

Blue Palmetto Home Inspection

Property Inspection Report



1 Brand New Street, New Exciting Town SC
Inspection prepared for: Jim Sample
Inspection Date: 4/5/2012 Time: 10:00 am
Age: new (pre drywall) Size: 1700 + - (+garage,porches)
Weather: hot! mostly sunny
This is just a Sample Report
Current Address
1 Old House Lane, Old Town SC

Inspector: Ray Thornburg
License # rbb 22399
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www.summerville-home-inspector.com



We here at Blue Palmetto Home Inspection would like to thank you for the opportunity to serve you! If you have any questions or just need more clarification please don't hesitate to call us. We are happy to help and we want you to be successful in your endeavors.

This report has two parts - a **summary** and an **inspection details** list. The **summary** consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. This inspection will not reveal every concern that exist or ever could exist but only those material defects observed on the day of inspection. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a qualified licensed tradesmen or professionals. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Blue Palmetto Home Inspection reports conform to the standards of the International Association of Certified Home inspectors (internachi) and the South Carolina Standards of Practice. These documents can be found on our website at www.summerville-home-inspector.com.

The **inspection details** lists items that were inspected and any comments that are relevant. Whenever possible I try to include pictures to better illustrate any areas of concern.

In this report you will find in **Red** a brief summary of **Critical** concerns of the inspection as they relate to safety and function. Examples would be bare electrical wires or active drain leaks. They could also be problems that if not repaired would cause further damage. The complete list of items noted is found throughout the body of the report including normal maintenance items. Not all deficiencies are type faced in **Red** so read the entire report. This report is prepared in conjunction with a signed inspection agreement.

About a Pre-Drywall Inspection

A pre-drywall inspection is sometimes called a frame inspection. It is made after the roof, all framing, metal connections/strapping, fire blocking and bracing is in place, all concealed wiring, all pipes, chimneys, ducts and vents are roughed in. In some areas an insulation inspection is also performed prior to drywall being installed. In addition rough electrical, rough plumbing, rough mechanical (hvac) inspections are sometimes made prior to the frame inspection and always before drywall is installed. Dimensions are not verified during an inspection. It is important to note that a home inspector is not a code enforcement officer or municipal building inspector. Any reference to codes or ordinances are for informational purposes only and to help you understand the report. This inspection will not reveal every concern that exist or ever could exist but only those material defects observed on the day of inspection. A home inspector will use all available resources to ascertain and give his *opinion* of the condition of the home on the day of the inspection. Many more items are inspected at this time than will be in your report. Your report will list major components and deficiencies observed.

Careful coordination with the builder is necessary when scheduling a pre drywall inspection to allow all the tradesmen to finish their work. All county and municipal inspections should be performed before scheduling a pre drywall inspection with a private home inspector. If proper scheduling is not possible you might expect to see a higher than normal number of deficiencies listed in the report due to its unfinished state. I suggest that you do not let this alarm you but encourage you to work with your builder to properly address any concerns you may have. It is my experience that **most** builders want their customers to be happy and will gladly repair any deficiencies they are made aware of. I encourage you to make sure they repair any deficiencies to your satisfaction.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed and bonded tradesman or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Electrical		
Page 8 Item: 6	Bath Vent Ducts	• This bathroom fan was missing the duct.
Plumbing		
Page 9 Item: 2	Visible Waste Piping	• The cap was missing on this drain pipe which means the system was tested only to about 5'. Standards require 10' for 15 minutes.
Page 10 Item: 5	Overflow Condition	• The future tpr drain line appears to be slanted upwards. This line should be installed so as to flow by gravity.
Page 10 Item: 6	Guards,Support,leaks	• We feel that the stub outs under some of the sinks in the bathrooms could have been supported better but otherwise a good job. I suggest correction by the plumber before covering with wallboard
AC/Heat		
Page 14 Item: 9	duct observations	<ul style="list-style-type: none"> • This duct needs additional support to prevent reduced air flow in the area served by the duct. • Observed mastic coming loose in two locations over living room.
Walls		
Page 15 Item: 2	wall framing observations	• This wall near the master bath is slightly out of plumb.
Page 16 Item: 6	structural deficiencies	• Since the plans and truss drawings were unavailable it is unclear if this beam is meant to be load bearing. If it is then it appears to be undersized, under nailed and the end notch appears to exceed D/4. Also it appears to be cut almost completely through at the notch area. I recommend review and repair by the appropriate professionals.
Roof Framing		
Page 19 Item: 1	Roofs & Truss Framing	• The bent gangnail could cause the structural failure of this truss. Repair should be made per truss engineer recommendations.
Page 20 Item: 2	Support,Bracing	<ul style="list-style-type: none"> • Truss bottom chord was improperly braced. There should be 2x4 lateral bracing on top of the bottom chord of the trusses at less than 10' intervals running perpendicular to the trusses as per standard building practice. • Garage trusses need a horizontal brace here. • Always defer to the engineered truss drawings for exact placement. • I suggest careful review of the truss documentation which was unavailable for the inspection to see which type of support and connectors are needed here. Typically you would see a girder truss and hangers for the trusses in this area.

Page 21 Item: 3	Covering Observations	<ul style="list-style-type: none">• The roof covering is not complete at this time.• The area in the valley was soft and spongy. I recommend installing support blocks from underneath to reinforce this area.
Floors & Porches		
Page 23 Item: 1	Floor Type Observations	<ul style="list-style-type: none">• Workers were busy removing a section of the concrete floor in the laundry room in order to install a drain. Jackhammering in this area may have caused a hairline crack in the concrete near that area. It is not unusual for workmen to occasionally have to relocate a pipe or electrical line in that manner however the repairs to the floor need to be done carefully. I recommend using a qualified contractor that will closely supervise the repairs for quality control.

About our Rating System

We have a five tiered rating system for reporting the general condition of many items in our report. These ratings are the opinion of the inspector and may generally be defined as below.

GOOD- Items marked as *good* generally means - adequate, appears sufficient, it is in good condition for its age, it was performing its intended function at the time of the inspection. Items marked thusly can still have a deficiency... for example - vinyl siding marked as good can have a hole that needs repair but because the siding encompasses the whole house a minor repair wouldn't lower its overall rating in the eyes of the inspector.

FAIR - Items marked as *fair* generally means - that some wear and deterioration was observed.

POOR - Items marked *poor* generally means - that some repairs or replacement may be recommended.

N/A - Items marked *N/A* means that the item did not apply for example - an electric water heater would not need an exhaust vent so it would be marked N/A. It could also mean not present.

N/I- Items marked *N/I* generally means not inspected.

Always read the whole report and any comments that are noted.

Inspection Details

1. Attendance

In Attendance: Client present • No permit board or inspector sign off sheet noted on job site as per county ordinance. • There were many tradesmen still working to complete their tasks on the day of inspection. As a result a higher than normal number of deficiencies was observed that would normally have been completed for the inspection. • Plans and Truss drawings were not on job site.

2. Home Type

Home Type: One story slab on grade single family home with an attached garage. • Typical wood framed house with 2x4 stud walls, vinyl siding and osb sheathing. • This home has a front and back porch, a two car garage and three false dormers on the roof.

3. Roof Style

Materials: Gable roofs with three false dormers.

Electrical

1. Over Current Protection

Good Fair Poor N/A None

X				
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location Underground service lateral not installed at time of inspection.
Type: circuit breakers



Main breakers located in garage.

2. Service Cable

Materials: Aluminum

Materials: Copper branch circuits noted.

3. Incoming Service

Good Fair Poor N/A None

X				
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location Underground service lateral not installed at time of inspection.
observations ufer type ground rod and cable noted



ufer type ground rod noted

4. wiring observations

Good Fair Poor N/A None

X				
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Materials: wiring in boxes and stapled correctly to framing-ok • nail guards properly in place -ok

5. pre-wire observations

Good	Fair	Poor	N/A	None
X				

Materials: installed



6. Bath Vent Ducts

Good	Fair	Poor	N/A	None
		X		

Observations:

- This bathroom fan was missing the duct.



Plumbing

1. Visible Water Piping

Good	Fair	Poor	N/A	None
X				

Materials: polyethylene (pex)(red- blue)

2. Visible Waste Piping

Good	Fair	Poor	N/A	None
	X			

Specifics: PVC

Observations:

- stubouts need additional support
- The cap was missing on this drain pipe which means the system was tested only to about 5'. Standards require 10' for 15 minutes.



3. Waste Disposal System

Good	Fair	Poor	N/A	None
X				

Materials: This house is serviced by a municipal waste treatment system.

4. Water Supply

Good	Fair	Poor	N/A	None
X				

Observations: Water is supplied to this house by a municipality.



5. Overflow Condition

Good	Fair	Poor	N/A	None
	X			

Materials: CPVC

Observations:

- The future tpr drain line appears to be slanted upwards. This line should be installed so as to flow by gravity.



should be slanted downward to drain properly

6. Guards, Support, leaks

Good	Fair	Poor	N/A	None
X				

Materials: All observed nail guards and pipe supports were installed.

Materials: No Leaks detected.

Observations:

- We feel that the stub outs under some of the sinks in the bathrooms could have been supported better but otherwise a good job. I suggest correction by the plumber before covering with wallboard



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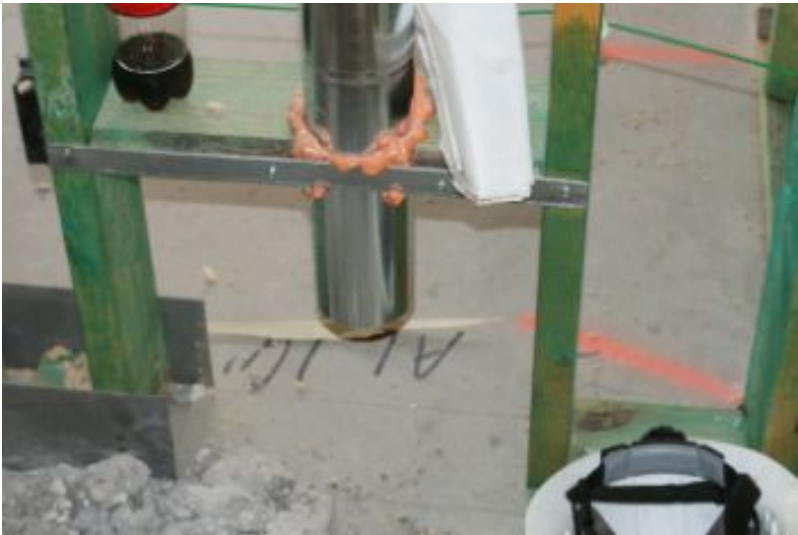
7. washer & dryer observations

Good	Fair	Poor	N/A	None
	X			

Materials: Inspected

Observations:

- Dryer vent should eventually be fitted with an elbow behind the dryer for proper connection to the metal duct should that area be sheet rocked.
- There were workmen in the laundry room removing part of the floor in order to install a drain. As a result this section could not be inspected at this time.



Dryer vent should eventually be fitted with an elbow behind the dryer for proper connection to the metal duct should that area be sheet rocked.

About Split HVAC Systems

If you have a split system it means that typically there is a unit outside called a condenser (this is where the compressor is located) and a unit inside called an evaporator (sometimes referred to as the air handler). In contrast a package or non split system will have both units contained in a single package on the outside and the conditioned air is transferred by attached ductwork. The AC on these types of systems work by transferring heat energy from the inside to the outside. If you have a heat pump then this process is reversed to provide your house with heat in the winter. A heat pump may also have auxiliary heat which will kick in on very cold days. This is usually in the form of electric resistance heat strips or gas burners. We always recommend periodic maintenance by professionals with any HVAC system. We do not generally recommend pleated or restrictive air filters as this could also restrict performance. Always change the filters regularly.

AC/Heat

1. General HVAC Information

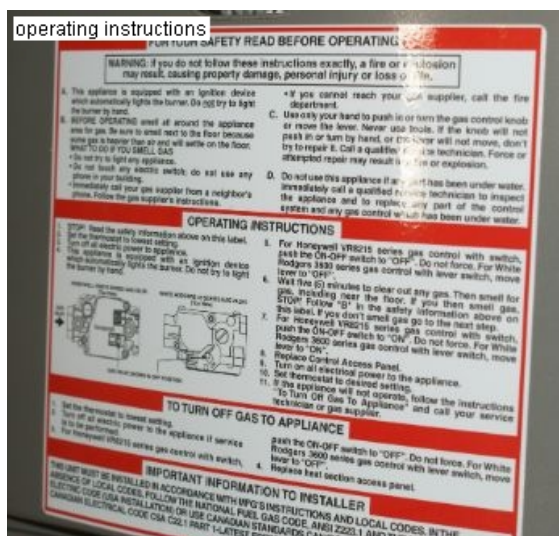
Good	Fair	Poor	N/A	None
X				

Materials: Heat pump noted with gas secondary heat. Many components of the system were not installed at time inspection.

Materials: The air handler is in the attic over the master bathroom.

Observations:

- Lennox model ch33-44/48B-2f-3 ser# 6011c18281 air handler noted.



Lennox model ch33-44/48B-2f-3 ser# 6011c18281 air handler noted.

2. HVAC Information

Good	Fair	Poor	N/A	None
X				

thermostat: Not installed at this time.

filters: Not Noted.

3. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Air handler located in attic.

Materials: spit heat pump system with gas supplementary heat

4. Heater Base

Good	Fair	Poor	N/A	None
X				

5. Enclosure

Good	Fair	Poor	N/A	None
X				

6. Venting

Good	Fair	Poor	N/A	None
X				

7. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

8. AC drain lines

Good	Fair	Poor	N/A	None
X				

Materials: primary drain line - ok • secondary drain line - ok

9. duct observations

Good	Fair	Poor	N/A	None
X				

Materials: Flex

Observations:

- This duct needs additional support to prevent reduced air flow in the area served by the duct.
- Observed mastic coming loose in two locations over living room.



10. Gas Line Observations

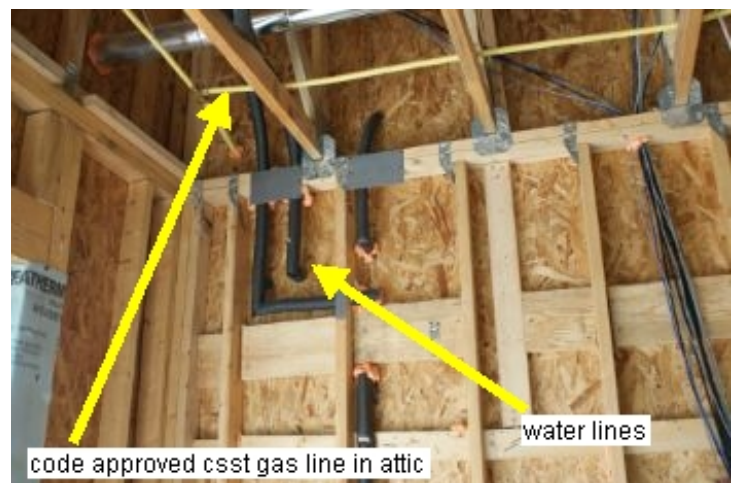
Good	Fair	Poor	N/A	None
X				

Materials: code approved csst-ansi-Lc1 (yellow) corrugated stainless steel tubing

Materials: inspected

Observations:

- For additional information on this type of gas line see <http://hawkeyehomeinspects.com/documents/CSST-DANGERS.pdf>



Walls

1. wall sheathing observations

Good	Fair	Poor	N/A	None
X				

Materials: 1/2" OSB • fastened with nails

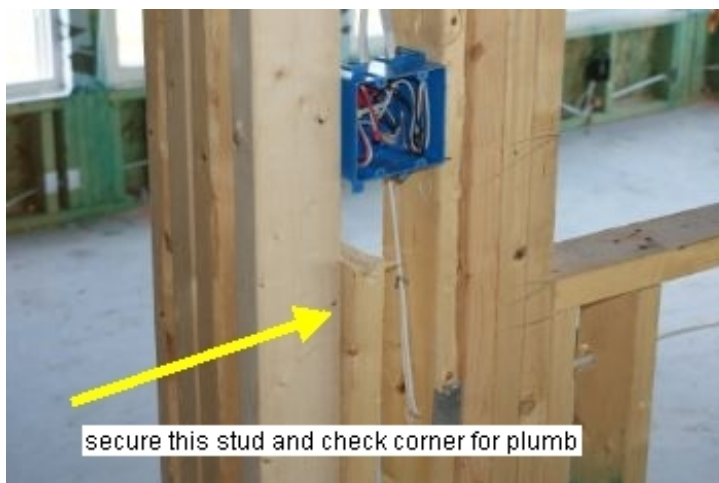
2. wall framing observations

Good	Fair	Poor	N/A	None
	X			

Materials: 2x4 studs 16" OC load bearing • 2x4 studs 24" oc non load bearing

Observations:

- secure this stud and check corner for plumb
- This wall near the master bath is slightly out of plumb.



secure this stud and check corner for plumb



3. Strapping and Anchoring

Good	Fair	Poor	N/A	None
X				

Materials: 1/2 " anchor bolts noted

- Many of the anchor bolts and strapping was being installed at the time of inspection. However, the straps and anchors I did observe were done correctly.

Observations:

- incomplete at time of inspection



incomplete at time of inspection

4. Notching and Boring

Good	Fair	Poor	N/A	None
X				

Materials: All observed bored holes notches were within acceptable standards.

5. fire blocking observations

Good	Fair	Poor	N/A	None
X				

Materials: all usual locations fire blocked properly

Observations:

- no deficiencies noted

6. structural deficiencies

Good	Fair	Poor	N/A	None
X				

Observations:

- Since the plans and truss drawings were unavailable it is unclear if this beam is meant to be load bearing. If it is then it appears to be undersized, under nailed and the end notch appears to exceed D/4. Also it appears to be cut almost completely through at the notch area. I recommend review and repair by the appropriate professionals.



7. house wrap

Materials: Tyvek type house wrap installed at time of inspection

Materials: Wall insulation was being installed at the time of inspection.

8. Window and Doors Observations

Good	Fair	Poor	N/A	None
X				

Materials: Single Hung double paned vinyl windows noted. • dp 50 noted
Materials: Inspected
Observations:
• Out swing door on back porch needs minor adjustment.



About the Roof Inspection Report

Every effort is made to carefully evaluate the roof covering and find all areas of concern. While it may be possible to ascertain the general condition of a roof covering it is sometimes virtually impossible to detect a leak except as it is occurring or by specific tests which is beyond the scope of a home inspection. Even water stains may not confirm an active leak without other evidence. In addition sometimes evidence of a leak has been concealed. For this reason we do not guarantee that a roof will not leak. Most roof coverings are not designed to be waterproof only water resistant. They rely on gravity to channel water off the roof. With this in mind the flatter the roof the more problematic.

Roof Framing

1. Roofs & Truss Framing

Good	Fair	Poor	N/A	None
	X			

Materials: manufactured roof 24" oc trusses noted

Observations:

- The bent gangnail could cause the structural failure of this truss. Repair should be made per truss engineer recommendations.



2. Support,Bracing

Good	Fair	Poor	N/A	None
	X			

Materials: manufactured roof 24" oc trusses noted

Observations:

- There is an area over the front door where several trusses look out of plumb. While it is probably within acceptable tolerances; it is an indication of poor quality workmanship in that area.
- Truss bottom chord was improperly braced. There should be 2x4 lateral bracing on top of the bottom chord of the trusses at less than 10' intervals running perpendicular to the trusses as per standard building practice.
- Garage trusses need a horizontal brace here.
- Always defer to the engineered truss drawings for exact placement.
- I suggest careful review of the truss documentation which was unavailable for the inspection to see which type of support and connectors are needed here. Typically you would see a girder truss and hangers for the trusses in this area.



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Truss bottom chord was improperly braced. There should be 2x4 lateral bracing on top of the bottom chord of the trusses at less than 10' intervals running perpendicular to the trusses as per standard building practice.



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3. Covering Observations

Good	Fair	Poor	N/A	None
X				

Materials: architect shingles noted • 1/2" osb roof decking noted • tech shield radiant barrier noted

Observations:

- The roof covering is not complete at this time.
- The roof covering is not complete at this time.
- The area in the valley was soft and spongy. I recommend installing support blocks from underneath to reinforce this area.



The area in the valley was soft and spongy. I recommend installing support blocks from underneath to reinforce this area.

About Cracks in Concrete

You may have noticed minor cracks in the concrete on grade. Minor hairline cracks on a slab on grade are a common occurrence and can be expected. Scientists know that concrete will expand and contract at a certain rate. That is why expansion joints are installed to allow for this thermal expansion. Builders are starting to learn to put these expansion joints in at about 100 sq.ft. intervals. They may also use other measures to control cracks. Cracks can also be caused by insufficient soil bearing capacity. This is often the case in the marshy soil in the Charleston Lowcountry. Heavy loads and displacement by tree roots can also take their toll on concrete driveways. If the cracks have a large gap they may be filled with a suitable compound and should be monitored for further expansion. Keep this in mind if any cracks are noted on your report. This report does not include evaluation of any soils or geological conditions or concerns. Construction on certain soils particularly expansive clays, fill soils, hillsides and waterfront areas necessitate special design consideration. Evaluation of these factors or the need for them is beyond the scope of a home inspection. For a more thorough discussion on this complex subject visit www.nachi.org/visual-inspection-concrete.htm.

Floors & Porches

1. Floor Type Observations

Good	Fair	Poor	N/A	None
	X			

Materials: Monolithic slab on grade noted.
Materials: No second floor noted.
Observations:

- There were some minor hair line cracks noted in some areas. Extra care should be taken when laying tile in these areas.
- Workers were busy removing a section of the concrete floor in the laundry room in order to install a drain. Jackhammering in this area may have caused a hairline crack in the concrete near that area. It is not unusual for workmen to occasionally have to relocate a pipe or electrical line in that manner however the repairs to the floor need to be done carefully. I recommend using a qualified contractor that will closely supervise the repairs for quality control.



There were some minor hair line cracks noted in some areas. Extra care should be taken when laying tile in these areas.



2. Decks & Porches

Good	Fair	Poor	N/A	None
X				

Materials: ok
Materials: ok • Strapping and anchoring was incomplete at time of inspection.
However I did see tradesmen working on them at that time.

Fireplace & Chimney

1. fireplace observations

Good	Fair	Poor	N/A	None
			X	X

2. chimney observations

Good	Fair	Poor	N/A	None
			X	X

Photos









unfinished section of roof



