

Inspection Date: 10 / 13 / 2017

Inspection Address: 222 Moving Soon Lane

Love It Here SC

Client(s): Ima Smart

Buyer



**Inspection Performed By:**

**Inspector:**

**Berry Durham (SCRBI #128)**

3D Inspection & Consulting, LLC

5531 Highway 81 North

Williamston, SC 29697

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)





3D Inspection & Consulting, LLC  
5531 Highway 81 North  
Williamston, SC 29697  
Office: 864-947-2323, 864-844-9813  
Toll Free: 888-795-2378 (BEST)  
Fax: 864-844-9814  
Email: 3dinspection@dddinspection.com  
Website: www.dddinspection.com

**Inspection Information:**

222 Moving Soon Lane

City: Love It Here

State: SC

Zipcode:

**Client Information:**

Ima Smart

Buyer

I want to thank you for using 3D Inspection 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 understand format. If after careful review you have 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 reinspection, you may want to obtain a copy of the invoice which should detail the repairs done, and the name and contact phone number of the service provider.

There is a invoice 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 homeowner information. Look up info on septic tanks, radon gas, mold and much, more.

3D Inspection 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 \$200.00** . 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. I 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,

Dan Durham  
President



**Inspection Report Invoice** **Report #: SAMPLE**



3D Inspection & Consulting, LLC  
5531 Highway 81 North  
Williamston, SC 29697  
Office: 864-947-2323, 864-844-9813  
Toll Free: 888-795-2378 (BEST)  
Fax: 864-844-9814  
Email: 3dinspection@dddinspection.com  
Website: www.dddinspection.com



**Bill To:** Ima Smart **Buyer**

100 So Long Drive  
Memory Lane SC

**Phone:** 123-4567

**Fax:**

**Other #:**

**Inspection Address:** 222 Moving Soon Lane

Love It Here SC

**Inspection Date:** 10 / 13 / 2017

**Selling Realtor:** C. Client **Satisfied**

**Phone:** 555-5555

**Fax #:**

**Listing Realtor:** A. Happy **Seller**

**Phone:** 444-4444

**Fax #:**

**Inspection Services Performed**

**Service Fees**

General Visual Inspection

Radon Screening

**Total Billing**

**Amount Paid**

**Amount Due**



# Inspection Agreement Page 1

Client(s) Inspection Ima Smart Buyer  
Performed for:

Report #: SAMPLE

Inspection Address: 222 Moving Soon Lane  
Love It Here SC

Inspection Fee:  
Inspection Date: 10 / 13 / 2017

THIS AGREEMENT made by and between 3D Inspection, Inc., (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the State of South Carolina posted at <http://www.scahi.com/SCAHI-SOP.htm> and the Standards of Practice of the International Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. The CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
6. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
7. CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.
8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
9. Payment of the fee to INSPECTOR is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.  
CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

\_\_\_\_\_  
FOR INSPECTOR

\_\_\_\_\_  
CLIENT OR REPRESENTATIVE

## Inspection Agreement Page 2

Client(s) Inspection Ima Smart Buyer  
Performed for:

Inspection Address: 222 Moving Soon Lane  
Love It Here SC

Report #: SAMPLE

Inspection Date: 10 / 13 / 2017

---

### 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, CRAW 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.