Herdt Home Inspections

1314 West Brookwood Drive
Florence, SC 29501-5618
(843)669-3757
herdtworks@msn.com

Date of Inspection: January 28, 2025

Inspection #: XXXX

We have been continuously serving the Pee Dee area of South Carolina since 1988 and have performed well over15000 home inspections during that time. We perform home inspections to the Standard of Practice of the State of South Carolina (Residential Builders Commission License #10019 and Home Inspectors License #6), the South Carolina Association of Home Inspectors and the American Society of Home Inspectors.

This inspection is performed on visible and accessible items and does not include items concealed within walls, panels or machinery. The inspection also does not include destructive or analytical testing which is beyond the scope of the inspection. Comments and recommendations *(generally printed in italics or detailed as "recommended")* within the inspection are intended as maintenance aids and unless accompanied by remarks requiring repair, alteration or removal due to structural or safety concerns **(which will be in bold print),** are intended solely as recommendations and any expansion beyond the scope of Standard of Practice are for information only. **This is not a "Code Inspection" which is beyond the scope of a home inspection.**

No testing or review of any kind was performed to determine the presence or absence of asbestos, fungus, mildew (mold) or any other biological/environmental hazards unless detailed in the body of this report or as an Addendum.

In no case shall the liability of the inspector exceed the fee paid by the client, with the refund of the fee being the client's sole remedy. Use of this report (as part of a real estate transfer/closing or in any other way) constitutes acceptance of all items and comments included in all parts of this report/contract.

Please carefully read and review all sections of this report including the "Comments" page. We will be happy to assist you in clarifying or defining comments or items within this report should questions arise. Please do not hesitate to call if you have questions.

General: Please note that explanatory comments and recommendations *(generally printed in italics or detailed as "recommended")* within the inspection are intended as maintenance aids and unless accompanied by remarks requiring repair, alteration or removal **(which will be in bold print),** are intended solely as recommendations.

No testing or review of any kind was performed to determine the presence or absence of asbestos, fungus, mildew (mold) or any other biological/environmental hazards unless detailed in the body of this report.

Present at time of Inspection: Roofing contractor tradesmen. Buyers (Mr. and Mrs.) House was vacant.

Weather Conditions at time of Inspection: 50 degrees with light clouds. There has been approx. 2 inches of rainfall in month prior to inspection.

Approximate age: 36+/- years based on date of 1988 found on insulation certificate in attic. Design of house, materials used in construction and age of similar houses in this area would support this estimated age.

Extensive renovations of house have been performed. It is assumed that proper permitting and inspection procedures were followed and that a licensed contractor performed all work. Consult with owner/seller for documentation.

House is sited facing: south

General Lot description: Gentle south to north trend of land with some direct overhangs of house from trees.

Note: Fences, yard walls, playground equipment, tree houses, etc. are not included in this inspection.

Condition of Walks and Driveway: Paved walk and drive surfaces are sound with no significant damage or vertical offsets. *Surface cracking is inevitable in large areas of poured concrete or asphalt and is not considered a significant defect unless there are vertical offsets which are considered trip hazards.*

Drainage problems in area of house: None apparent at time of inspection.

It is assumed that this residence is not located in a designated flood zone. However, land survey or public record of flood zone designation should be consulted for this information and insurance provider should be consulted for any additional coverage that may be recommended or required.

Vegetation problems affecting house: none current

Well equipment and septic field locations: None known. ***Given the age of house it is possible that there may be an active or abandoned septic system at some location on property (this area was served by septic system when first developed). No digging was performed to verify presence or absence of a septic system and it is recommended that a septic specialist or local utility be consulted for more information.***

Structure: Style and number of stories: 1 story ranch

Type of construction and siding material: frame with unpainted brick veneer siding

Garage/carport/sheds: None attached to house or in back yard

Porches (locations, materials, decking, etc.):
Front porch is covered with suspended slab floor, brick surround and steps and is sound. *Railings are not required by local standards for porches/steps of the height found at this residence. The addition of railings is a recommended/optional safety improvement to prevent falls.*
Covered slab on fill stoop on rear has brick surround and steps and is sound.

Window type and materials: Double hung wood frame windows with thermopane type glass. Some windows appear to be painted or stuck shut but should be functional if freed.
A representative number/sampling of windows were checked for operation.
Note: Bedroom windows should be checked for operation on a regular basis to allow for fire escape or rescue usage in case of emergency.

Condition of glazing compound and glass: **Top sash of one living room window is cracked and both sashes of bathroom window exhibit fogging due to breakdown of seal between panes of glass.** *Fogging of glass at double pane windows may not be detectable if windows are dusty/dirty at time of inspection.*

Storm windows ***(screens not inspected for damages)***: none installed

Door materials and condition: metal clad doors are sound.

Large painted surface conditions: unpainted brick veneer is sound.

Trim paint condition (includes condition of eaves/soffits/fascia at roof): in good condition

Exterior rot: none found. *Only rot affecting structural members requires repair, other areas of rot such as to decorative shutters, minor rot to trim areas or foundation vents, etc. may be mentioned but listing is not intended to be exhaustive in nature.*

Roof: Method of Inspection: ***Shingles were in process of being replaced (Campbell Roofing) at time of inspection. Contractor should provide purchaser with documentation of shingle installation and applicable warranty.***

Some roofs are not inspected from on roof due to high slopes, weather conditions, roofing materials, height above ground or other conditions which can make an on roof inspection unsafe

Type roofing material: Asphalt/fiberglass composite shingles

Of Layers of shingles: One when completed

Approx. age of shingles: newly installed

Rated/expected life of shingle: This type shingle is typically rated as a 25-year shingle by manufacturer, in actual practice 15-20 is more common, giving an anticipated life of approx. 15+ years barring unforeseen events.

Shingle Condition: Shingle installations were being performed in a neat, workmanlike manner at time of inspection with proper nailing schedule being followed where visible.

Metal drip edge is being installed as needed

Guttering in place/condition: none at time of inspection

Flashing condition/recommendations: No visible metal flashing due to design of house and roof. *It is assumed that blind flashing is installed behind siding material (acceptable) where needed*

There are no skylights at this residence

Chimneys/Vents: There is no chimney at this residence. All new plumbing vent pipe boots are to be installed as part of shingle replacement (per tradesman)

Attic Areas: Type access: hatch in hallway

Attic was entered and examined fully where possible. Installed insulation, ductwork and stored items limit accessibility and inspection as do low sloped or flat roof sections which may have no access.

Roof Sheath Type: oriented strand board decking panels with H clips installed as needed

Roof Framing Type: manufactured trusses, gable end type roof


Example of manufactured truss framing and slot cut in ridge of roof to allow for installation of ridge vents

Hurricane Tie Down Straps in place? *Not required when this house was built*

Insulation (approx. R value): 30

Ventilation adequate for moisture control: yes

Type ventilation currently in place: soffits, gable ends and ridge vents (still being installed at time of inspection).

Note: ***Venting of bathroom exhaust fans to exterior was not required by local standards when this house was built but is a recommended/optional improvement to remove moisture from attic.***

Stove/Kitchen Exhaust fan vented into attic? no, non-vented type fan installed

Visible staining or current leaks found: all visible staining appears to be a result of old leaks. *Stains detailed as "apparently old" are dry to the touch at time of inspection with no visible evidence of ongoing water penetration. If there has been no recent rainfall, or if it is not raining at the time of the inspection, it is impossible to guarantee that this area will not have leaks during rains.*

Damage requiring repair: no visible structural damage.

Crawl Space Areas: *Crawl space/basement areas were entered and examined unless otherwise stated under "Access" comments. Subfloor areas with installed insulation and areas of installed ductwork are not accessible for complete examination.*

This report does not replace or supersede a "CL-100" wood infestation report that is issued by a licensed pest control operator. This report can be used as a supplement or attachment to clarify items discussed within the CL-100. We are licensed with the SC Residential Home Builders Commission as a residential home builder (#10019) and as a home inspector (#6).

No testing or review of any kind was performed to determine the presence or absence of asbestos, fungus, mildew (mold) or any other biological/environmental hazards unless detailed in the body of this report

Access location and restrictions: Hatch on rear. Access is limited in some areas due to installed pipes and clearance.

Correct number of vents- (see below) and recommendations: correct number

Note: *It should be noted that code and generally accepted practices call for one square foot of vent area for each 150 square feet (approx.) of first floor area of house. This is usually put into practice as one vent opening for each square foot required.* ***However,*** *this practice actually causes restricted ventilation since grill work and screening of vents reduces actual air flow into crawl space. Clemson University recommends an increased number of vents and/or vapor barrier or other controls to compensate for this restriction and emphasizes the requirement of "one square foot of clear vent area per 150 square feet of crawl space area" (publication HL238).*

It is recommended that vents remain open all year with exception only of extreme cold conditions. Heat loss through floor is minimal and savings by closing of vents are more than offset by potential for damage from high moisture levels that may result.

Dryer vented to exterior? Yes. ***Regular cleaning of line (brush and vacuum cleaner) is recommended to prevent lint/debris accumulation which can cause damage to dryer, lengthen drying time and potentially cause fires.***

Crawl space height (minimum): 16”

Vapor barrier in place: none installed, soil was sandy/dry at time of inspection.

Note: *The presence of surface mold/fungus on wood members is common and unavoidable. This is considered a cosmetic defect* ***unless*** *elevated moisture levels have caused wood destroying mold/fungus growth. A vapor barrier of sheet vinyl helps to minimize soil borne moisture from causing wood damage. Additional moisture control measures may be needed in extreme cases.*

Type Foundation: poured concrete footings with masonry piers and perimeter walls.

Crawl Space: *(continued)*

Foundation sound/visible cracks or damage: no visible damage found to curtain wall or pier areas **except as noted in Pier comments.** *Foundation below grade is not visible for inspection and unless otherwise noted is assumed to be of poured concrete with metal reinforcement typical of the time of construction. It was not possible to physically/visually verify these conditions within limits of inspection.*

Seismic Control Straps in place? **Some in place but not reattached to wood members during repairs**. ***See picture following Sill comments.***

Piers sound/comments: Original piers are generally sound. **However, some damage to masonry has occurred during floor system reconstruction with repair by a licensed contractor needed. All piers should be evaluated during repairs as some have less severe damage than pictured piers.**


Pier (left) immediately inside access opening has broken mortar joint with upper section tilted off vertical. Pier under living room (right) is broken in half.

Numerous auxiliary piers have been installed to support drop sills (4x4 members) and splices of scabbed floor joists. Virtually all of these are not properly constructed and should be corrected by a licensed contractor to prevent failure.


Improperly oriented (horizontal rather than correct vertical) orientation of cells makes blocks subject to failure. Short wood "Stiff Knees" are not stable supports (right). Also note scabbed floor joist repair (left) that can fail if not properly supported.

Crawl Space: *(continued)*

Joisting condition: A very large percentage of floor joists have been replaced (apparently due to old termite infestation and/or rot damage). Wood members are new and are sound overall. Most joisting is properly installed (running from perimeter sills to center sills in an unbroken run. **However, some of original joisting that was cut during repairs have been scabbed by adding short pieces that are either not supported at splice or have inadequate support as noted in Pier comments. See Sill comments that follow.**

Example of scabbed repair with 4x4 support. Slight sagging has already occurred

Sub floor material/staining/damage: oriented strand board panels. A large number of panels are new with some original panels still in place. No visible evidence found of any significant damage to floor panels

Insulation (approx. R value): **All sub floor insulation was removed during repairs of wood members and should be replaced. R19 has been SC standard for sub floor insulation since 1984.**

Sill Problems or other concerns: **Much of perimeter band and interior/center sill wood has been replaced with new wood. Wood itself is sound but is not properly supported in some areas as noted in Pier comments.**

Some areas where new wood meets old have sagged, or were installed out of line, with correction by a licensed contractor needed.

Example of sagging/misaligned butt jointed sills. Also note tan color decking screw used to toenail floor joist to sill

Crawl Space: *(continued)*

Ledger support boards (2x2 secured to lower edge of sills to support floor joisting) are not properly secured to sills and will tend to separate from sills when furniture/live loads are applied to floor system.

Correct nailing calls for one nail directly under each floor joist and one nail to either side of each floor joist. In the case of ledger boards installed during floor system repairs this nailing schedule was not followed. Some ledger boards have decking screws installed every 12-16 inches, some have screws installed every 3-4 feet and others have random spacing. Correction by a licensed contractor is needed to prevent failure.


Ledger (left) with on screw under joist and toe-nailing visible. Random (right) spacing of tan color nails (hard to see screw heads in wood)

There are hazardous wiring connections in crawl space that should be corrected by a licensed contractor.


All line splices, wiring connections and abandoned wires should be enclosed in covered junction boxes. Also note metal seismic/wind lift control strap (right) that has not been attached to new wood of sill above.

See also Plumbing section comments.

Interior:

Interior area inspection does not detail cosmetic items such as chips in woodwork, paint or other cosmetic items which are visible to purchaser during their walk throughs. Items that have possible relationships to structural problems or concerns are the focus of this report and will be detailed as encountered. ***Cosmetic damages are specifically excluded from a home inspection by ASHI Standard of Practice which is the adopted SC Standard as of June 2014.***

No testing or review of any kind was performed to determine the presence or absence of asbestos, fungus, mildew (mold) or any other biological/environmental hazards unless detailed in the body of this report.

The interior areas of this house are in recently renovated/good condition with only normal wear apparent and no signs of ongoing structural failures other than slight unevenness of floors. ***See Crawl Space comments.***

Door from bedroom into bathroom has out of square door frame/casing. Door drags on floor and correction is needed for normal operation.

Latch side of door (left) has large gap at top when closed and hinge side (right) has normal gap

There are no interior stairs at this residence.

Kitchen and bathroom cabinets and counters are in generally good condition with only normal wear and tear visible. ***Caulk/sealant is needed at kitchen counter top/backsplash joint with wall to prevent water damage or sanitary concerns.*** *Drawers and cabinet doors were not inspected for alignment, smoothness of function or other minor defects which can typically be adjusted as needed for personal tastes. Cosmetic damage to counter tops is not detailed (may include scorches, small cracks, loose tiles, etc.) and is clearly visible to a casual inspection by purchaser.*

Fireplaces: Locations: none installed at this residence

Interior: *(continued)*

Smoke Detectors: *Smoke detectors should be tested on a regular basis and backup batteries replaced as needed.*

Correct installation: correct Functional: yes

Alarms were tested using test button built into units. Smoke detectors should be replaced every 10 years to properly protect occupants.

Carbon Monoxide Detector Present: None installed. There were no gas appliances at residence at time of inspection.

Carbon Monoxide detectors are valuable devices for detecting non-visible combustion gases and their installation, while not required when this house was built, should be considered as part of a home protection plan.

Electrical: Amp Service Installed: 200 Voltage: 120/240

Service Drop Cable: Underground aluminum service drop/entrance cable with Romex type copper wiring as required for 120-volt branch circuits.

Grounding cable: enters ground at area of meter *(clamp for ground to driven rod or to other grounding device was not visible for inspection)*

Electrical Panel Location: northeast/rear corner of house

Brand of Panel: ITE

Single Service Disconnect in box? yes

Correct division of circuits: correct. **However, there is a large volume of insect debris (webs, casings, etc.) inside panel box that should be removed by a licensed electrician.**

Type division/Over current protection: circuit breakers

Correct line sizes for protection installed: correct. **However, Type NM wire that runs through knock out at bottom of box is not rated for sunlight/UV exposure or for wet areas. Enclosing wire in conduit and installing grommet in knock out/pass through is needed to prevent damage to wire insulation.**

Type NM wire (left) is darkened from exposure to UV and damp while wire pass through (right) lacks a grommet to prevent insect entry and damage to wire insulation

Electrical: (*continued)*

Ground Fault Circuit Interrupters installed as required and functioning properly: GFCI receptacle in bathroom is functional. ***Island in kitchen is not movable and does not have an electrical receptacle installed. The addition of a GFCI protected receptacle is strongly recommended to improve functionality of island.***

There is no GFCI protection installed for receptacles within 6' of kitchen sink as needed since 1986.

GFCI protection was required for the above by Section 210.8 of the National Electric Code which may or may not have been in effect for this residence/location when built. Failure to install this protection is, in my opinion, considered a life hazard.

GFCI protection was not required by National Electric Code at time of construction for kitchen counter top receptacles more than 6' from sink. GFCI protection can be added to these outlets (recommended/optional safety improvement) as desired for additional protection of occupants.

Testing of GFCI circuits was performed using test button built into receptacles and circuit breakers as well as hand held tester/circuit analyzer with GFI testing button built into tester.

Note: *AFCI protection was not required when this house was built.*

Outlet operation (polarity, grounding): correct
Outlets were sampled throughout where accessible and found to be functional.
Note: Any missing or broken wall plates/outlet covers should be replaced to assure proper enclosure of wires which present hazardous conditions

Ceiling Fans Functional: None installed. **Ceiling light fixture in west/master bedroom is not properly secured with correction needed.**

Major Appliances Functional: *All permanently mounted major appliances were tested by running through at least two cycles or otherwise observing in use.* ***Refrigerators, clothes washing machines and clothes dryers are considered portable appliances and were not tested or inspected as part of this inspection.***

Electrical: (*continued)*

All manufacturers occasionally have "recalls" of defective or potentially defective appliances. It is strongly recommended that www.recalls.gov or other websites be contacted on a regular basis to review the status of the appliances at this residence. Unless otherwise noted in the body of this report no such review was performed as part of this inspection and such review is the client's responsibility.

Oven: None installed at time of inspection. There is a 240-volt receptacle installed at opening in kitchen base cabinets to allow for installation of a free standing electric range.

Stove/Cook Top: none installed

Microwave Oven: Tappan, functional

Stove Exhaust Hood/fan: non-vented type fan is integral with microwave and is functional

Dishwasher: none installed

Disposal: none installed

Additional Comments: *Telephone, internet and television cables/lines/outlets were not tested or inspected for function or proper installation nor were any satellite receivers or systems inspected in any way. Alarm systems and their reporting services were not tested and it is recommended that a qualified installer verify operations of these highly specialized systems. Low voltage/ landscape lights are considered portable lighting and were not tested or observed in operation.* **Note:** *Electrical codes are revised on a regular basis and items that are required or forbidden by current codes may not have been included or locally enforced in previous codes. It is not always possible to state which codes were in effect when various system installations, upgrades or changes were performed. Consequently, some items may be present that are not allowed under current standards but were allowed at the time of installation and upgrading of these items to current standards cannot be required but may be recommended.*

Plumbing:

Water supply: public Main Shut off at: street/meter

Disposal: ***Assumed to be served by public sewers*** *(actual sewer connection not verified with public utility)*

Supply line material: PEX flexible line has been installed during renovations. **However, some of original polybutylene supply line with nylon fittings remains in place under house.** ***This type of system has been the focus of litigation and class action settlements. There is no evidence of any current failure of system at this residence and I am not aware of any problems relating to this type of system in this area. However, I recommend that seller provide any available information to assure protection of any rights that may have been assigned to this residence. Replacement of this pipe (apparently runs from utility meter to house) is strongly recommended.***


Examples of polybutylene gray pipe and connection to blue PEX cold water line

Newly installed PEX and other supply lines under house and in unheated utility room are not insulated as needed to prevent freeze damage.


Plumbing: (*continued)*

Waste line material: PVC plastic

Materials are reported when they are observable--all plumbing lines run underground at some point and material contents in these areas are not observed.

Ribbed/flexible drain line installed at kitchen sink will tend to clog. Replacement with smooth section of PVC is recommended.

Fast leaks/drips: none found

Minor or slow drips from faucets are not reported and are to be expected to develop in all houses. These are considered a normal maintenance item in any home.

Exterior outlets functional: yes

Back flow/anti-siphon device present? Not required when this house was built

All interior commodes, taps and fixtures were tested and found to be functioning properly with exception of washing machine hookups which were not tested.

Pump Equipment Condition: There is no known pump, sump pump or sewage ejector

Notable pressure or flow restrictions: none

Sluggish or plugged drains: none

Water heater Brand and location: AO Smith, located on shelf in exterior utility room

Approx. age: 2024 serial number Type: 30-gallon electric

Power/Fuel Disconnect located at: electrical panel…***power to unit was turned on for one hour and was turned off at end of inspection***

Condition of Vent/Flue: not applicable

Water Temperature: 105 degrees…***maximum temperature of 120 degrees is recommended to reduce risk of scalding***

Plumbing: (*continued)*

Pressure relief valve installed and properly vented to exterior or floor: **Valve is in place but is not piped to exterior as needed to prevent scalding and/or damage**

Leak pan installed as needed/recommended: pan is in place **but does not have a drain line installed to direct leaks to exterior (concrete floor at this area and any leaks would cause minimal damage).**

Brass TPR valve will vent steam and hot water into utility room if activated (left) and white fitting on leak pan (right) should have pipe connected to drain water to exterior in event of a tank leak.

HVAC System:

Brand: Heil 2-ton electric split system heat pump

Approx. Age: 2023 serial number (*10-15 years is normal life expectancy of systems although major repairs can extend that life)*

Temperature from ducts: 112 in heat strip/aux. heat mode
85 in heat pump mode

Temperature at air return: 64

Temperature Differential/Comments: unit is functioning in acceptable performance ranges in heating modes.

It was not possible to test units in cooling mode due to low exterior temperature which can cause damage to systems if operated when it is below 65 degrees

Controls Adequate: yes

Condition of Vents/Flues: not applicable

Power/Fuel Disconnect: at exterior unit and electrical panel

Air handler located in hall wall space has integral leak pan, drain line and float type cut off switch installed to prevent damage to interior in event of malfunction

Ductwork was not inspected for comparison with current installation or insulation standards but was functional at time of inspection unless specifically noted. Not all ductwork systems deliver an even flow of air to all rooms and these variations are not detailed.

Recommendation: All heating/cooling systems should have their air filters changed or cleaned on a monthly basis to maximize service life and efficiency of systems. A regular maintenance schedule (performed by a professional) will also help to maximize life of systems.

Comments for Users of Heat Pumps

Heat pumps are common in the southern states but are less well known in other parts of the country. For specific information on your heat pump system you should consult your manual, or if there is none in your new house, a reputable heating and air service company

Heat pumps use an exterior environmental source (usually air, rarely ground water or well source and very rarely a geothermal source) to raise or lower the air temperature inside your house. They perform this by extracting heat (or lack of heat in the case of air conditioning) from their source and transferring it through refrigerant, compressor, coils and air handler into the house. They perform this in a manner graded by SEER which is an efficiency rating--the higher the better. Unfortunately, their performance declines as the outside air temperature drops below 40 degrees (which explains their rarity in the north) or rises above 95 degrees. The ground water system and geothermal systems have a more stable heat source and do not experience seasonal fluctuations as much as air source units but they have more complicated machinery which offsets their other advantages.

Generally speaking, you achieve best results with a heat pump if you pick your most comfortable temperature, set it and don't change it. If you move the temperature down when you leave the house and then back up when you come home, you lose efficiency. The heat pump must process huge quantities of air to change the temperature of the house (in a very gradual manner) and may run for long periods to "catch up". In addition to running for long periods, the air you feel coming out of the ducts may feel "cold and drafty" because it is less than your body temperature. ***This is normal with a heat pump***. The air is actually several degrees warmer than the house temperature but feels cold because it is less than 98.6 degrees.

If you want to feel warm air (unless you have a fairly new, high SEER unit) you will have to push the thermostat up. Essentially at this point you have turned on your stove and are blowing a fan across it for hot air. This **will** heat the house more quickly but will dramatically increase electric power consumption. There are times (35 degrees or less with most units) when you will have to turn on the "Supplemental Heat" due to the lack of heat in the air outside. However, you should try to minimize other uses of this heat source to avoid excessive power use.

To make the most of your heat pump we recommend you change your air filter monthly (when you pay the light bill is a good reminder), have it serviced once a year to clean the coils and "tune" the system and change the thermostat as rarely as possible.

For more information, contact your power utility or a company that is listed as selling your brand of heat pump. If your system is old, you may wish to consider replacing it for energy efficiency. The electric utilities have various financing plans with low interest available and the gas utilities have incentives to switch to that energy source. Generally, the savings in efficiency and increased comfort of new units becomes attractive if the unit is over 10-15 years old or if a major (compressor, etc.) repair is needed.

Comments and Notes on this inspection:

This inspection was performed strictly for the person or persons named in the "Ordered by" space on the first page of the report. This report remains the property of Herdt Home Inspections with license to use granted solely to person named in “Inspected For” space on first and second pages. **Any other use of this report invalidates the entire report and is considered fraudulent under the terms of this report**.

This inspection was performed on visible and accessible areas and items and does not include items that were concealed within wall spaces, behind panels, inside systems or otherwise inaccessible or concealed from view.

This report is not intended as an exhaustive codes inspection which is beyond the scope of this report. The focus of this report is current damage/defects as they exist at the time of the inspection. **All items are reported as they exist at the time of the inspection and no warranty of future performance is given or implied.** Estimated life expectancies of systems are given based on normal use of correctly maintained systems and cannot include unforeseen actions, misuse or changes in conditions. **In no case shall the liability of the inspector exceed the fee paid by the client, with the refund of the fee being the client's sole remedy. Use of this report constitutes acceptance of all items and comments included in all parts of this report.**

Intentionally concealed items may be undetectable to a visual inspection although all reasonable efforts have been made to discover such items.

Damaged or defective cosmetic items such as wall finishes, wood work, exterior trim and siding damages of cosmetic nature and other non-structural items may be mentioned. However, cosmetic damages are specifically excluded from a home inspection by the Standard of Practice and any listing is for informational purposes only

This report does not include any testing for the presence of lead based paints (pre-1978 housing) or for excessive levels of Radon gas or other environmental hazards including asbestos, mold/fungus, etc. unless specifically mentioned in this report of or as an attachment.

If there are questions regarding items in this report or if additional clarification of terms or reported items is needed, we will be happy to help. Please call us in the event of such items.

We hope that you enjoy your new house and are ready to help you should you need our services again in the future.

Sincerely,

Roger S. Herdt, Herdt Home Inspections
SC Residential Builders Commission License #10019
SC Home Inspector's License #6