

Inspection Date: 09 / 20 / 2021

Inspection Address: 1533 Whitehall Road  
Anderson SC 29625

Client(s): Dale Johnson



**Inspection Performed By:**

Inspector:



3D Inspection & Consulting, LLC  
150 Spearman Road  
Pelzer, SC 29669  
Office: 864-947-2323, 864-844-9813  
Toll Free: 888-795-2378 (BEST)  
Fax: 864-844-9814  
Email: [3dinspection@dddinspection.com](mailto:3dinspection@dddinspection.com)  
Website: [www.dddinspection.com](http://www.dddinspection.com)





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**Inspection Information:**

1533 Whitehall Road

City: Anderson

State: SC

Zipcode: 29625

**Client Information:**

Dale Johnson

We want to thank you for using 3D Inspection & Consulting, LLC to conduct your inspection. We have been inspecting properties since 1992 and do our very best to provide a comprehensive, objective inspection in an easy to read and understandable format. If after careful review you have any questions concerning the report, please do not hesitate to call.

We are often asked to revisit the site and confirm repairs were completed. We are happy to do this for an additional fee, provided we are informed which of the deficiencies noted in the report the seller agreed to repair. Instead of a re-inspection, you may want to obtain a copy of the invoice(s) which should detail the repairs done, and the name and contact phone number of the service provider.

There is a invoice included in the report. If you have not yet paid the billed amount, please forward a check or contact the office with a credit card number.

As an added service to our clients, our web site, [www.dddinspection.com](http://www.dddinspection.com), has valuable owner information. Look up information on septic tanks, radon gas, mold and much more.

3D Inspection & Consulting, LLC also offers an annual check up inspection to determine if any adverse changes have occurred I e., Structural, foundation (including moisture levels), roof, HVAC, plumbing, and electrical. **THIS ANNUAL INSPECTION SERVICE IS ONLY \$250.00** . We invite you to schedule this inspection at any time following a year of occupancy.

If you were pleased with our service, please tell others. We appreciate doing business with you and hope **WE CAN WORK TO SERVE THE INSPECTION NEEDS OF YOUR FAMILY MEMBERS AND FRIENDS!!!** Please call us if we can help you.

Sincerely,

Berry and Adam Durham  
Owners/Operators

**Inspection Report Invoice** **Report #: 1263BD2**



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Bill To: Dale Johnson

Phone: 864-356-3282

Fax:

Other #:

Inspection Address: 1533 Whitehall Road

Anderson SC 29625

Inspection Date: 09 / 20 / 2021

Selling Realtor Jimmy Johnson

Phone: 864-617-5050

Fax #:

Listing Realtor:

Phone:

Fax #:

**Inspection Services Performed**

**Service Fees**

General Visual Inspection \$400.00

General Visual Inspection

Invoice paid by Credit Card on contract at inspection. Thank you!

Total Billing \$400.00

Amount Paid \$400.00

Amount Due \$0.00





## Inspection Agreement Page 2

Client(s) Inspection Dale Johnson  
Performed for:

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### Waiver of Radon Measurement and Release

My signature below acknowledges that I have read and understand the following:

The Inspector from 3D Inspection, Inc. has advised me that the subject property referenced above may be subject to contamination by Radon, a colorless, odorless, radioactive gas listed by the US Environmental Protection Agency (EPA) as being the second-leading cause of lung cancer in the US. I have been advised that Radon decay products may modify, damage or destroy cells or DNA in human lungs.

Nevertheless, I have directed the Inspector to perform NO Radon Measurement Test, and in doing so I agree to hold the Inspector, its agents, and employees harmless and free from all liability and legal action relating to any presence of Radon at the subject property, regardless of the legal theory upon which any such claim rests.

This waiver and release shall be binding on all my heirs, agents, assignees, successors, and on any other person(s) who might otherwise be entitled to file suit or make a claim on my behalf.

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

**South Carolina Home Inspector Standards of Practice**

The following Standards provide guidelines for the Residential Home Inspector and outline what the Residential Home Inspector should observe, identify, inspect and describe in the Inspection Report.

The guidelines provide the minimum contents of a written report and are not intended to limit the Residential Home Inspector. If the Inspector wishes to provide additional inspection services not covered in the Standards that is up to each inspector.

Limitations or exclusions (systems or components not inspected, identified or reported) can be found after each section.

**Introduction:** The purpose of the Residential Standards of Practice (Standards) is to establish a uniform guide for performing an inspection of buildings and equipment.

**Procedures:** The procedures are the Residential Standards that identify what is to be inspected and reported.

< The Inspector will not disclose and information concerning the results of the inspection without the approval of the clients or their representatives.

< The Inspector will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.

< The Inspector will not accept, or offer commissions or allowances, directly or indirectly, from other parties in connection with work for which the Inspector is responsible.

< The Inspector will promptly disclose to the client any interest in a business which may affect the client. The Inspector will not allow an interest in any business to affect the quality or results of the inspection work, which the inspector may be called upon to perform. The Inspector may not perform any work or improvement to a residence upon which the Inspector performed a home inspection within the previous 12 months.

**Purpose:** The purpose of a residential inspection is to disclose the general conditions of the building, improvements, mechanical systems and appliances as they exist on the day of the inspection.

**Scope:** The scope of the residential inspection is a visual observation, with limited use of mechanical instruments, of readily accessible areas of the building, improvements, mechanical systems and appliances. The inspection is limited to areas and systems identified as follows: grounds and appurtenances; roofing/guttering/other roof components; home exteriors; garage/carport; electrical basement/crawl space/slab; plumbing; heating; cooling; attic; and general interiors and kitchen/appliances.

**Limitations:** The Residential Inspector Standards are designed to identify and disclose observed general conditions. The residential inspections limited to readily accessible areas. No disassembly of equipment or activating of equipment that has been "shut-down" should be performed.

< No opening of walls, moving of furniture, appliances, and stored items, walking on roofs or excavation is to be performed.

< Concealed, camouflaged or inaccessible conditions may not be exposed.

< Systems and conditions that are not within the scope of the inspection include, but are not limited to: environmental hazards (e.g. lead paint, formaldehyde, toxic or flammable materials, asbestos, radon); pest infestation; portable appliances (e.g. washer, dryers, window air conditioner); security systems; telephone or television systems, fire or lawn sprinklers; swimming pools; spas or jetted tubs; tennis courts; playground or other recreational or leisure appliances or equipment; below ground septic or drainage systems; water wells; zoning ordinances; or any items considered cosmetic in nature. Any general comments about these systems and conditions are informational only and do not represent an inspection.

**Warranties and Guarantees:** The residential inspection report is not intended to be used as a guarantee or warranty, expressed or implied, regarding adequacy, performance, or condition of any inspected building improvements, mechanical system or appliance.

The residential Inspector should take no position on value nor make any representation as to advisability of purchase or suitability to use. The Inspector should not incite or stir up quarrels or groundless lawsuits.

**Licensing Requirements:** License Requirements for Persons Engaging in the Business of Inspection Practice: A state license is required for anyone offering or practicing home inspection unless that individual is a currently licensed engineer, architect, general contractor or residential builder. This requirement is based on Chapter 106, Statutory Authority: 1976 Code § 40-59-210 – 40-59-240(B).

**A) ROOFING, GUTTERING AND OTHER ROOF COMPONENTS****ROOF STYLE**

Identify and report the styles of roofs. (Examples: hip, gable, shed, mansard, etc.)

**ROOF COVERINGS (materials)**

Identify the type materials (composition shingles, slate, cement asbestos, etc.).

Inspect the covering and report the observed condition, describing visible condition and evidence of leaks.

**VISIBLE FLASHING**

Inspect and report the observed condition of visible flashing. If flashings are not visible report not visible, not inspected.

**SKYLIGHTS**

Report if present or not

Inspect and report if there is evidence of leaking.

**ROOF PENETRATIONS (plumbing stacks, gas vents, etc.):**

Inspect and report the observed condition of all roof protrusions and their flashing.

Describe and report defects or deficiencies.

**FIREPLACE CHIMNEYS**

Report if present or not.

Inspect and report the observed condition of the chimney and its component elements.

Describe and report defects and/or deficiencies

**GUTTERS AND DOWNSPOUTS**

Report if present or not.

Inspect and report the observed conditions of the gutters and downspout systems.

Describe and report defects or deficiencies.

**LIMITATIONS**

The Inspector is not required to:

Perform tasks that place his or her person in danger.

Inspect or report on accessory items not listed above (antennas, solar panels, etc.).

Estimate the remaining life of the roof coverings, flashing, caulking materials or other components,

Handle or disturb materials suspected of containing hazardous materials.

Describe and report how the roof was inspected (from ground, with binoculars, from a ladder).

Describe and report areas that could not be inspected (top of flat roof, valleys of compound roof designs, etc.).

**B) HOME EXTERIOR****TRIM**

Inspect and report the observed condition of the materials.

Describe and report defects.

**SIDING/WALL COVERINGS**

Identify the materials by type.

Inspect and report the observed condition.

**PAINT**

Inspect and report the observed condition.

Observe the condition of paint and caulking.

**WINDOWS**

Inspect and report the observed condition of a representative number.

Identify and report the type (wood, metal, etc.).

Describe and report defects or deficiencies.

**DOORS**

Inspect and report the observed condition of all accessible exterior doors.

Describe and report visible defects.

**STORM WINDOWS AND DOORS**

Report if present or not.

Describe and report visible defects.

**SCREENS**

Report if present or not.

Report the observed condition.

**PORCHES**

Report if present or not.

Inspect and report defects or deficiencies.

**DECKS, PATIOS AND BALCONIES (attached to dwelling)**

Report if present or not.

Inspect and report the observed condition of the structures and components.

Describe and report defects and/or deficiencies.

**ALTERATIONS**

If determinable, report if alterations or additions have been made to original house.

**C) GARAGE/CARPORT:****TYPE**

Report if present or not.

Describe style, size and location. (Example: two-car attached garage or carport, single car attached, two car drive under, etc.)

**DOORS AND OPENERS**

Report if present or not.

Operate doors and/or openers and report if functional.

**LIMITATIONS**

The inspector is not required to:

Operate door openers that have been disconnected from power source.

Operate doors if animals are loose in a garage.

**D) ELECTRICAL****OVER CURRENT PROTECTION**

Identify and report the type.

Inspect and report the visible condition.

Describe and report defects and/or deficiencies.

**TYPE CONDUCTORS, MAIN AND BRANCH CIRCUITS**

Identify the type conductors present on the service cable and all visible circuit conductors (aluminum or copper).

Describe and report visible defects and/or deficiencies.

Report the location of the main service panel and sub-service panels.

**INCOMING SERVICE**

Identify and report the location (overhead or underground).

Describe and report the condition

**GROUNDING CABLE**

Identify and report the presence, location and observed condition of grounding conductors.

**FIXTURES AND OUTLETS**

Test a representative number of accessible light switches, wall receptacles and light fixtures.

Describe and report defects and/or deficiencies.

Identify and report the presence of aluminum wiring in Branch circuit conductors.

**GROUND FAULT CIRCUIT INTERRUPTER (GFCI)**

Report if present or not.

Identify the location of GFCI breakers.

Test and report if breakers that protect wall outlets are operational or inoperable. Describe how tested.

**SMOKE DETECTORS**

Report if present or not.

**LIMITATIONS**

Inspector is not required to:

Insert any tool, probe or testing device into the main or sub-panels.

Activate electrical system or branch circuits that are not energized.

Operate overload protection devices except GFCI breakers.

Test GFCI breakers that are not connected to a wall outlet.

Move objects to gain access to electrical outlets or panels.

Inspect equipment that is not readily accessible, nor dismantle equipment or component.

Test all switches, receptacles, or fixtures, not to remove switch or receptacle.

Operate a smoke detector by any means other than supplied by the manufacturer.

**E) BASEMENT, CRAWL SPACE, SLAB****BASEMENT**

Report if present or not.

**CRAWL SPACE**

Report if present or not.

Report if not entered and/or how inspected.

Inspect and report entry access location, and adequacy of under-floor ventilation.

Describe and report any visible damage.

**SLAB**

Report if present or not.

Inspect and report visible conditions.

Describe and report visible defects and/or deficiencies.

**VISIBLE FRAMING**

Report if not visible.

Inspect and report the observed condition of the visible materials and structural components.

Describe and report defects and/or deficiencies.