

**AmeriSpec Home Inspection, Inc.**  
**1200 Woodruff Rd., H-23**  
**Greenville SC 29607**  
**(864)627-1900**

Doc #:  
 Dwelling Address: 321 Meadow Lane  
 Anywhere, SC

Client Name: Mr. & Mrs. Our Client  
 Inspector: Jim Sofet, SC License #1406

Client should read entire inspection report for detailed information. Do not rely on the summary section for all conditions or inclusions. The summary contains only items that may require immediate action, or that we believe may be of special interest to the client. Refer to your real estate professional, seller, or sales contract for specific "conditions of property" inclusions that may dictate whether any suggested repairs or maintenance items listed in this report are covered or applicable to your purchase transaction. The AmeriSpec inspection does not constitute a warranty, an insurance policy, or a guarantee of any kind, nor does the report reveal or imply any liability for future conditions, acts of nature, or latent discovery. Observations relate only to the conditions apparent on the day of inspection. This is only a "general inspection" and therefore is not technically exhaustive, and will not reveal all defects or conditions. Property conditions may change from time of our home inspection to the date of closing, and you occupying the property. Client should conduct a walk through to evaluate and operate all major systems immediately prior to closing this property. We recommend that if repairs are made to the property, only contractors are used that are state licensed in the specific trade of which the repair relates. We do not recommend homeowners perform repairs on homes they are vacating, unless the seller is licensed in the trade the repair requires, and additionally warrants and accepts all liability associated with the repairs he or she conducts. **NOTE TO AGENTS.** Summary report copy should accompany all Sales Contract contingency removal addendums or repair requests, in order for all parties or contractors to fully understand the specific location, or technical conditions surrounding any listed defect.

### Exterior

1103. Siding



instructions to ensure long term warranty.

**Comments.** 1.) A few left side upper roof elevation siding seams need to be caulk sealed to prevent moisture penetration. 2.) The cement fiber siding has inadequate clearance, or is in direct contact with the roof material. The manufacture of this material requires at least 1 - 2 inch clearance to prevent pre-mature deterioration. Recommend review/repair by builder per manufacturer's installation

1104. Trim



**Repairs Needed.** Recommend sealing gap at upper roof elevation corner at 2nd level front near balcony area above the front porch to prevent moisture penetration.

1106. Exterior Door(s)



**Repairs Needed.** 1.) Door threshold trim board missing at the front door. Recommend sealing to prevent deterioration of materials. 2.) One hinge screw is missing at each front and rear doors; recommend installing for proper support.

AmeriSpec Home Inspection Service

This is a Confidential Report prepared for client only. Any Use by Unauthorized Persons is Prohibited © 1989 AmeriSpec, Inc. AmeriSpec is a registered trademark of AmeriSpec, Inc. AmeriSpec services provided by AmeriSpec Home Inspection, Inc., an independently owned and operated franchise.

**AmeriSpec Home Inspection, Inc.**  
**1200 Woodruff Rd., H-23**  
**Greenville SC 29607**  
**(864)627-1900**

1110. Gas Meter Seek Further Review. Unable to locate electrical bond. Flexible metal gas piping should be bonded to the electrical ground system in most jurisdictions. This prevents current flow from taking place between the two bonded bodies as they will now be at the same electrical potential. See original builder or local codes enforcement for requirements. Recommend electrical bonding for safety.
1112. Sprinklers Seek Further Review. An automatic sprinkler system was observed but not inspected or tested. This system and related equipment is beyond the scope of this inspection. Client is advised to consult sellers as to operation, zone settings, and condition of the sprinkler system prior to close. Client should verify presence & perform annual inspection of backflow valve.

**Roof**

1306. Roof  
Conditions



**Repairs Needed.** Exposed nails observed at change in elevation between the garage and main structure, as observed from the roof. Nail heads should be sealed to prevent water penetration. Recommend having builder remove nails & small construction debris from roof.

**Chimney/Fireplace**

1406. Fireplace  
Condition

Seek Further Review. Gas logs present, not tested; pilot off. Gas logs are turned on to verify operation only, if the pilot is lit. Inspector cannot light pilots nor verify that the burner or emission calibrations are properly adjusted. Refer to a specialist.

**Garage/Carport**

1517. Garage  
Comments

Seek Further Review. Railings are missing at entrance steps to the home. Typically, a hand railing is required when more than three stair risers are present. Recommend installing for safety and compliance. See local codes enforcement for more information.

**Attic**

1601. Access  
location

**Safety Concern.** Leg extensions have been added to the pull down steps in the laundry; uneven tread height noted at the first step. Recommend review by builder for safety.

1607. Electrical

Light bulb cage/guard is missing as required by current building standards. See local codes enforcement for more information.

**Crawlspace**

1802. Floor

Standing water observed near the hatch opening and near some foundation vents. Builder stated that the foundation vents and crawlspace hatch was left open during power washing prior to the inspector. We recommend that client review conditions after heavy rains or prior to closing. Corrections by builder will be necessary if conditions do not improve.

AmeriSpec Home Inspection Service

This is a Confidential Report prepared for client only. Any Use by Unauthorized Persons is Prohibited © 1989 AmeriSpec, Inc. AmeriSpec is a registered trademark of AmeriSpec, Inc. AmeriSpec services provided by AmeriSpec Home Inspection, Inc., an independently owned and operated franchise.

**AmeriSpec Home Inspection, Inc.**  
**1200 Woodruff Rd., H-23**  
**Greenville SC 29607**  
**(864)627-1900**

1804. Joists



One joist has been improperly notched at the master bathroom floor framing. Notches on top or bottom of joists should not exceed 1/6 the depth of the joist (1/4 at very end). Additional joists are located near the notched joist. Recommend that builder review for proper support.

**Air Conditioning**

2005. General Conditions

Seek Further Review. As most manufacturers warn against operating air conditioning units when the outside temperature has been below 60 degrees during the previous 24 hours, this unit was not tested. Recommend referring to the Sellers Disclosure Statement or review by a qualified licensed HVAC technician regarding the condition of this unit prior to close.

**Plumbing**

2102. Supply Lines



**Repairs Needed.** Plumbing supply pipes for 2nd level bathroom shower are not insulated in unconditioned spaces as observed through the bonus room alcove. Water supply pipes located in unconditioned spaces are required to be insulated per current energy standards to prevent damage from freezing.

2104. Waste Disposal System

Seek Further Review. Waste disposal system appears to be private on-site waste disposal. Due to the inaccessibility of the septic tank, leach field, and other components of the private sewage system, review of the septic system is not within the scope of this inspection. We recommend review by a qualified professional to assess the functionality and condition of this system, prior to close.

**Water Heater**

2211. Water Heater Comments

Water heater sits on bricks and may be subject to premature rusting and deterioration due to moisture. Typically, a concrete pad is required (IRC 1305.1.4). See local municipal codes local enforcement.

**Electrical**

2301. Service Type

The main panel is not located back to back or side to side to the electric meter, which would require a main disconnect at the meter due to distance. See local Codes Official for requirement or exception to NEC or IRC codes per section E3503.3.3.1.

**Laundry Area**

2411. Electrical

Seek Further Review. No dedicated single gang outlet noted at the washer out let. No GFCI present at outlet near the laundry tub. See local codes enforcement for more information.

AmeriSpec Home Inspection Service

This is a Confidential Report prepared for client only. Any Use by Unauthorized Persons is Prohibited © 1989 AmeriSpec, Inc. AmeriSpec is a registered trademark of AmeriSpec, Inc. AmeriSpec services provided by AmeriSpec Home Inspection, Inc., an independently owned and operated franchise.

**AmeriSpec Home Inspection, Inc.**  
**1200 Woodruff Rd., H-23**  
**Greenville SC 29607**  
**(864)627-1900**

**Bathroom(s)**

2701. Floor      Comments. 1.) Baseboard trim is missing between the sink cabinets. 2.) The edges at bathroom floors and tub/shower walls and floors should be caulked to prevent moisture penetration. Failure to keep these areas sealed can cause deterioration and moisture damage.
2707. Electrical      Seek Further Review. 1.) The recessed lighting trim rings are not rated for moisture as is typically required in enclosed shower areas. See local codes enforcement for more information if concerned. 2.) One outlet at the 2nd level bathroom does not test properly; "open Neutral". Recommend further review or repairs as needed by a qualified licensed electrician.
2710. Tub/Surround      Seek Further Review. 1.) The whirlpool tub edge moves up and down when sitting on the edge. Recommend proper edge support to maintain proper caulk seal. 2.) The tile edges at bathroom tub/shower walls and floors need to be caulked to prevent moisture penetration; caulking not completed. Failure to keep these areas sealed can cause deterioration and moisture damage.
2717. Bathroom  
Faucets      **Repairs Needed.** Sink faucets are loose; not secured to the counters. Recommend further review or repairs as needed by a qualified licensed plumber.
2719.  
Plumbing/Drains      **Repairs Needed.** Stopper control rods are not attached. Recommend review/repairs as needed.
2724. Whirlpool  
Tub      No access panel provided to service the pump. Builder was aware of this condition. Current building standards require that a panel of sufficient size be installed to provide access to the pump. See local municipal codes enforcement if concerned. (IRC 2720.1) The whirlpool tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber.

**Other Interior Room**

2908. Electrical      **Repairs Needed.** Loose outlet needs securing at dormer alcove for safety.



AmeriSpec Home Inspection Service

This is a Confidential Report prepared for client only. Any Use by Unauthorized Persons is Prohibited © 1989 AmeriSpec, Inc. AmeriSpec is a registered trademark of AmeriSpec, Inc. AmeriSpec services provided by AmeriSpec Home Inspection, Inc., an independently owned and operated franchise.