



# Inspection Report

**Suzie Sample**

**Property Address:**  
22 Easy Lane  
Richville SC



**DuBose Home Inspection, Inc.**

**David E. DuBose**  
1912 Main St.  
Newberry, SC 29108  
[www.dubose.us](http://www.dubose.us)  
803-924-0323 800-903-2457  
SC License #1181

<b>Date:</b> 3/4/2013	<b>Time:</b> 09:00 AM	<b>Report ID:</b> IC04S
<b>Property:</b> 22 Easy Lane Richville SC	<b>Customer:</b> Suzie Sample	<b>Real Estate Professional:</b>

**Terms, Comment Key and Definitions**

Our inspections are conducted accordingly with the Standards of Practice of the State of South Carolina and the American Society of Home Inspectors (ASHI). The aforementioned Standards contain certain limitations, exceptions, and exclusions. The purpose of a home inspection is to disclose the general conditions of the house, and to do this we inspect random sections of the house. An example of this is we only inspect random areas of exposed water supply pipe and, if no deficiencies were found, we mark the water supply was inspected with no problems. If we tried to inspect every foot of water supply pipe, drain pipe, electrical wiring, floor joist, rafters, etc., it would take an extremely long time and be cost prohibitive. This is why the home inspection is not a detailed inspection. We do not claim expertise in specific home components or systems and you should not expect us to find every problem that exists or ever could exist, but we will report deficiencies we observed and deemed significant at the time of inspection. The home inspection is not a warranty against any future damage or repairs, nor is it a guarantee that the home is free of all defects or damage. The inspection is not intended to be technically exhaustive and equipment and systems will not be dismantled. By accepting this report you are also accepting all terms and conditions stated in this report and the inspection agreement. Use of this report without written permission of the customer and DuBose Home Inspection, Inc. is strictly prohibited.

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. I recommend you read the entire report.

**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.

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

**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, it needs to be replaced or repaired by a qualified licensed contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. These items need to be considered before you purchase the property.

Homes more than 2 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**Age Of Home:**  
Under 5 Years

**Client Is Present:**  
Yes

**Weather:**  
Clear

**Temperature:**  
Over 70

**Rain in last 3 days:**  
No

**General Condition and Maintenance:**  
Average

# 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.

## Styles & Materials

**ROOF COVERING:**  
ARCHITECTURAL

**VIEWED ROOF COVERING FROM:**  
GROUND  
BINOCULARS  
NO EVIDENCE OF LEAKING (Will check attic space)

**SKY LIGHT (S):**  
NONE

**CHIMNEY (exterior):**  
NOT PRESENT

**SWAYS OR SAGS:**  
NO

**MULTIPLE LAYERS:**  
NO

**METAL DRIP EDGE:**  
SHINGLES EXTENDED

**GUTTERS AND DOWNSPOUTS:**  
PRESENT

## Items

### 1.0 ROOF COVERINGS

**Comments:** Inspected

(1) The visible roof covering appears to be in serviceable condition at the time of the inspection. Our company does not estimate remaining life of roof coverings, flashings, caulking materials, or other components.

(2) There is one loose shingle on the front of the house. Recommend licensed contractor evaluate and make necessary repairs.



1.0 Picture 1

### 1.1 FLASHINGS

**Comments:** Inspected

All visible flashings appear to be in serviceable condition. Most flashings are not visible.

### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

All visible flashings appear to be in serviceable condition. Most flashings are not visible.

### 1.3 ROOFING DRAINAGE SYSTEMS (Guttering and Downspouts)

**Comments:** Inspected

---

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 examine 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.

### Styles & Materials

<b>TRIM:</b> COVERED METAL/VINYL	<b>SIDING STYLE:</b> LAP BRICK	<b>SIDING MATERIAL:</b> VINYL BRICK VENEER
<b>PAINT:</b> N/A	<b>CAULKING:</b> N/A	<b>EXTERIOR ENTRY DOORS:</b> STEEL
<b>STORM DOORS:</b> NOT PRESENT	<b>STORM WINDOWS:</b> NOT PRESENT	<b>WINDOW SCREENS:</b> NOT PRESENT
<b>WINDOWS:</b> GOOD CONDITION	<b>WINDOW TYPE:</b> VINYL	<b>APPURTENANCE:</b> COVERED PORCH DECK WITH STEPS
<b>GARAGE TYPE:</b> ATTACHED GARAGE TWO-VEHICLE	<b>AUTO OPENER MANUFACTURER:</b> LIFT-MASTER	<b>GARAGE DOOR MATERIAL:</b> INSULATED METAL
<b>GARAGE DOOR TYPE:</b> ONE AUTOMATIC	<b>DRIVEWAY:</b> CONCRETE	

### Items

#### 2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

#### 2.1 DOORS (Exterior)

Comments: Inspected

#### 2.2 STORM DOORS, WINDOWS, AND SCREENS

Comments: Inspected

#### 2.3 WINDOWS

Comments: Inspected

#### 2.4 GARAGE/CARPORT

Comments: Inspected

#### 2.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

Sensors are in place and will reverse the door.

#### 2.6 DECKS, BALCONIES, PATIOS, STOOPS, STEPS, AREAWAYS, AND APPLICABLE RAILINGS

Comments: Inspected

At the time of construction, handrails and/or guardrails may not have been required. For safety concerns I recommend you consider adding handrails and/or guardrails.



2.6 Picture 1

## **2.7 PORCHES**

Comments: Inspected

## **2.8 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

Comments: Inspected

## **2.9 EAVES, SOFFITS AND FASCIAS**

Comments: Inspected

## **2.10 ALTERATIONS**

Comments: Not Present

## **2.11 OTHER ISSUES**

Comments: Not Present

---

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. 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. 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.

## Styles & Materials

---

**ATTIC INSULATION:**  
FIBERGLASS

**R- VALUE/THICKNESS:**  
8 OR MORE INCHES

**ATTIC VENTILATION:**  
RIDGE VENTS  
SOFFIT VENTS

**CRAWLSPACE VENTILATION:**  
ADEQUATE

**EXHAUST FAN TYPES:**  
FAN ONLY

**DRYER POWER SOURCE:**  
220 ELECTRIC

**DRYER VENT:**  
METAL

## Items

---

### 3.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Comments: Inspected

### 3.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

### 3.2 WHOLE HOUSE FAN

Comments: Not Present

### 3.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

### 3.4 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

### 3.5 OTHER ATTIC ISSUES

Comments: Not Present

---

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.

## 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: examine 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.

### *Styles & Materials*

---

<b>SLAB CONSTRUCTION:</b> GARAGE SLAB	<b>BASEMENT:</b> PRESENT	<b>CRAWLSPACE:</b> PRESENT
<b>CRAWLSPACE LOCATION:</b> BASEMENT	<b>METHOD USED TO OBSERVE CRAWLSPACE:</b> WALKED	<b>FOUNDATION:</b> MASONRY BLOCK
<b>FLOOR STRUCTURE:</b> WOOD JOISTS 8" OR BETTER	<b>FOUNDATION WALL STRUCTURE:</b> MASONRY	<b>FRAMING:</b> NORMAL CONSTRUCTION
<b>COLUMNS OR PIERS:</b> MASONRY BLOCK	<b>CEILING STRUCTURE:</b> 6" OR BETTER	<b>ROOF STRUCTURE:</b> STICK-BUILT 2 X 6 RAFTERS
<b>ROOF-TYPE:</b> GABLE SHED	<b>METHOD USED TO OBSERVE ATTIC:</b> WALKED FLOORED AREA ONLY	<b>ATTIC INFO:</b> PULL DOWN STAIRS DOOR MULTIPLE ACCESS

### *Items*

---

#### **4.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Comments: Inspected

#### **4.1 CRAWLSPACE**

Comments: Inspected

#### **4.2 SLAB**

Comments: Inspected

#### **4.3 WALLS (Structural)**

Comments: Inspected

#### **4.4 FRAMING**

Comments: Inspected

#### **4.5 COLUMNS OR PIERS**

Comments: Inspected



Additional supports have been added in the crawlspace. They appear to be functioning as intended, but these added supports should be considered temporary supports. This means they may need periodic maintenance because they lack proper footings which could cause some settlement. You may want a licensed contractor evaluate.



4.5 Picture 1

#### 4.6 FLOORS (Structural)

Comments: Inspected

#### 4.7 CEILINGS (structural)

Comments: Inspected

#### 4.8 ROOF STRUCTURE AND ATTIC(Report signs of leaks)

Comments: Inspected

Most attics have areas that are not visible and not inspected. No active leaks found.

#### 4.9 SUMP PUMP

Comments: Not Present

#### 4.10 OTHER STRUCTURAL ISSUES

Comments: Not Present

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. KITCHEN AND BUILT-IN APPLIANCES

---

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher; 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 (such as a loaded Dishwasher); or Any appliance that is shut down or otherwise inoperable.

### *Styles & Materials*

---

**CEILING MATERIAL:**

SHEETROCK

**INTERIOR DOORS:**

HOLLOW CORE

**COUNTER TOPS:**

GRANITE

**EXHAUST/RANGE HOOD:**RE-CIRCULATE  
SAMSUNG**TRASH COMPACTORS:**

NONE

**WALL MATERIAL:**

SHEETROCK

**WINDOW TYPE:**THERMAL/INSULATED  
DOUBLE-HUNG**DISHWASHER:**

SAMSUNG

**RANGE/OVEN:**ELECTRIC  
SAMSUNG**REFRIGERATOR:**

SAMSUNG

**FLOOR COVERING:**

HARDWOOD T&amp;G

**CABINERY:**

WOOD

**DISPOSER:**

IN SINK ERATOR

**BUILT-IN MICROWAVE:**

SAMSUNG

### *Items*

---

#### 5.0 COMPLEMENTARY PICTURE

Comments: Inspected

## Pictures



5.0 Picture 1 Kitchen



5.0 Picture 2 Breakfast Area

### 5.1 CEILINGS

Comments: Inspected

### 5.2 WALLS

Comments: Inspected

### 5.3 FLOORS

Comments: Inspected

### 5.4 DOORS

Comments: Inspected

### 5.5 WINDOWS

Comments: Inspected

### 5.6 COUNTERS AND REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

### 5.7 SINK, FAUCETS, AND PLUMBING

Comments: Inspected

### 5.8 GFCI OUTLETS

Comments: Inspected

### 5.9 DISHWASHER

Comments: Inspected

### 5.10 RANGES/OVENS/COOKTOPS

Comments: Inspected

There are no anti-tilt brackets installed on the stove.

### 5.11 RANGE HOOD

Comments: Inspected

### 5.12 TRASH COMPACTOR

Comments: Not Present

### 5.13 FOOD WASTE DISPOSER

Comments: Inspected

### 5.14 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

### 5.15 LAUNDRY FACILITIES (washer & dryer)

Comments: Inspected

Pictures



5.15 Picture 1 Laundry Room

### 5.16 OTHER ISSUES

Comments: Not Present

---

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.

# 6(A) . Living/Dining Areas

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.

## Styles & Materials

**CEILING MATERIALS:**

SHEETROCK

**WALL MATERIAL:**

SHEETROCK

**FLOOR COVERING(S):**

HARDWOOD T&G

**INTERIOR DOORS:**

HOLLOW CORE

**WINDOW TYPES:**

THERMAL/INSULATED

DOUBLE-HUNG

## Items

### 6.0.A COMPLEMENTARY PICTURE

Comments: Inspected

#### Pictures



6.0.A Picture 1 DiningRoom



6.0.A Picture 2 Living Room



6.0.A Picture 3 Living Room



6.0.A Picture 4 Bonus Room

### 6.1.A CEILINGS

Comments: Inspected

### 6.2.A WALLS

Comments: Inspected

### 6.3.A FLOORS AND FLOOR COVERINGS

Comments: Inspected

### 6.4.A DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

One of the bonus room doors is damaged because the door stop penetrated the door. Recommend licensed contractor evaluate and make necessary repairs.



6.4.A Picture 1

#### **6.5.A WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

#### **6.6.A STAIRS**

Comments: Inspected

#### **6.7.A OTHER ISSUES**

Comments: Not Present

---

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.

# 6(B) . Bedrooms

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.

## Styles & Materials

**CEILING MATERIALS:**

SHEETROCK

**WALL MATERIAL:**

SHEETROCK

**FLOOR COVERING(S):**

CARPET  
HARDWOOD T&G

**INTERIOR DOORS:**

HOLLOW CORE

**WINDOW TYPES:**

THERMAL/INSULATED  
DOUBLE-HUNG

## Items

### 6.0.B COMPLEMENTARY PICTURE

Comments: Inspected

#### Pictures



6.0.B Picture 1 Master Bedroom



6.0.B Picture 2 Master Bedroom





6.0.B Picture 3 Upstairs Front Bedroom



6.0.B Picture 4 Upstairs Rear Bedroom

### 6.1.B CEILINGS

Comments: Inspected

### 6.2.B WALLS

Comments: Inspected

### 6.3.B FLOORS AND FLOOR COVERINGS

Comments: Inspected

### 6.4.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

### 6.5.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

### 6.6.B OTHER ISSUES

Comments: Not Present

---

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.

## 7(A) . HALL BATHROOM

The home inspector shall observe: All Bathroom Components including: visible water piping, visible waste piping, all faucets and drains, water pressure, all fixtures including sink, toilet, and showers/tubs, and stop valves. The home inspector shall check for any cross connections, leaks, or non-functioning faucets or fixtures. The home inspector shall observe ventilation, and if outlets are grounded or if GFCI outlets are present.

### Styles & Materials

**CEILING MATERIAL:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR MATERIAL:**  
TILE

**DOORS:**  
HOLLOW CORE

**WINDOW TYPE:**  
NONE

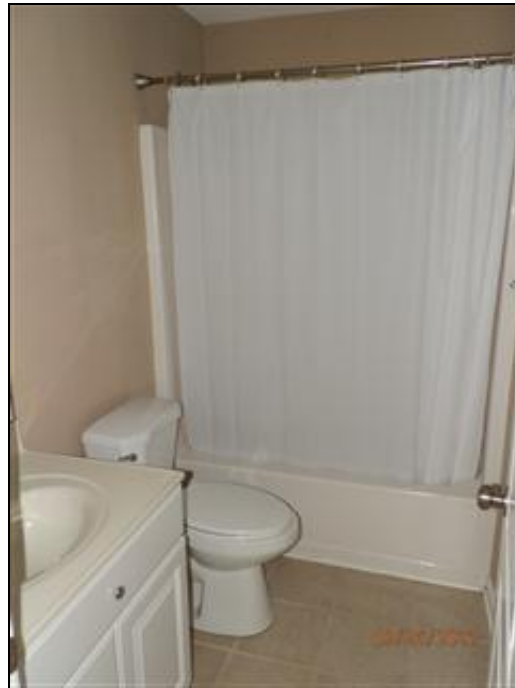
**EXHAUST FAN TYPE:**  
FAN

### Items

#### 7.0.A COMPLEMENTARY PICTURE

Comments: Inspected

Pictures



7.0.A Picture 1 Upstairs Hall Bath

#### 7.1.A CEILINGS

Comments: Inspected

#### 7.2.A WALLS

Comments: Inspected

#### 7.3.A FLOORS

Comments: Inspected

#### 7.4.A DOORS

Comments: Inspected

#### 7.5.A WINDOWS

Comments: Not Present

#### 7.6.A GFCI OUTLET

Comments: Inspected

#### 7.7.A SINK BASE AND CABINETRY

Comments: Inspected

**7.8.A CUT-OFF VALVES UNDER SINK AND TOILET**

Comments: Inspected

**7.9.A SINK FAUCETS AND STOP VALVE**

Comments: Inspected

**7.10.A SINK DRAIN PROPERLY**

Comments: Inspected

**7.11.A TOILET SECURE AND OPERATIONAL**

Comments: Inspected

**7.12.A SHOWER HEAD, TUB FAUCETS AND STOP VALVE**

Comments: Inspected

**7.13.A SHOWER/TUB DRAIN PROPERLY**

Comments: Inspected

**7.14.A PLUMBING FIXTURES AND CAULKING**

Comments: Inspected

**7.15.A EXHAUST FAN**

Comments: Inspected

**7.16.A OTHER ISSUES**

Comments: Not Present

---

The Bathroom(s) 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 area can go unnoticed. Please be aware that the inspector has you best interest in mind. Any repair items mentioned in the report should be considered before purchase. It is recommended that a qualified contractor be used in your further inspection or repair issues as it relates to the comments in the inspection report.

# 7(B) . MASTER BATHROOM

The home inspector shall observe: All Bathroom Components including: visible water piping, visible waste piping, all faucets and drains, water pressure, all fixtures including sink, toilet, and showers/tubs, and stop valves. The home inspector shall check for any cross connections, leaks, or non-functioning faucets or fixtures. The home inspector shall observe ventilation, and if outlets are grounded or if GFCI outlets are present.

## Styles & Materials

**CEILING MATERIAL:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR MATERIAL:**  
TILE

**DOORS:**  
HOLLOW CORE

**WINDOW TYPE:**  
GLASS BLOCKS

**EXHAUST FAN TYPE:**  
FAN

## Items

### 7.0.B COMPLEMENTARY PICTURE

Comments: Inspected

Pictures



7.0.B Picture 1 Master Bath#160;

### 7.1.B CEILINGS

Comments: Inspected

### 7.2.B WALLS

Comments: Inspected

### 7.3.B FLOORS

Comments: Inspected

### 7.4.B DOORS

Comments: Inspected

### 7.5.B WINDOWS

Comments: Inspected

### 7.6.B GFCI OUTLET

Comments: Inspected

### 7.7.B SINK BASE AND CABINETRY

Comments: Inspected

### 7.8.B CUT-OFF VALVES UNDER SINK AND TOILET

Comments: Inspected

**7.9.B SINK FAUCETS AND STOP VALVE**

Comments: Inspected

**7.10.B SINK DRAIN PROPERLY**

Comments: Inspected

**7.11.B TOILET SECURE AND OPERATIONAL**

Comments: Repair or Replace

Toilet is loose to the floor. Recommend licensed plumber replace wax ring to prevent leakage.

**7.12.B SHOWER HEAD, TUB FAUCETS AND STOP VALVE**

Comments: Inspected

**7.13.B SHOWER/TUB DRAIN PROPERLY**

Comments: Inspected

**7.14.B PLUMBING FIXTURES AND CAULKING**

Comments: Inspected

**7.15.B EXHAUST FAN**

Comments: Inspected

**7.16.B OTHER ISSUES**

Comments: Not Present

---

The Bathroom(s) 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 area can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in the report should be considered before purchase. It is recommended that a qualified contractor be used in your further inspection or repair issues as it relates to the comments in the inspection report.

## 7(C) . HALF BATHROOM

The home inspector shall observe: All Bathroom Components including: visible water piping, visible waste piping, all faucets and drains, water pressure, all fixtures including sink, toilet, and showers/tubs, and stop valves. The home inspector shall check for any cross connections, leaks, or non-functioning faucets or fixtures. The home inspector shall observe ventilation, and if outlets are grounded or if GFCI outlets are present.

### *Styles & Materials*

**CEILING MATERIAL:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR MATERIAL:**  
HARDWOOD T&G

**DOORS:**  
HOLLOW CORE

**WINDOW TYPE:**  
NONE

**EXHAUST FAN TYPE:**  
FAN

### *Items*

#### **7.0.C COMPLEMENTARY PICTURE**

Comments: Inspected

Pictures



7.0.C Picture 1 Half Bath

#### **7.1.C CEILINGS**

Comments: Inspected

#### **7.2.C WALLS**

Comments: Inspected

#### **7.3.C FLOORS**

Comments: Inspected

#### **7.4.C DOORS**

Comments: Inspected

#### **7.5.C WINDOWS**

Comments: Not Present

#### **7.6.C GFCI OUTLET**

Comments: Inspected

#### **7.7.C SINK BASE AND CABINetry**

Comments: Inspected

**7.8.C CUT-OFF VALVES UNDER SINK AND TOILET**

Comments: Inspected

**7.9.C SINK FAUCETS AND STOP VALVE**

Comments: Inspected

**7.10.C SINK DRAIN PROPERLY**

Comments: Inspected

**7.11.C TOILET SECURE AND OPERATIONAL**

Comments: Inspected

**7.12.C SHOWER HEAD, TUB FAUCETS AND STOP VALVE**

Comments: Not Present

**7.13.C SHOWER/TUB DRAIN PROPERLY**

Comments: Not Present

**7.14.C PLUMBING FIXTURES AND CAULKING**

Comments: Inspected

**7.15.C EXHAUST FAN**

Comments: Inspected

**7.16.C OTHER ISSUES**

Comments: Not Present

---

The Bathroom(s) 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 area can go unnoticed. Please be aware that the inspector has you best interest in mind. Any repair items mentioned in the report should be considered before purchase. It is recommended that a qualified contractor be used in your further inspection or repair issues as it relates to the comments in the inspection report.

## 8. 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.

### Styles & Materials

<b>WATER SOURCE:</b> PUBLIC	<b>WATER FILTERS:</b> NONE	<b>WATER SUPPLY:</b> NOT VISIBLE
<b>WATER DISTRIBUTION:</b> CPVC	<b>WASHER DRAIN SIZE:</b> 2" DIAMETER	<b>PLUMBING WASTE:</b> PVC
<b>WASTE SYSTEM:</b> SEPTIC	<b>WATER HEATER POWER SOURCE:</b> TANKLESS UNIT	<b>CAPACITY:</b> TANKLESS
<b>MANUFACTURER:</b> RHEEM	<b>PRESSURE RELIEF VALVE:</b> UNKNOWN	<b>SEWER EJECTOR PUMP:</b> NOT PRESENT/ DID NOT FIND
<b>LAUNDRY TUB:</b> NO	<b>WET BAR:</b> NO	<b>BACK FLOW PREVENTER:</b> NOT-PRESENT/ DID NOT FIND

### Items

#### 8.0 DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

We do not inspect septic systems and recommend a complete evaluation of the septic system before you purchase the house.

#### 8.1 WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected

Water pressure was reduced when bath sink faucet and shower was on and toilet was flushed, but it still passed functional flow.

#### 8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Not Inspected

The gas was shut off so I could not inspect the tankless water heater.

#### 8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

The main shut off is located outside in ground.

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

**Comments:** Inspected



---

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.

# 9. ELECTRICAL SYSTEMS

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.

## Styles & Materials

<b>GROUNDING CABLE:</b> VISIBLE AND GOOD CONDITION GROUND ROD NOT VISIBLE	<b>ELECTRICAL SERVICE CONDUCTORS:</b> BELOW GROUND ALUMINUM 220 VOLTS	<b>PANEL CAPACITY:</b> 200 AMP
<b>PANEL TYPE:</b> CIRCUIT BREAKERS	<b>ELEC. PANEL MANUFACTURER:</b> SQUARE D	<b>BRANCH WIRE 15 and 20 AMP:</b> COPPER
<b>WIRING METHODS:</b> ROMEX TYPE	<b>GFCI BREAKER:</b> NOT PRESENT IN PANEL BOX	

## Items

### 9.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

### 9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

We do remove the main and possibly sub panel covers only if we deem it to be safe. This is the only way we can observe the wiring, over current protection, and grounding.

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

Comments: Inspected

### 9.3 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: Inspected

### 9.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

### 9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

We test GFCI using a tester, but if that fails we use the test button provided on the GFCI.

### 9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main panel is located in the Garage.



9.6 Picture 1 Breaker Panel

### 9.7 SMOKE DETECTORS

Comments: Inspected

All smoke detectors should be tested upon moving in to home.

### 9.8 OTHER ELECTRICAL ISSUES

Comments: Not Present

---

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.

# 10. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; 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 may open readily openable, if deemed necessary, 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.

## Styles & Materials

<b>HEAT TYPE:</b> HEAT PUMP (FORCED AIR)	<b>BTU RATING:</b> APPEARS ADEQUATE	<b>ENERGY SOURCE:</b> ELECTRIC
<b>NUMBER OF HEAT SYSTEMS (excluding wood):</b> ONE	<b>LOCATION:</b> ATTIC	<b>HEAT SYSTEM BRAND:</b> LENNOX
<b>DUCTWORK:</b> INSULATED	<b>VENTS:</b> GOOD CONDITION	<b>FILTER TYPE:</b> DISPOSABLE
<b>TYPES OF FIREPLACES:</b> VENTED GAS LOGS	<b>OPERABLE FIREPLACES:</b> ONE	<b>NUMBER OF WOODSTOVES:</b> NONE
<b>DAMPER:</b> NO		

## Items

### 10.0 HEATING EQUIPMENT

Comments: Inspected

The heat pump registered 101 degrees at a downstairs register.

### 10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

### 10.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

### 10.3 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.

### 10.4 SOLID FUEL HEATING DEVICES

Comments: Not Present

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

Comments: Inspected

### 10.6 THERMOSTAT

Comments: Inspected

### 10.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

(1) We do not inspect gas logs or determine if they are the correct type for the fireplace.

(2) The house is equipped with gas appliances, and with all gas appliances it is my recommendation that you install a carbon monoxide detector for your safety.

## **10.8 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Inspected

## **10.9 SUPPLEMENTAL HEATING**

**Comments:** Inspected

---

The heating 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.

# 11. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector may open readily openable access panels, if deemed necessary, provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

## *Styles & Materials*

<b>COOLING EQUIPMENT TYPE:</b> HEAT-PUMP	<b>COOLING EQUIPMENT ENERGY SOURCE:</b> ELECTRICITY	<b>BTU RATING:</b> UNKNOWN
<b>CENTRAL AIR MANUFACTURER:</b> LENNOX Serial # : 1910C11023	<b>NUMBER OF A/C UNITS:</b> ONE	

## *Items*

### 11.0 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Not Inspected

The house is equipped with a Heat Pump which is a reversing air conditioner. The unit was tested in the heating mode and we usually do not test in the air conditioning mode at the same time. If the unit is operation normally in one mode, there is no reason to expect it won't work normally in the other. If you want a more complete test, I recommend a HVAC contractor evaluate the entire HVAC system before you purchase the property.

### 11.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

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

**Comments:** Inspected

### 11.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Inspected

The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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. Also, on January 23, 2006, the U.S. Government passed the energy bill which mandates the manufacture of SEER 13 air conditioners and heat pumps. This will impact consumers because as the inventory of parts for SEER 10 and lesser units deplete, you will not be able to repair existing units. This will cause you additional expense to upgrade to SEER 13 units. This may also cause you additional expense to upgrade your entire existing HVAC system. I recommend you contact a licensed HVAC contractor to evaluate the HVAC system and how the new SEER 13 law will impact your situation before you purchase this property.

# General Summary



**DuBose Home Inspection, Inc.**

**1912 Main St.  
Newberry, SC 29108  
www.dubose.us  
803-924-0323 800-903-2457  
SC License #1181**

**Customer**  
Suzie Sample

**Address**  
22 Easy Lane  
Richville 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 appear to warrant 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, efficiency, or safety 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

#### Inspected

(2) There is one loose shingle on the front of the house. Recommend licensed contractor evaluate and make necessary repairs.



1.0 Picture 1

---

## 6(A). Living/Dining Areas

---

### 6.4.A DOORS (REPRESENTATIVE NUMBER)

#### Repair or Replace

One of the bonus room doors is damaged because the door stop penetrated the door. Recommend licensed contractor evaluate and make necessary repairs.



6.4.A Picture 1

---

## 7(B). MASTER BATHROOM

---

### 7.11.B TOILET SECURE AND OPERATIONAL

#### Repair or Replace

Toilet is loose to the floor. Recommend licensed plumber replace wax ring to prevent leakage.



---

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> : Licensed To DuBose Home Inspection, Inc.*