



# Inspection Report

## Custom Built New Home Listed at over \$500,000

**Property Address:**  
123 New Home Way  
Any City, SC

**King Construction, Inc dba Inspector Paul**

**Paul King**  
PO Box 236 Fort Mill, SC 29716 / 704-467-7328  
NCHIL-1756 / SCRBI-1212 / ASHI-244121  
IAQA-CIE / NCLHIA-Member / PAHI-President



<b>Date:</b> 1/1/2005	<b>Time:</b> 9:00 AM	<b>Report ID:</b> Sample Two
<b>Property:</b> 123 New Home Way Any City, SC	<b>Customer:</b> Custom Built New Home Listed at over \$500,000	<b>Real Estate Professional:</b>

This is a sample of an actual inspection report we performed. The address, buyers names, several photos, and some other information was removed from this report to protect the buyers and to not reveal the home that was inspected. This was a cosmetically beautiful home was basically new construction/under one year old at the time we inspected it. This sample report is copyrighted and the property of King Construction, Inc. Any attempts to print, copy, email, save, reproduce, or re distribute any portion of this report in any way is prohibited and subject to prosecution.

**Client Is Present:**  
Yes

**Age Of Home:**  
New Construction

**Weather:**  
Clear

**Temperature:**  
Over 65

**Rain in last 3 days:**  
Yes

**1. STRUCTURAL COMPONENTS**

		I	NI	NP	R
1.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			X
1.1	FLOORS (Structural)	X			X
1.2	WALLS (Structural)	X			X
1.3	COLUMNS OR PIERS	X			X
1.4	CEILINGS (structural)	X			
1.5	ROOF STRUCTURE AND ATTIC	X			X

I=Inspected, NI=Not Inspected, NP=Not Present, R=Not Functioning or in Need of Repair

**Styles & Materials**

**FOUNDATION:**  
POURED CONCRETE

**METHOD USED TO OBSERVE**

**CRAWLSPACE:**  
NO CRAWLSPACE  
BASEMENT

**CRAWLSPACE ACCESS LOCATION:**  
NONE

**FLOOR STRUCTURE:**  
SLAB

**WALL STRUCTURE:**  
WOOD  
MASONRY  
NOT VISIBLE

**COLUMNS OR PIERS:**  
WOOD PIERS  
NOT VISIBLE

**CEILING STRUCTURE:**  
6" OR BETTER  
NOT VISIBLE

**ROOF STRUCTURE:**  
STICK-BUILT  
2 X 6 RAFTERS  
2 X 10 RAFTERS  
SHEATHING

**ROOF-TYPE:**  
GABLE  
HIP

**ATTIC ACCESS:**  
PULL DOWN STAIRS

**ATTIC LEAKS:**  
NO LEAK SIGNS WERE NOTED

**Comments:**

1.0 (1) Visible signs of water intrusion in basement (along front of home) and (left side of home facing front) are present from silt stains and water stains on along the block walls. Discoloration of the blocks under the front door, along the front and left side walls are indications of abnormal water penetration. We could not locate any foundation drainage pipes. Recommend further investigation by a licensed contractor, professional engineer, or water infiltration specialist.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4



1.0 Picture 5



1.0 Picture 6



1.0 Picture 7

(2) A long crack was inspected in the basement slab, starting at the left side wall near the water main and heading towards the basement bathroom area. A crack was inspected in the front left corner of the basement, under the entrance foyer area. Cracks were located in the basement slab around the wood support posts for the LVL girders, we could not determine if the slab was properly poured to support the additional load under the vertical posts. Evidence suggests that these conditions are also present in the inaccessible / finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all foundation areas where columns are installed and repairs should be made per their recommendations.



1.0 Picture 8



1.0 Picture 9



1.0 Picture 10



I.0 Picture 11

**1.1** All visible areas of floors are missing blocking panels, web stiffeners, and squash blocks that should be installed in accordance with manufacturers instructions. Several engineered I joists have wood wedge shims installed between the mudsill and bottom of the joist. The rim band on the front of the home and rear of the home are engineered I joists, these may not be structurally sound to support the loads above. Repairs are advised for structural integrity. The floor joists manufacturer instructions are attached to the end of this report for clarification. Evidence suggests that these conditions are also present in the inaccessible / finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all floor areas and repairs should be made per their recommendations.



I.1 Picture 1



I.1 Picture 2



I.1 Picture 3



I.1 Picture 4



I.1 Picture 5



I.1 Picture 6



I.1 Picture 7

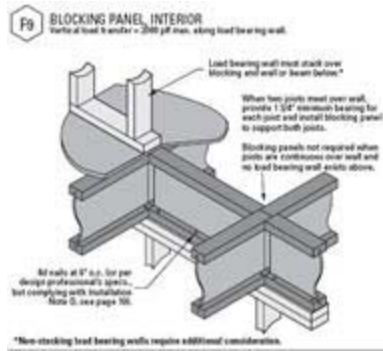


I.1 Picture 8

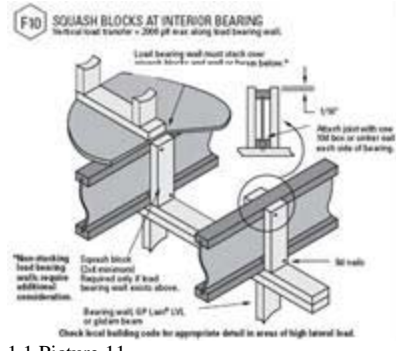


I.1 Picture 9

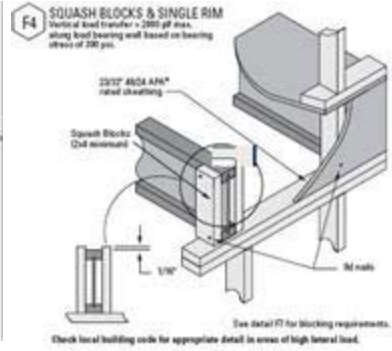




1.1 Picture 10



1.1 Picture 11



1.1 Picture 12

1.2 (1) The mudsill should be secured to the block foundation wall with proper anchor bolts or mudsill anchors per manufacturers instructions. We could not locate a single anchor bolt and every mudsill anchor we could locate did not have a single nail securing the mudsill to the block wall. Manufacturers installation instructions are attached to the report. Evidence suggests that this condition is also present in the inaccessible/finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all walls and repairs should be made per their recommendations.



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3



1.2 Picture 4



1.2 Picture 5



1.2 Picture 6



1.2 Picture 7



1.2 Picture 8



1.2 Picture 9



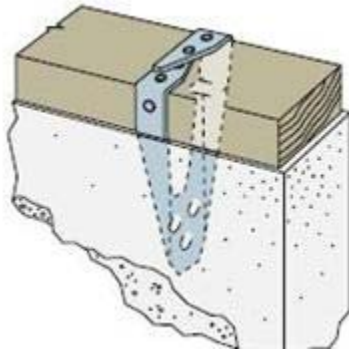
1.2 Picture 10



1.2 Picture 11



1.2 Picture 12



1.2 Picture 13

(2) The only visible section of rear foundation wall, to the concrete slab, is being secured in place by a single nail, no anchor bolt(s) or mudsill anchor(s) could be located. Evidence suggests that this condition is also present in the finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all walls and repairs should be made per their recommendations.



1.2 Picture 14

1.3 All visible vertical support posts are not secured to the foundation, and against racking forces. The LVL beams are not secured to the vertical posts in accordance with manufacturers instructions. Manufacturers installation instructions are attached to the report. Evidence suggests that this condition is also present in the inaccessible / finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all columns and repairs should be made per their recommendations.



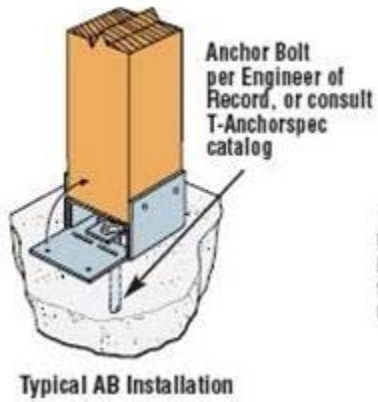
1.3 Picture 2



1.3 Picture 3



1.3 Picture 1



1.3 Picture 4

1.5 All visible vertical support posts are not secured to the foundation, and against racking forces. The LVL beams are not secured to the vertical posts in accordance with manufacturers instructions. Manufacturers installation instructions are attached to the report. Evidence suggests that this condition is also present in the inaccessible / finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all columns and repairs should be made per their recommendations.



1.5 Picture 1



1.5 Picture 2



1.5 Picture 3





1.5 Picture 4



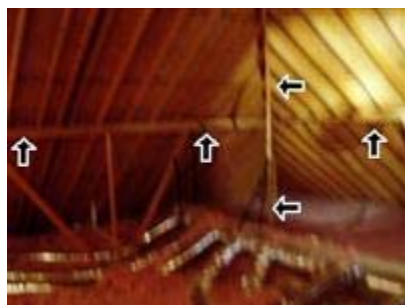
1.5 Picture 5



1.5 Picture 6



1.5 Picture 7



1.5 Picture 8



1.5 Picture 9

**2. EXTERIOR**

		I	NI	NP	R
2.0	WALL CLADDING FLASHING AND TRIM	X			
2.1	DOORS (Exterior)	X			X
2.2	WINDOWS	X			
2.3	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			X
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X			X
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			X
2.6	EAVES, SOFFITS AND FASCIAS	X			

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**Styles & Materials**  
**SIDING STYLE:**  
 BRICK  
**SIDING MATERIAL:**  
 BRICK VENEER  
**EXTERIOR ENTRY DOORS:**  
 STEEL  
 FIBERGLASS  
 INSULATED GLASS  
**WINDOW TYPES:**  
 THERMAL/INSULATED  
 SINGLE-HUNG  
 TILT FEATURE  
 FIXED  
 VINYL  
**WINDOW MANUFACTURER:**  
 UNKNOWN  
**APPURTENANCE:**  
 COVERED PORCH  
**OPENER MANUFACTURER:**  
 OVERHEAD DOOR  
**GARAGE DOOR MATERIAL:**  
 METAL  
**TYPE:**  
 THREE AUTOMATIC  
**DRIVEWAY:**  
 CONCRETE  
**SCREENS:**

PRESENT  
MINOR DAMAGE

**ALTERATIONS:**  
ADDITION OBSERVED  
BASEMENT WAS PARTIALLY FINISHED  
RENOVATIONS WERE MADE

**GARAGE/CARPORT:**  
GARAGE  
THREE CAR  
ATTACHED  
FRONT SIDE

**Comments:**

2.0 No weep holes were noted in the brick veneer.

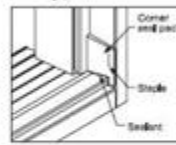
2.1 (1) Corner seal pads should be installed and caulking applied at all exterior doors jambs where they meet the steel threshold per manufacturers recommendations and to prevent water intrusion and deterioration. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



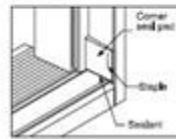
2.1 Picture 1

**9 Check or install corner seal pads.  
(Swing-in doors only)**

**Self-Adjusting Sills**  
(shop or field applied)  
corner seal pads are an important part of a swing-in door's weatherproofing integrity. Check to see that they are installed properly, in place, fastened, and with sealant under the pad at the jamb and sill joint.



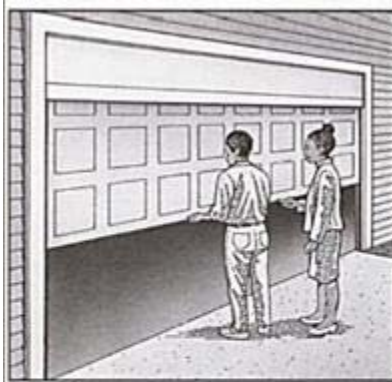
**Adjustable Sills**  
for sills with adjustable thresholds, pads are sent in a poly bag with unit not installed. They are installed after final threshold adjustment. Follow directions with pads to install.



2.1 Picture 2

(2) Both rear doors leading to the deck are out of square and rub on the side when closed. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

2.3 The two garage doors closest to the home do not have opener buttons installed in the garage and could not be tested for proper and safe operation. Garage Door, at the single car section, does not reverse when met with resistance (safety hazard). Recommend further evaluation and adjustment or repair as needed by a licensed general contractor.



**Force Setting Test**  
Test the force setting of your garage door opener by holding the bottom of the door as it closes. If the door does not reverse readily, the force may be excessive and need adjusting. See your owners manual for details on how to make the adjustment. Test the reversing feature after any adjustment.

2.3 Picture 1

2.4 (1) Vertical deck posts on the rear of the home are installed on top of the concrete patio instead of being installed in a proper footing and each post should have a 4 by 4 knee brace in each direction to support the deck against racking forces. Inspected a doubled 2 by girder at the mid point of the deck; evidence suggests that the girder is being supported by 2 by 4 stud(s) (behind the white metal wrapping) and that the 2 by 4 studs may be resting on the concrete patio (the patio has cracked at the left corner post and around the three exterior posts). The deck band at the bay area of the den is only attached

to the brick veneer with nails and no joist hangers are supporting the joists at the same location. All of the lag bolts where the deck band connects to the brick veneer are missing washers and bolts. Visible sections of the rim band on the rear of the home are prefabricated I joists, we could not determine if the proper deck attachment was installed. Recommend a structural engineer evaluate further and repairs be made per their recommendations.



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4



2.4 Picture 5



2.4 Picture 6



2.4 Picture 7



2.4 Picture 8



2.4 Picture 9

(2) Handrails and guardrails at the deck on the rear of the home and stairs to the deck are secured by 2" pickets only; reinforcement are needed for safety. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



2.4 Picture 10



2.4 Picture 11

(3) Recommend installing a handrail at the front steps for safety. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

2.5 Negative slope towards left side (facing front). This area does not drain water away from home and needs landscaping and drainage corrected. No allowance for drainage was installed at the brick retaining wall in the left rear corner of the home. The bricks at retaining wall at the left rear corner of the home are darker near the base indicating there may be excessive water on the other side of the wall. We could not determine if a foundation drain was installed because we could not locate a termination point. Recommend further evaluation and repair as needed by a qualified licensed general contractor.





2.5 Picture 1



2.5 Picture 2

**3. ROOFING**

		I	NI	NP	R
3.0	ROOF COVERINGS	X			X
3.1	FLASHINGS	X			
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
3.3	ROOFING DRAINAGE SYSTEMS	X			

I NI NP R

**Styles & Materials**

**ROOF COVERING:**  
ARCHITECTURAL

**VIEWED ROOF COVERING FROM:**  
GROUND

**SKY LIGHT (S):**  
NONE

**CHIMNEY (exterior):**  
N/A

**GUTTERS AND DOWNSPOUTS:**  
GOOD

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**Comments:**

3.0 Minor damage was observed at the roof shingles over the garage closest to the home. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



3.0 Picture 1

**4. PLUMBING SYSTEM**

		I	NI	NP	R
4.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X			X
4.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			X
4.5	SUMP PUMP			X	
4.6	JET BATH TUB	X			X

I NI NP R

**Styles & Materials**

**WATER SOURCE:**  
PUBLIC

**WATER FILTERS:**  
NONE LOCATED

**PLUMBING SUPPLY:**  
BLACK HOSE

**DISTRIBUTION:**  
PEX

**PLUMBING WASTE:**  
PVC

**WASHER DRAIN SIZE:**  
2" DIAMETER

**WATER HEATER POWER SOURCE:**  
GAS (QUICK RECOVERY)

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**CAPACITY:**  
50 GAL (2-3 PEOPLE)

**MANUFACTURER:**  
STATE

**FUNCTIONAL FLOW:**  
PASSED

**FUNCTIONAL DRAINAGE:**  
PASSED

**WATER PRESSURE:**  
ADEQUATE

**WASHER/DRYER CONNECTIONS:**  
LAUNDRY ROOM

**Comments:**

**4.0** Toilet is loose at floor at the half bath. Repairs may involve resetting the toilet on a new wax seal. Recommend further evaluation and repair as needed by a licensed plumbing contractor.

**4.1** Hose bibs are loose, and needs securing to wall (to prevent twisting which can damage the pipes) at left side of home (facing front), rear of the home, and right side of the home (facing front). Recommend further evaluation and repair as needed by a licensed plumbing contractor.

**4.3** The main shut-off is the blue lever located on the left wall in the basement (For your info).



4.3 Picture 1

**4.4** Gas line is missing a cap and can be turned on inadvertently on the deck outside. Recommend repair as necessary by a qualified professional.



4.4 Picture 1

**4.5** No sump pump could be located in the basement.

**4.6** Jetted tub is installed on vertically oriented CMU blocks. The blocks provide minimal structural support in this orientation. Filling the tub with water and a person may cause the blocks to break. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



4.6 Picture 1

**5. ELECTRICAL SYSTEMS**

		I	NI	NP	R
5.0	SERVICE ENTRANCE CONDUCTORS	X			
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			X
5.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			X
5.3	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)	X			X
5.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
5.6	SMOKE DETECTORS	X			
5.7	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			

**Styles & Materials**

**ELECTRICAL CONDUCTORS:**  
BELOW GROUND  
ALUMINUM  
220 VOLTS

**PANEL CAPACITY:**  
200 AMP

**PANEL TYPE:**  
CIRCUITS

**ELEC. PANEL MANUFACTURER:**  
CUTLER HAMMER

**BRANCH WIRE 15 and 20 AMP:**  
COPPER

**WIRING METHODS:**  
ROMEX

**NUMBER 15 AMPS:**  
(13)

**NUMBER 20 AMPS:**  
(7)

**NUMBER 30 AMPS:**  
(3)

**GROUNDING CABLE:**  
METER BASE  
GOOD  
OUTSIDE

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**Comments:**

**5.1** Circuits in the main panel are poorly marked, illegible or confusing. Recommend a licensed electrician correct for safety reasons.

**5.2 (1)** Several circuit breakers in main panel are of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label. Problem(s) discovered with Branch Circuits such as Doubled wiring at circuit(s), Improper size/gauge wiring, and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.



5.2 Picture 1



5.2 Picture 2



5.2 Picture 3

**(2)** The ARC Fault Circuits were tested for proper operation using an Ideal Suretest 61-155 circuit tester. The circuit for both basement bedrooms failed to trip when tested, indicating that ARC fault circuits are not installed for the basement bedrooms or the ARC fault circuits for the basement bedrooms are not functioning as intended. Recommend repair or replacement as needed by a licensed electrician for safety.



5.2 Picture 4



5.2 Picture 5

5.3 Outlet in the cabinet under the cooktop is missing a coverplate (safety hazard). Dimmer light switch in the living room area, just outside of the master bedroom door is overheated (98 degrees), electrical hazard. Outlets in the basement are missing coverplates (safety hazard). Recommend further evaluation and repair as needed by a licensed electrical contractor.



5.3 Picture 1



5.3 Picture 2

5.7 Main panel box is located at basement.



5.7 Picture 1

**6. HEATING**

		I	NI	NP	R	
6.0	HEATING EQUIPMENT	X				<b>Styles &amp; Materials</b> <b>HEAT TYPE:</b> FORCED AIR
6.1	NORMAL OPERATING CONTROLS	X				<b>ENERGY SOURCE:</b> GAS
6.2	AUTOMATIC SAFETY CONTROLS	X				<b>NUMBER OF HEAT SYSTEMS</b> <b>(excluding wood):</b> TWO
6.3	CHIMNEYS, FLUES AND VENTS	X				<b>HEAT SYSTEM BRAND:</b> COMFORTMAKER
6.4	SOLID FUEL HEATING DEVICES			X		<b>BTU / HR RATING:</b> 50000 100000
6.5	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				<b>LOCATION:</b> ATTIC BASEMENT
6.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				<b>DUCTWORK:</b> INSULATED NOT VISIBLE
6.7	GAS/LP FIRELOGS AND FIREPLACES			X		<b>FILTER TYPE:</b> DISPOSABLE

I NI NP R

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**FILTER SIZE:**

14x20  
14x25

**TYPES OF FIREPLACES:**  
NON-VENTED GAS LOGS  
INSERT

**OPERABLE FIREPLACES:**  
ONE

**Comments:**

- 6.3 Flues could not be fully inspected.
- 6.7 Could not inspect gas logs, pilot was not lit, we do not light pilots for safety.

**7. CENTRAL AIR CONDITIONING**

		I	NI	NP	R
7.0	COOLING AND AIR HANDLER EQUIPMENT	X			X
7.1	NORMAL OPERATING CONTROLS	X			
7.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
7.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

**Styles & Materials**  
**COOLING EQUIPMENT TYPE:**  
AIR CONDITIONER UNIT  
**COOLING EQUIPMENT ENERGY SOURCE:**  
ELECTRICITY  
**CENTRAL AIR MANUFACTURER:**  
COMFORT MAKER  
**NUMBER OF A/C UNITS:**  
TWO  
**TONNAGE:**  
2.5 TON  
3.5 TON

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**Comments:**

7.0 (1) Cooling fins on compressor are bent and damaged. Recommend service or repair unit using a licensed HVAC contractor. Activating the float switch at both drain pans does not turn off the unit. Recommend further evaluation and repair as needed by a licensed HVAC contractor.



7.0 Picture 1



7.0 Picture 2

(2) Ambient air test was performed of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 69 degrees, and the return air temperature was 76 degrees. This indicates that the main level unit not cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

(3) Ambient air test was performed of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 67 degrees, and the return air temperature was 72 degrees. This indicates the unit for lower level not cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

**8. INTERIORS**

		I	NI	NP	R
8.0	CEILINGS	X			
8.1	WALLS	X			
8.2	FLOORS	X			

**Styles & Materials**  
**CEILING MATERIALS:**  
SHEETROCK  
UNFINISHED  
**WALL MATERIAL:**  
SHEETROCK  
UNFINISHED  
TILE

I NI NP R



		I	NI	NP	R
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			X
8.5	DOORS (REPRESENTATIVE NUMBER)	X			X
8.6	WINDOWS (REPRESENTATIVE NUMBER)	X			
8.7	GENERAL COMMENTS	X			

**FLOOR COVERING(S):**

CARPET  
TILE  
WOOD  
CONCRETE

**INTERIOR DOORS:**

HOLLOW CORE  
WOOD  
GLASS

**CABINETS:**

WOOD

**COUNTERTOP:**

GRANITE

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**Comments:**

**8.4** Granite countertop should be caulked at the seam of the undermount sink to eliminate a concealed fouling area. Granite countertop on the oven side of the island spans 5' by 2' and is being supported by a vertically oriented 3/4" by 6" section of trim molding; additional reinforcement is highly recommended to prevent the granite from breaking. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



8.4 Picture 1



8.4 Picture 2



8.4 Picture 3

**8.5** Bedroom door, beside the bottom of the basement stairs, is damaged. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

**8.7** Evidence suggests that some sections of the basement are renovations and that the single car section of the garage is an addition.

**9. INSULATION AND VENTILATION**

		I	NI	NP	R
9.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	X			
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X			
9.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X	

**Styles & Materials**

**ATTIC INSULATION:**

BLOWN  
BATT  
FIBERGLASS

**R- VALUE:**

R-30 OR BETTER

**VENTILATION:**

RIDGE VENTS  
SOFFIT VENTS

**EXHAUST FAN TYPES:**

FAN WITH LIGHT  
FAN

**DRYER POWER SOURCE:**

220 ELECTRIC  
GAS CONNECTION  
BOTH (YOUR CHOICE)

**DRYER VENT:**

METAL

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**10. BUILT-IN KITCHEN APPLIANCES**

		I	NI	NP	R
10.0					

**Styles & Materials**

**DISHWASHER:**

FRIGIDAIRE

**DISPOSER:**

IN SINK ERATOR

		I	NI	NP	R
	DISHWASHER	X			
10.1	RANGES/OVENS/COOKTOPS	X			
10.2	RANGE HOOD	X			X
10.3	TRASH COMPACTOR			X	
10.4	FOOD WASTE DISPOSER	X			
10.5	MICROWAVE COOKING EQUIPMENT	X			

**EXHAUST/RANGE HOOD:**  
 VENTED  
 FRIGIDAIRE

**RANGE/OVEN:**  
 FRIGIDAIRE

**RANGE/OVEN/STOVE FUEL SOURCE:**  
 GAS  
 ELECTRIC

**BUILT-IN MICROWAVE:**  
 FRIGIDAIRE

**TRASH COMPACTORS:**  
 NONE

**REFRIGERATOR:**  
 NONE

I=Inspected, NI=Not Inspected, NP=Not Present, R=Not Functioning or in Need of Repair

**Comments:**

**10.2** Range hood fan vents into attic space and should vent to the outside. This would require a vent hood and kit. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



10.2 Picture 1

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# General Summary



**King Construction, Inc dba Inspector Paul**

**PO Box 236 Fort Mill, SC 29716 / 704-467-7328  
NCHIL-1756 / SCRBI-1212 / ASHI-244121  
IAQA-CIE / NCLHIA-Member / PAHI-President**

## **Customer**

Custom Built New Home  
Listed at over \$500,000

## **Property Address**

123 New Home Way  
Any City, SC

The items or discoveries listed in the General Summary 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. **UNLESS OTHERWISE NOTED, FURTHER EVALUATION, INSPECTION, AND REPAIR(S) OF ANY COMPONENTS NOTED ON THIS INSPECTION/REPORT SHOULD BE PERFORMED BY LICENSED GENERAL CONTRACTORS PRIOR TO THE CLOSE OF ESCROW.** If any component that has two or more defects we strongly recommend that the entire system in question be evaluated, inspected, and repaired by the appropriate licensed contractor before the close of escrow. **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.** Unless otherwise noted, all directional information is from the front yard facing the home.

## **1 STRUCTURAL COMPONENTS**

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

#### **Inspected, Not Functioning or in Need of Repair**

(1) Visible signs of water intrusion in basement (along front of home) and (left side of home facing front) are present from silt stains and water stains on along the block walls. Discoloration of the blocks under the front door, along the front and left side walls are indications of abnormal water penetration. We could not locate any foundation drainage pipes. Recommend further investigation by a licensed contractor, professional engineer, or water infiltration specialist.

(2) A long crack was inspected in the basement slab, starting at the left side wall near the water main and heading towards the basement bathroom area. A crack was inspected in the front left corner of the basement, under the entrance foyer area. Cracks were located in the basement slab around the wood support posts for the LVL girders, we could not determine if the slab was properly poured to support the additional load under the vertical posts. Evidence suggests that these conditions are also present in the inaccessible / finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all foundation areas where columns are installed and repairs should be made per their recommendations.

### **1.1 FLOORS (Structural)**

#### **Inspected, Not Functioning or in Need of Repair**

All visible areas of floors are missing blocking panels, web stiffeners, and squash blocks that should be installed in accordance with manufacturers instructions. Several engineered I joists have wood wedge shims installed between

the mudsill and bottom of the joist. The rim band on the front of the home and rear of the home are engineered I joists, these may not be structurally sound to support the loads above. Repairs are advised for structural integrity. The floor joists manufacturer instructions are attached to the end of this report for clarification. Evidence suggests that these conditions are also present in the inaccessible / finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all floor areas and repairs should be made per their recommendations.

## **1.2 WALLS (Structural)**

### **Inspected, Not Functioning or in Need of Repair**

(1) The mudsill should be secured to the block foundation wall with proper anchor bolts or mudsill anchors per manufacturers instructions. We could not locate a single anchor bolt and every mudsill anchor we could locate did not have a single nail securing the mudsill to the block wall. Manufacturers installation instructions are attached to the report. Evidence suggests that this condition is also present in the inaccessible/finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all walls and repairs should be made per their recommendations.

(2) The only visible section of rear foundation wall, to the concrete slab, is being secured in place by a single nail, no anchor bolt(s) or mudsill anchor(s) could be located. Evidence suggests that this condition is also present in the finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all walls and repairs should be made per their recommendations.

## **1.3 COLUMNS OR PIERS**

### **Inspected, Not Functioning or in Need of Repair**

All visible vertical support posts are not secured to the foundation, and against racking forces. The LVL beams are not secured to the vertical posts in accordance with manufacturers instructions. Manufacturers installation instructions are attached to the report. Evidence suggests that this condition is also present in the inaccessible / finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all columns and repairs should be made per their recommendations.

## **1.4 CEILINGS (structural)**

### **Inspected**

## **1.5 ROOF STRUCTURE AND ATTIC**

### **Inspected, Not Functioning or in Need of Repair**

All visible vertical support posts are not secured to the foundation, and against racking forces. The LVL beams are not secured to the vertical posts in accordance with manufacturers instructions. Manufacturers installation instructions are attached to the report. Evidence suggests that this condition is also present in the inaccessible / finished areas of the basement but that can no be confirmed with out being destructive. A structural engineer should be retained to determine if the condition exists at all columns and repairs should be made per their recommendations.

## **2 EXTERIOR**

### **2.1 DOORS (Exterior)**

#### **Inspected, Not Functioning or in Need of Repair**

(1) Corner seal pads should be installed and caulking applied at all exterior doors jambs where they meet the steel threshold per manufacturers recommendations and to prevent water intrusion and deterioration. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

(2) Both rear doors leading to the deck are out of square and rub on the side when closed. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

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

#### **Inspected, Not Functioning or in Need of Repair**

The two garage doors closest to the home do not have opener buttons installed in the garage and could not be tested for proper and safe operation. Garage Door, at the single car section, does not reverse when met with resistance (safety hazard). Recommend further evaluation and adjustment or repair as needed by a licensed general contractor.

### **2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS**

#### **Inspected, Not Functioning or in Need of Repair**

(1) Vertical deck posts on the rear of the home are installed on top of the concrete patio instead of being installed in a proper footing and each post should have a 4 by 4 knee brace in each direction to support the deck against racking



forces. Inspected a doubled 2 by girder at the mid point of the deck; evidence suggests that the girder is being supported by 2 by 4 stud(s) (behind the white metal wrapping) and that the 2 by 4 studs may be resting on the concrete patio (the patio has cracked at the left corner post and around the three exterior posts). The deck band at the bay area of the den is only attached to the brick veneer with nails and no joist hangers are supporting the joists at the same location. All of the lag bolts where the deck band connects to the brick veneer are missing washers and bolts. Visible sections of the rim band on the rear of the home are prefabricated I joists, we could not determine if the proper deck attachment was installed. Recommend a structural engineer evaluate further and repairs be made per their recommendations.

(2) Handrails and guardrails at the deck on the rear of the home and stairs to the deck are secured by 2" pickets only; reinforcement are needed for safety. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

(3) Recommend installing a handrail at the front steps for safety. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

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

### **Inspected, Not Functioning or in Need of Repair**

Negative slope towards left side (facing front). This area does not drain water away from home and needs landscaping and drainage corrected. No allowance for drainage was installed at the brick retaining wall in the left rear corner of the home. The bricks at retaining wall at the left rear corner of the home are darker near the base indicating there may be excessive water on the other side of the wall. We could not determine if a foundation drain was installed because we could not locate a termination point. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

## **3 ROOFING**

### **3.0 ROOF COVERINGS**

#### **Inspected, Not Functioning or in Need of Repair**

Minor damage was observed at the roof shingles over the garage closest to the home. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

## **4 PLUMBING SYSTEM**

### **4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**

#### **Inspected, Not Functioning or in Need of Repair**

Toilet is loose at floor at the half bath. Repairs may involve resetting the toilet on a new wax seal. Recommend further evaluation and repair as needed by a licensed plumbing contractor.

### **4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

#### **Inspected, Not Functioning or in Need of Repair**

Hose bibs are loose, and needs securing to wall (to prevent twisting which can damage the pipes) at left side of home (facing front), rear of the home, and right side of the home (facing front). Recommend further evaluation and repair as needed by a licensed plumbing contractor.

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

#### **Inspected, Not Functioning or in Need of Repair**

Gas line is missing a cap and can be turned on inadvertently on the deck outside. Recommend repair as necessary by a qualified professional.

### **4.6 JET BATH TUB**

#### **Inspected, Not Functioning or in Need of Repair**

Jetted tub is installed on vertically oriented CMU blocks. The blocks provide minimal structural support in this orientation. Filling the tub with water and a person may cause the blocks to break. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

## **5 ELECTRICAL SYSTEMS**

### **5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND**

**DISTRIBUTION PANELS****Inspected, Not Functioning or in Need of Repair**

Circuits in the main panel are poorly marked, illegible or confusing. Recommend a licensed electrician correct for safety reasons.

**5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE****Inspected, Not Functioning or in Need of Repair**

(1) Several circuit breakers in main panel are of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label. Problem(s) discovered with Branch Circuits such as Doubled wiring at circuit(s), Improper size/gauge wiring, and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

(2) The ARC Fault Circuits were tested for proper operation using an Ideal Suretest 61-155 circuit tester. The circuit for both basement bedrooms failed to trip when tested, indicating that ARC fault circuits are not installed for the basement bedrooms or the ARC fault circuits for the basement bedrooms are not functioning as intended. Recommend repair or replacement as needed by a licensed electrician for safety.

**5.3 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)****Inspected, Not Functioning or in Need of Repair**

Outlet in the cabinet under the cooktop is missing a coverplate (safety hazard). Dimmer light switch in the living room area, just outside of the master bedroom door is overheated (98 degrees), electrical hazard. Outlets in the basement are missing coverplates (safety hazard). Recommend further evaluation and repair as needed by a licensed electrical contractor.

**7 CENTRAL AIR CONDITIONING****7.0 COOLING AND AIR HANDLER EQUIPMENT****Inspected, Not Functioning or in Need of Repair**

(1) Cooling fins on compressor are bent and damaged. Recommend service or repair unit using a licensed HVAC contractor. Activating the float switch at both drain pans does not turn off the unit. Recommend further evaluation and repair as needed by a licensed HVAC contractor.

(2) Ambient air test was performed of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 69 degrees, and the return air temperature was 76 degrees. This indicates that the main level unit not cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

(3) Ambient air test was performed of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates unit is cooling as intended. The supply air temperature on your system read 67 degrees, and the return air temperature was 72 degrees. This indicates the unit for lower level not cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

**8 INTERIORS****8.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS****Inspected, Not Functioning or in Need of Repair**

Granite countertop should be caulked at the seam of the undermount sink to eliminate a concealed fouling area. Granite countertop on the oven side of the island spans 5' by 2' and is being supported by a vertically oriented 3/4" by 6" section of trim molding; additional reinforcement is highly recommended to prevent the granite from breaking. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

**8.5 DOORS (REPRESENTATIVE NUMBER)****Inspected, Not Functioning or in Need of Repair**

Bedroom door, beside the bottom of the basement stairs, is damaged. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

## 10 BUILT-IN KITCHEN APPLIANCES

### 10.2 RANGE HOOD

#### Inspected, Not Functioning or in Need of Repair

Range hood fan vents into attic space and should vent to the outside. This would require a vent hood and kit. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

**This inspection report is the property of the original report purchaser and King Construction, Inc.; any attempt to resell or redistribute any portion of this report without the express written consent of the original purchaser and King Construction, Inc is prohibited.** This inspection was a generalist observation of the properties condition at the time of the inspection; no warranties are made as to the future condition of the property. This inspection was visual and not technically exhaustive. Unless otherwise noted, the following are considered beyond the scope of this inspection: the life expectancy of any component or system; the causes of the need for a repair; 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; cosmetic damage; underground items; items not permanently installed; 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 or adversely affect the health or safety of 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; 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 substances; predict future condition, including but not limited to failure of components; project operating costs of components; evaluate acoustical characteristics of any system or component; observe special equipment or accessories that are not listed as components to be observed; disturb insulation except where readily visible evidence indicates the possibility of a problem or where regulations require. The inspector / company does not offer a warranty or guarantee of any kind; perform any act or service contrary to law; perform engineering, architectural, or any other job function requiring an occupational license. If the client believes the inspector has made an error or omitted an item the client feels should have been inspected the client agrees to notify the inspector in writing of the alleged error or omission within one week of their discovery of the item(s) and agrees to allow the inspector a reasonable opportunity to re-inspect, address, and repair the alleged omission prior to any repairs being performed. Failure on behalf of the client to notify the inspector in writing and /or grant the inspector a reasonable opportunity to re-inspect, address, and repair the alleged error or omitted item(s) is admission by the client that the condition did not exist at the time of the inspection and shall constitute a remise, full release, and forever discharge inspector /company from all, and all manner of, actions, causes of action, suits, proceedings, debts, dues, judgments, damages, claims, and demands whatsoever in law or equity. This inspection is not for third party use. Client requests this inspection / report for their confidential use only. If client decides to release this report to others client agrees to defend, indemnify, and holds harmless the company / inspector for any damages claimed by others. Any dispute concerning the interpretation of the agreement, inspection, and or report (unless based on payment of fee) shall be resolved by binding, non-appealable arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an arbitrator who is familiar with the home inspection industry. Any legal act arising from the inspection and or report must be commenced within 90 days of the date of the inspection.

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## **Report Attachments**

[Georgia Pacific Engineered Lumber Installation Instructions](#)

[Mudsill Anchor Installation Instructions](#)

[Post Base Installation Instructions](#)