Intro Page](#)
- [1 Roofing](#)
- [2 Exterior](#)
- [3 Interiors](#)
- [4 Structural Components](#)
- [5 Plumbing System](#)
- [6 Electrical System](#)
- [7 Heating / Central Air Conditioning](#)
- [8 Insulation and Ventilation](#)
- [9 Built-In Kitchen Appliances](#)
- [General Summary](#)

Date: 12/17/2007	Time:	Report ID: Sam 2
Property: 310 Windy Hills Drive Columbus, SC	Customer: Cameron Milton	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Customer and their agent

Age Of Home:
Over 50 Years

Weather:
Clear

Temperature:
Over 60

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

Radon Test:
No

Water Test:
No

1. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

1.0 ROOF COVERINGS

Roof Covering: 3-Tab fiberglass

Viewed roof covering from: Ground

Comments:

(1) The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop. Some shingles are missing on main roof and daylight can be seen from attic. Immediate repairs are needed here.



1.0 Picture 1



1.0 Picture 2

(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

1.0 Picture 3

 1.1 FLASHINGS

Comments:

 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS


Sky Light(s): None

Chimney (exterior): Brick

Comments:


 1.3 ROOF DRAINAGE SYSTEMS

Comments:

 (1) The gutter is loose or daylight between gutters and fascia at the rear. Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect and repair as needed.



1.3 Picture 1

 (2) The gutter screens collapsed inside gutter at the front of home. A qualified person

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

should repair or replace as needed. The gutter needs cleaning of debris at the front and as needed elsewhere. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.



1.3 Picture 2

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
----	----	----	----	------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.0 WALL CLADDING FLASHING AND TRIM
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------------------------

Siding Style: Brick


Siding Material: Wood, Full brick

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2.1 DOORS (Exterior)
--------------------------	--------------------------	--------------------------	-------------------------------------	-----------------------------

Exterior Entry Doors: Wood

Comments:


 The side entry door to basement reveals daylight when latched at areas missing weather-stripping. This is a small repair. A qualified person should repair or replace as needed.



2.1 Picture 1 Basement entry

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2.2 WINDOWS
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------

Comments:

 The sill plate is deteriorated at right side (facing front). This is a small repair. A qualified person should repair or replace as needed.


IN	NI	NP	RR	Inspection Items
----	----	----	----	------------------

IN NI NP RR Inspection Items




2.2 Picture 1 Basement window (s)

 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**Appurtenance:** Covered porch, Porch, Sidewalk**Comments:**

 (1) The support column(s) on covered porch at the left side (facing front) are split or cracked in areas and are deteriorated in areas. A repair or replacement is needed. A qualified contractor should perform the work.




2.3 Picture 1 Front Porch

 (2) The steps on the porch at the rear of home are not uniform in "riser height" and are a tripping hazard. A fall or injury could occur if not corrected. I recommend repair as needed.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

2.3 Picture 2 Rear Porch

 (3) Some of the rafters of covered porch shows weakening by previous damage from leaks or other. Appears to remain strong to function. FYI



2.3 Picture 3


2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Driveway: Asphalt

Comments:

2.5 EAVES, SOFFITS AND FASCIAS

Comments:

 (1) The eave boards at eave on the gables and various roof edges are deteriorated. Repairs are needed. A qualified contractor should inspect and repair as needed.

IN NI NP RR Inspection Items


IN NI NP RR Inspection Items



2.5 Picture 1



2.5 Picture 2

 (2) The soffit panel at eave on the front (right of main entry) are weathered and peeling paint. Further deterioration may occur if not repaired. A qualified person should repair or as needed. I am unable to determine if leak exists here or was a result of clogged gutters.



IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

2.5 Picture 3 Front (right of main entry)

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Living Room



Dining Room



Kitchen

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

3.0 CEILINGS

Ceiling Materials: Plaster, Suspended ceiling panels, Ceiling Tile, Painted-over wallpaper


Comments:

(1) Plaster ceiling is in need of repair in bathroom. Currently it is covered by drop panels.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

3.0 Picture 1

 (2) The Ceiling Tile on the ceiling reveals a water stain indicating a leak did or still exists at the Bedroom. Due to recent dry weather, I am unable to determine if the leak still exists. A qualified contractor should inspect and repair as needed.



3.0 Picture 2

 3.1 WALLS

Wall Material: Drywall, Plaster

Comments:


 3.2 FLOORS

Floor Covering(s): Hardwood T&G, Tile, Vinyl

Comments:

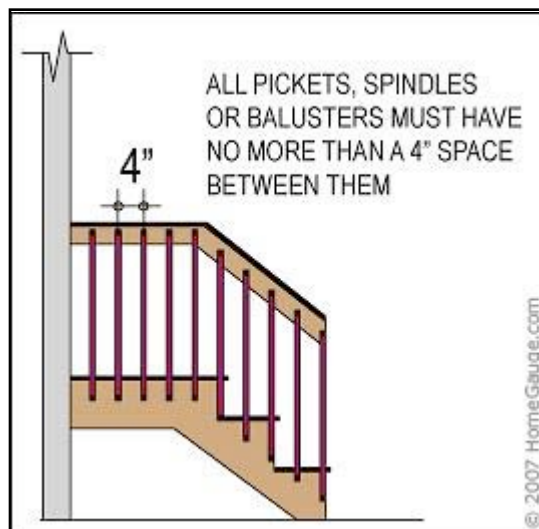
IN NI NP RR Inspection Items

IN NI NP RR Inspection Items **3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Comments:**

 The hand/guard rail for the stairs to basement are missing balusters (on both sides). A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



3.3 Picture 1 basement stairs




3.3 Picture 2

 3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Cabinetry: Wood, Veneer

Countertop: Laminate

Comments:


 Sink base is damaged under sink at bottom shelf likely from leaking faucet. Recommend repair or replace sink base cabinetry as necessary.

IN NI NP RR Inspection Items


IN NI NP RR Inspection Items

3.4 Picture 1 under kitchen sink

 3.5 DOORS (REPRESENTATIVE NUMBER)**Interior Doors:** Wood**Comments:**

 The Entry door and Closet door rubs at jamb when closing at the Living Room and hallway closet and Small bedroom. The Living room second door to porch is painted shut or will not open. A qualified person should repair or replace as needed.

 3.6 WINDOWS (REPRESENTATIVE NUMBER)**Window Types:** Double-hung, Single pane, Storm windows**Comments:**

 There are cracked and broken glass at numerous windows throughout home. At least five windows missing sash cords at the Living Room, pantry and Small bedroom (left of hall bath) and at top of stairs. A qualified person should repair or replace as needed.

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Foundation: Brick

Method used to observe Crawlspace: No crawlspace

Comments:

(1) Brick Foundation wall at the basement entry has missing mortar around windows . Repairs are needed. A skilled masonry contractor should perform the repairs.



4.0 Picture 1

(2) The brick foundation has been coated with a water proof sealer except behind shelving. If water intrusion occurs here, then shelving may need removing in order to coat area properly.


IN NI NP RR Inspection Items

IN NI NP RR Inspection Items



4.0 Picture 2 basement wall

 4.1 WALLS (Structural)**Wall Structure:** Wood, Brick**Comments:** **4.2 COLUMNS OR PIERS****Columns or Piers:** Masonry block, Supporting walls**Comments:** **4.3 FLOORS (Structural)****Floor Structure:** 2 X 8, 2 X 10, Wood joists**Comments:** **4.4 CEILINGS (structural)****Ceiling Structure:** 2X4**Comments:** **4.5 ROOF STRUCTURE AND ATTIC****Roof Structure:** Stick-built, 2 X 6 Rafters, Common board**Roof-Type:** Gable**Method used to observe attic:** Walked**Attic info:** Attic access**Comments:**

 The common board roofing indicates roof leaks or has leaked around the chimneys. Leaking roofs should be repaired to prevent damage. I recommend a qualified contractor perform the work. (See Roof Coverings comments)

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items



4.5 Picture 1

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace


IN NI NP RR Inspection Items

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Washer Drain Size: 2" Diameter


Plumbing Waste: PVC, Cast iron, lead waste (old)

Comments:

 (1) Upon arriving water was on and spilling onto floor of basement from nearby faucet and water heater. The hvac person who was their at the time of inspection claimed that he turned the water on at the street. I turned off the valve at faucet and water heater. FYI



5.0 Picture 1


 (2) The stop-valve does not work properly at the Hall Bath sink. Repairs are needed. The tub drain drains slowly at main bath. There is a leak under bathtub that can be seen from removing access panel on wall. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items




5.0 Picture 2 Upstairs bath

 (3) The basket strainer is leaking at left side and at right side at the Kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.0 Picture 3

 (4) The floor drain has a plug as if to keep something from coming in? After the inspection, the owner of the adjacent property volunteered information that the city sewer occasionally will back up and come into basement. This may be the reason for the plug? I am unable to determine if plug will prevent this from occurring. FYI


IN NI NP RR Inspection Items


IN NI NP RR Inspection Items



5.0 Picture 4 basement floor drain

 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**Water Source:** Public**Water Filters:** None**Plumbing Water Supply (into home):** Galvanized (old)**Plumbing Water Distribution (inside home):** Galvanized, Copper**Comments:**

 (1) The lever on faucet leaks at the kitchen sink. Repairs are needed to stop leaking water from further damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person. The spray nozzle is not working properly which could be as a result of no volume or pressure at the kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

 (2) The water pressure over-all is poor and would not pass "functional flow." A possible reason for weak volume or pressure could be old galvanized piping that is corroded inside.
NOTE: NO SHOWER FOR BATH

Toilet will not fill with water likely due to clogged piping. I could not inspect the toilet fixture for leaks.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items




5.1 Picture 1



5.1 Picture 2

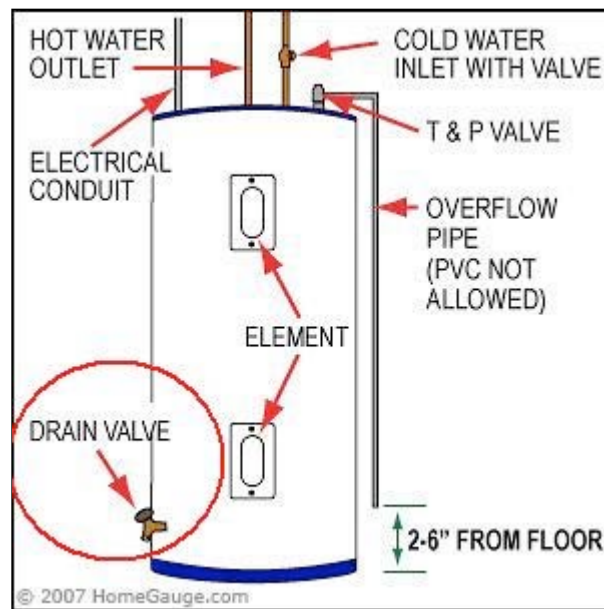
 5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**Water Heater Power Source:** Electric**Water Heater Capacity:** 40 Gallon (1-2 people)**Manufacturer:** A.O. SMITH**Comments:**

 Water heater was empty and drain open at bottom when I arrived. I closed drain but at the end of inspection, drips were still occurring. Repairs may be needed.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

5.2 Picture 1



5.2 Picture 2

 5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)
Comments:

The main shut off is the red knob located in the basement on the front wall. This is for your information.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

5.3 Picture 1

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments:

5.5 MAIN FUEL SHUT OFF (Describe Location)

Comments:

The main fuel shut off is at gas meter outside

5.6 SUMP PUMP

Comments:

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System



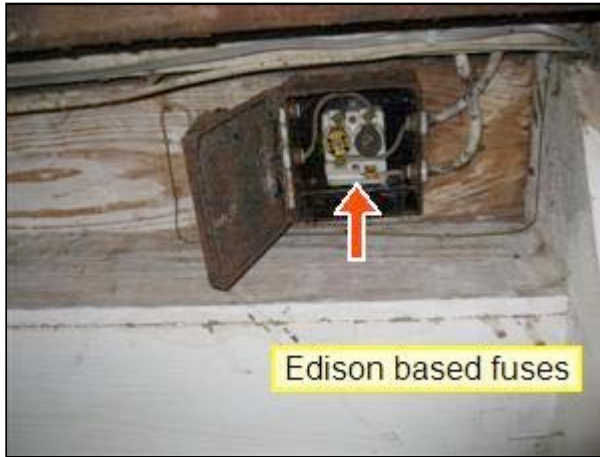
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

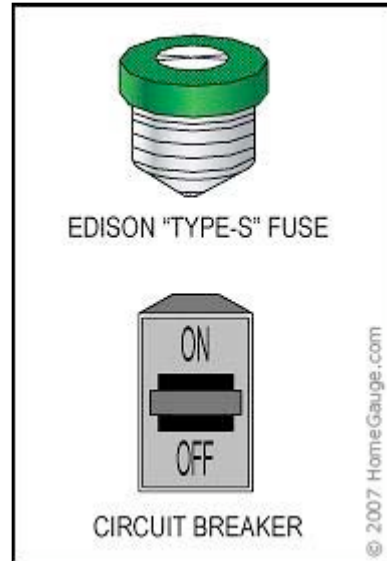
IN NI NP RR Inspection Items

- | IN | NI | NP | RR | Inspection Items |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6.0 SERVICE ENTRANCE CONDUCTORS
Electrical Service Conductors: Overhead service, Aluminum, 220 volts
Comments: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS
Panel capacity: 100 AMP
Panel Type: Fuses, Circuit breakers
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE
Branch wire 15 and 20 AMP: Copper
Wiring Methods: Romex, Knob and Tube
Comments:
<input checked="" type="checkbox"/> Problem(s) discovered with Branch Circuits such as doubled wiring at fuse(s), doubled wiring at circuit(s), and edison base fuse(s) under stairs, and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed. |

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

6.2 Picture 1



6.2 Picture 2

- 6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Comments:

(1) "Two-prong" outlets are missing cover-plates in the dining room and in the living room. This is a safety issue that needs to be corrected. I recommend repair as needed.



6.3 Picture 1 various rooms

(2) Loose light fixture needs securing in closet. Loose or unfinished wiring in attic should be corrected to remain safe (Picture 2). One splice box needs a cover-plate in the basement. I recommend repair as needed (Picture 4).

IN NI NP RR Inspection Items

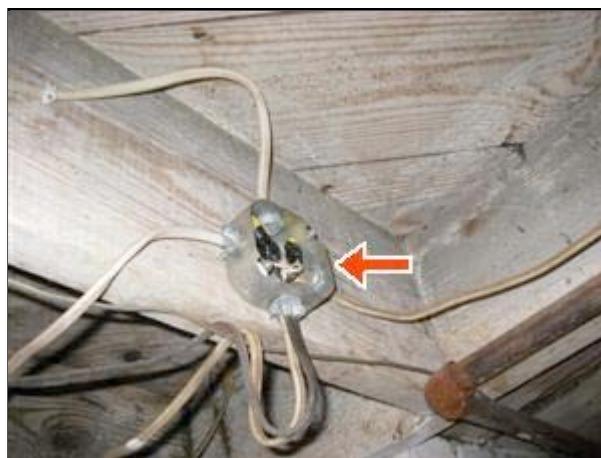
IN NI NP RR Inspection Items



6.3 Picture 2



6.3 Picture 3



6.3 Picture 4

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

WALLS OF INSPECTED STRUCTURE**Comments:** **6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Comments:** **6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS****Comments:**

The main panel box is located at the basement.

 6.7 SMOKE DETECTORS**Comments:** **6.8 CARBON MONOXIDE DETECTORS****Comments:**

IN NI NP RR Inspection ItemsIN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items


7.0 HEATING EQUIPMENT

Heat Type: Circulating boiler

Energy Source: Gas

Number of Heat Systems (excluding wood): One

Comments:

 The gas-fired boiler did not function or is non-operational. A repair or replacement is needed. I recommend further inspection by a licensed HVAC contractor.



7.0 Picture 1



IN NI NP RR Inspection Items

IN NI NP RR Inspection Items


7.0 Picture 2

7.1 NORMAL OPERATING CONTROLS
Comments:

7.2 AUTOMATIC SAFETY CONTROLS
Comments:

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments:

 Due to the concern for water volume or pressure and because of the old piping that was turned off for an extended period of time, and the fact that the boiler is non-operational, I am concerned of whether or not the radiators will function properly when boiler is repaired. A clogged or failed radiator can be expensive to replace. I strongly recommend that an HVAC person inspect all the radiators when boiler becomes operable. You should obtain a letter from the HVAC company as to the condition of radiators, piping and boiler before you close on home.


7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM
Comments:

 There is no heat source for Bedroom on right (at top of stairs).



7.4 Picture 1 bedroom

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)
Comments:

 The liner for fireplace was partially visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. I did not inspect the liner for gas fired boiler. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

 7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Types of Fireplaces: Conventional

Operable Fireplaces: One

Number of Woodstoves: None

Comments:

 7.7 GAS/LP FIRELOGS AND FIREPLACES

Comments:

 7.8 COOLING AND AIR HANDLER EQUIPMENT

Number of AC Only Units: None

Comments:

There is no central air conditioning in this home. This home has no central air (No AC). This is for your information.

 7.9 NORMAL OPERATING CONTROLS

Comments:

 7.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments:

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.


IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

8.0 INSULATION IN ATTIC

Attic Insulation: Blown, Fiberglass, R-19 or better

Comments:

 The attic has a small amount of insulation and "Knob and Tube" wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire or over heating can occur. If new insulation is added, an electrician should first replace knob and tubing wires with updated wiring.

8.1 INSULATION UNDER FLOOR SYSTEM

Floor System Insulation: NONE

Comments:

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments:

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Ventilation: Gable vents, Passive

Comments:

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Exhaust Fans: None

Dryer Power Source: 220 Electric

Dryer Vent: Flexible Vinyl

Comments:

8.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments:

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.0 DISHWASHER Dishwasher Brand: KENMORE Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.1 RANGES/OVENS/COOKTOPS Range/Oven: NONE Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.2 RANGE HOOD Exhaust/Range hood: NONE Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.3 TRASH COMPACTOR Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 FOOD WASTE DISPOSER Disposer Brand: IN SINK ERATOR Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.5 MICROWAVE COOKING EQUIPMENT Built in Microwave: NONE Comments:

IN	NI	NP	RR	Inspection Items
----	----	----	----	------------------

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2007 : Licensed To HomeGauge

General Summary



HomeBuyers Inspection HBI

**18 Business Park Circle
Arden, NC 28704
877-274-4299**

Customer
Cameron Milton

Address
310 Windy Hills Drive
Columbus, SC



The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing




1.0 ROOF COVERINGS

Repair or Replace

-  (1) The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop. Some shingles are missing on main roof and daylight can be seen from attic. Immediate repairs are needed here.
-  (2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

-  (1) The gutter is loose or daylight between gutters and fascia at the rear. Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect and repair as needed.

1. Roofing



(2) The gutter screens collapsed inside gutter at the front of home. A qualified person should repair or replace as needed. The gutter needs cleaning of debris at the front and as needed elsewhere. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

2. Exterior



2.1 DOORS (Exterior)

Repair or Replace



The side entry door to basement reveals daylight when latched at areas missing weather-stripping. This is a small repair. A qualified person should repair or replace as needed.

2.2 WINDOWS

Repair or Replace



The sill plate is deteriorated at right side (facing front). This is a small repair. A qualified person should repair or replace as needed.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace



(1) The support column(s) on covered porch at the left side (facing front) are split or cracked in areas and are deteriorated in areas. A repair or replacement is needed. A qualified contractor should perform the work.



(2) The steps on the porch at the rear of home are not uniform in "riser height" and are a tripping hazard. A fall or injury could occur if not corrected. I recommend repair as needed.



(3) Some of the rafters of covered porch shows weakening by previous damage from leaks or other. Appears to remain strong to function. FYI

2.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace



(1) The eave boards at eave on the gables and various roof edges are deteriorated. Repairs are needed. A qualified contractor should inspect and repair as needed.



(2) The soffit panel at eave on the front (right of main entry) are weathered and peeling paint. Further deterioration may occur if not repaired. A qualified person should repair or as needed. I am unable to determine if leak exists here or was a result of clogged gutters.

3. Interiors



3.0 CEILINGS


Repair or Replace



(1) Plaster ceiling is in need of repair in bathroom. Currently it is covered by drop panels.


3. Interiors



-  (2) The Ceiling Tile on the ceiling reveals a water stain indicating a leak did or still exists at the Bedroom. Due to recent dry weather, I am unable to determine if the leak still exists. A qualified contractor should inspect and repair as needed.


3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

-  The hand/guard rail for the stairs to basement are missing balusters (on both sides). A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.


3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

-  Sink base is damaged under sink at bottom shelf likely from leaking faucet. Recommend repair or replace sink base cabinetry as necessary.


3.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

-  The Entry door and Closet door rubs at jamb when closing at the Living Room and hallway closet and Small bedroom. The Living room second door to porch is painted shut or will not open. A qualified person should repair or replace as needed.

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



-  There are cracked and broken glass at numerous windows throughout home. At least five windows missing sash cords at the Living Room, pantry and Small bedroom (left of hall bath) and at top of stairs. A qualified person should repair or replace as needed.

4. Structural Components




4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

-  (1) Brick Foundation wall at the basement entry has missing mortar around windows . Repairs are needed. A skilled masonry contractor should perform the repairs.
-  (2) The brick foundation has been coated with a water proof sealer except behind shelving. If water intrusion occurs here, then shelving may need removing in order to coat area properly.

4.5 ROOF STRUCTURE AND ATTIC

Repair or Replace

-  The common board roofing indicates roof leaks or has leaked around the chimneys. Leaking roofs should be repaired to prevent damage. I recommend a qualified contractor perform the work. (See Roof Coverings comments)

5. Plumbing System



5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

- (1) Upon arriving water was on and spilling onto floor of basement from nearby faucet and water heater. The hvac person who was their at the time of inspection claimed that he turned the water on at the street. I turned off the valve at faucet and water heater. FYI
- (2) The stop-valve does not work properly at the Hall Bath sink. Repairs are needed. The tub drain drains slowly at main bath. There is a leak under bathtub that can be seen from removing access panel on wall. Repairs are needed. A qualified licensed plumber should repair or correct as needed.
- (3) The basket strainer is leaking at left side and at right side at the Kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.
- (4) The floor drain has a plug as if to keep something from coming in? After the inspection, the owner of the adjacent property volunteered information that the city sewer occasionally will back up and come into basement. This may be the reason for the plug? I am unable to determine if plug will prevent this from occurring. FYI

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

- (1) The lever on faucet leaks at the kitchen sink. Repairs are needed to stop leaking water from further damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person. The spray nozzle is not working properly which could be as a result of no volume or pressure at the kitchen sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.
- (2) The water pressure over-all is poor and would not pass "functional flow." A possible reason for weak volume or pressure could be old galvanized piping that is corroded inside. NOTE: NO SHOWER FOR BATH

Toilet will not fill with water likely due to clogged piping. I could not inspect the toilet fixture for leaks.

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

- Water heater was empty and drain open at bottom when I arrived. I closed drain but at the end of inspection, drips were still occurring. Repairs may be needed.

6. Electrical System



6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

- Problem(s) discovered with Branch Circuits such as doubled wiring at fuse(s), doubled wiring at circuit(s), and edison base fuse(s) under stairs, and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of

6. Electrical System



ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace



(1) "Two-prong" outlets are missing cover-plates in the dining room and in the living room. This is a safety issue that needs to be corrected. I recommend repair as needed.



(2) Loose light fixture needs securing in closet. Loose or unfinished wiring in attic should be corrected to remain safe (Picture 2) .One splice box needs a cover-plate in the basement. I recommend repair as needed (Picture 4) .

7. Heating / Central Air Conditioning



7.0 HEATING EQUIPMENT

Repair or Replace



The gas-fired boiler did not function or is non-operational. A repair or replacement is needed. I recommend further inspection by a licensed HVAC contractor.

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace



Due to the concern for water volume or pressure and because of the old piping that was turned off for an extended period of time, and the fact that the boiler is non-operational, I am concerned of whether or not the radiators will function properly when boiler is repaired. A clogged or failed radiator can be expensive to replace. I strongly recommend that an HVAC person inspect all the radiators when boiler becomes operable. You should obtain a letter from the HVAC company as to the condition of radiators, piping and boiler before you close on home.

7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Repair or Replace



There is no heat source for Bedroom on right (at top of stairs).

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Not Inspected



The liner for fireplace was partially visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. I did not inspect the liner for gas fired boiler. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.

8. Insulation and Ventilation



8.0 INSULATION IN ATTIC

Inspected



The attic has a small amount of insulation and "Knob and Tube" wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire or over heating can occur. If new insulation is added, an electrician should first replace knob and tubing wires with updated wiring.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2007 : Licensed To HomeGauge