NATIONAL PROPERTY INSPECTIONS GREENVILLE-SPARTANBURG
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RESIDENTIAL INSPECTION

1234 Main Street
Inman, 29349

Buyer Name
04/22/2025 9:00AM

Inspector
Mike Lancaster
(864) 325-3688
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Agent
Agent Name
555-555-5555
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TABLE OF CONTENTS

Thank you for trusting National Property Inspections for your inspection!
Please carefully read your entire Inspection Report. If you have any questions, please don't hesitate to ask. This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes. All evaluations or repairs recommended in this report should be carried out prior to closing. National Property Inspections will be conducting an unbiased non-invasive visual inspection based on the American Society of Home Inspectors®, Inc. (ASHI®) standards. If we are unable to inspect any item due to obstruction, we will note if for you in the report. We will be testing windows, doors, GFCI outlets, thermostat, appliances, etc. and will do our best to replace all items to their original settings. Some items may require further evaluation by qualified contractors. We recommend you get firm bids prior to close. Since we do an unbiased inspection, we can neither refer or recommend any contractors, nor are we qualified to estimate repair costs. National Property Inspections wishes to remind you that every property requires a certain amount of ongoing maintenance, such as unclogging drains, cleaning gutters, servicing of furnace, air conditioner, water heater, etc. This property will be no exception. We suggest you budget for regular maintenance and repairs.

The purpose of a property inspection
Is to assist the client in having a more complete understanding on the conditions of the property prior to purchase or sell. We perform a visual inspection of readily accessible areas of the property and based on the inspector's experience and professional opinion, provide a detailed and factual report on the conditions that exist at the time of the inspection. The results of this property inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a general property inspection. No warranty or guarantee is expressed or implied. This report should not be construed as an appraisal and may not be used as such by any person. The person conducting your inspection is not a licensed structural engineer. In addition, you may wish to obtain other types of inspections, such as mold, air quality or environmental inspections that may not be addressed in this report.

This report belongs exclusively to the client who commissioned it based on my original inspection. It's important to note that home conditions can change rapidly. If you're not the intended recipient and have received an outdated report, you should be cautious. I recommend engaging my services for a new inspection. With my prior familiarity with the property, you'll benefit from a comprehensive assessment of its current state. This will ensure you receive a legally valid report you can depend on.

Location Reference
For the purpose of this report all directions are given as if you are standing facing the front of the house. Items listed as
Multiple Locations may not directly reference all effected locations. Examples may be given that should not be
construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

ITEMS NOT INSPECTED AND OTHER LIMITATIONS

There are items that are not inspected in a home inspection such as, but not limited to; Pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks. Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances. Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation including water damage to the structure. Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

INACCESSIBLE AREAS

In the report, there may be specific references to areas and items that were noted as inaccessible or only partly accessible. We can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. Without access and an opportunity for inspection, reportable conditions or hidden damage may later be found in areas that were not accessible or only partly accessible and these conditions or damages are excluded from this inspection.

SUMMARY

Summary Text (enter here)

- 2.3.1 Roof - Roof Penetrations: Flashing Material Was Damaged
- 2.3.2 Roof - Roof Penetrations: Satellite Dish Mounting Issues
- 3.2.1 Exterior - Walkways & Driveways: Minor Cracking at Driveway
- 3.3.1 Exterior - Stairs, Porches, Patios & Decks: Minor Cracking
- 3.4.1 Exterior - Siding, Flashing & Trim: Damaged Wall-Covering Material
- 3.5.1 Exterior - Eaves, Soffits & Fascia: Damage Observed at Soffit
- 3.6.1 Exterior - Exhaust Hoods: Dryer Exhaust Hood Has a Screen
- 3.7.1 Exterior - Windows: Missing Window Screen
- 3.9.1 Exterior - Lighting Fixtures, Switches, Receptacles: GFCI Defect
- 5.1.1 Attached Garage - Ceiling, Walls & Firewalls in Garage: Damaged Drywall
- 5.3.1 Attached Garage - Garage Vehicle Door: Weather Stripping at Garage Door in Poor Condition
- 5.3.2 Attached Garage - Garage Vehicle Door: Missing Safety Labels
- 5.4.1 Attached Garage - Occupant Door (From garage to inside of home): Defect at Door Between Garage and House
- 5.5.1 Attached Garage - Electric in Garage: Electrical Defect in Garage
- 7.2.1 Electrical - Main Service & Grounding, Main Overcurrent Device: IMPROPER CLEARANCE TO PANEL
- 7.6.1 Electrical - Electrical Defects: HVAC Conduit / Faucet
- 8.4.1 Plumbing - Hot Water Source #1: Old System
- 9.2.1 Laundry Room - Floors: Cracks
- 10.2.1 Primary Heating, Ventilation & Air Conditioning - HVAC System Information: Refrigerant Line Insulation Missing or Damaged
- 10.2.2 Primary Heating, Ventilation & Air Conditioning - HVAC System Information: Aged/Old HVAC System
- 10.2.3 Primary Heating, Ventilation & Air Conditioning - HVAC System Information: Fins Damaged
- 10.4.1 Primary Heating, Ventilation & Air Conditioning - Ductwork: Duct(s) Not Sealed
- 11.2.1 Kitchen - Countertops & Cabinets: Loose Drawer Slide
- 11.5.1 Kitchen - Kitchen Sink: Reversed Hot/Cold
- 11.7.1 Kitchen - Dishwasher: Missing GFCI Protection
- 12.4.1 Bathrooms - Sinks, Tubs & Showers: Damage at Fixture

1: INSPECTION DETAILS

Information

In Attendance
Just the Inspector

Occupancy
Vacant

Type of Property
Single Family

Weather Conditions
Cloudy

Temperature
70

Property Faces
South

This is the direction the main structure(s) faces or orientates in respect to the address street as if you are standing in the front door facing the street.

Terms such as front, rear, left, and right may be used to identify the location of the report findings and those will be from the perspective of standing in the front yard facing the house.

If you have any questions about room descriptions or locations, please contact us.

2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			
2.2	Flashing	X			
2.3	Roof Penetrations	X			X
2.4	Gutters & Downspouts	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Walked Roof

Roof Style
Gable

Coverings: Layers
1 Layer(s)

Gutters & Downspouts: Gutter Material
Aluminum

Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Coverings: Material
Architectural Composition Shingles



Flashing: Material
Metal, Neoprene Boot

Flashing appears to be in good condition.

Valleys should be kept clear of debris to prevent future gutter clogs and improve drainage from the roof. Flashing sealant should be checked on a regular basis to ensure a good watertight seal. It may require periodic routine maintenance such as caulking, sealing, painting, repairing, etc. All roof penetrations should also be inspected and maintained on a regular basis.

Roof Penetrations: General

Roof penetrations, such as vents, chimneys, skylights, and satellite dishes, are common areas where water can infiltrate if not properly sealed or maintained. Leaks around these penetrations can lead to water damage, mold growth, and structural issues if left unchecked.

All roof penetrations should be inspected and maintained on a regular basis

Roof Penetrations: Types

Plumbing Vent, Water Heater Exhaust, Furnace Exhaust


Recommendations

2.3.1 Roof Penetrations

Recommendation

FLASHING MATERIAL WAS DAMAGED

The metal flashing material around the furnace and water heater exhaust vent pipes was rusted and had exposed nails.
This condition may increase the risk of water penetration and compromise the sealing of the vent pipes, potentially leading to damage or inefficiency in the venting system.
Recommend further evaluation by a qualified contractor to replace the flashing and address the exposed nails as necessary.


2.3.2 Roof Penetrations

Recommendation

SATELLITE DISH MOUNTING ISSUES

The satellite dish mounting has rusted bolts, which may compromise the stability and safety of the installation and possibly lead to water penetration through the shingles.

Recommend qualified technician inspect the mounting system to determine the best method to repair/replace satellite dish mounting system.

3: EXTERIOR

		IN	NI	NP	R
3.1	Vegetation, Surface Drainage, Retaining Walls & Grading	X			
3.2	Walkways & Driveways	X			X
3.3	Stairs, Porches, Patios & Decks	X			X
3.4	Siding, Flashing & Trim	X			X
3.5	Eaves, Soffits & Fascia	X			X
3.6	Exhaust Hoods	X			X
3.7	Windows	X			X
3.8	Exterior Doors	X			
3.9	Lighting Fixtures, Switches, Receptacles	X			X
3.10	Exterior Faucets	X			

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Information

Walkways & Driveways: Driveway Material
Concrete

Walkways & Driveways: Walkway Material
Concrete

Stairs, Porches, Patios & Decks: Front Patio/Porch Material
Concrete

Stairs, Porches, Patios & Decks: Rear Patio/Porch Material
Concrete

Siding, Flashing & Trim: Type of Wall-Covering Material Described
Vinyl

Eaves, Soffits & Fascia: Fascia Material
Metal Trim

Eaves, Soffits & Fascia: Soffit Material
Vinyl

Exhaust Hoods: Type
Dryer

Windows: Window type
Vinyl

Exterior Doors: Door Material
Rear Sliding - Vinyl, Vinyl / Fiberglass

Vegetation, Surface Drainage, Retaining Walls & Grading: Grading / Surface Drainage

Positive Slope

The grade around the structure should deter water at least 4 feet away from the foundation around entire perimeter. Landscape shrubbery should be kept at least 4 feet away from foundation to prevent water drainage from contacting the area around the foundation.



Lighting Fixtures, Switches, Receptacles: Exterior Lighting

All exterior lighting was functioning properly at the time of the inspection

Lighting Fixtures, Switches, Receptacles: Inspected GFCIs

Outside receptacles were inspected and tested and verified to be GFCI. They were verified to trip and reset properly when tested with a handheld receptacle tester, ensuring they provide the necessary protection against electrical hazards unless otherwise noted below.

Exterior Faucets: General

All accessible exterior faucets were tested and inspected for tightness and functioinality. All were in acceptable condition unless otherwise noted on this report.

Exterior Faucets: Water Pressure

46 PSI

The ideal water pressure for a home is typically considered to be between 40 to 60 pounds per square inch (psi). This range ensures adequate water flow for daily activities such as showering, washing dishes, and doing laundry, while also minimizing the risk of damaging plumbing fixtures and appliances.

Recommendations

3.2.1 Walkways & Driveways

Recommendation

MINOR CRACKING AT DRIVEWAY

There was minor cracking on the driveway.

This condition may worsen over time, potentially leading to larger cracks or deterioration, affecting the driveway's functionality and appearance. It is important to seal the cracks to prevent further damage and prolong the life of the driveway.

The homeowner should consider applying a sealant or consulting a professional to address the issue.

3.3.1 Stairs, Porches, Patios & Decks

Recommendation

MINOR CRACKING

Minor cracks were noted on the front porch.
This condition may indicate normal settling or weather-related wear, but if left unaddressed, it could potentially expand or lead to further deterioration over time.
Recommend further evaluation by a qualified contractor to assess and repair the cracks as necessary.

3.4.1 Siding, Flashing & Trim

Recommendation

DAMAGED WALL-COVERING MATERIAL

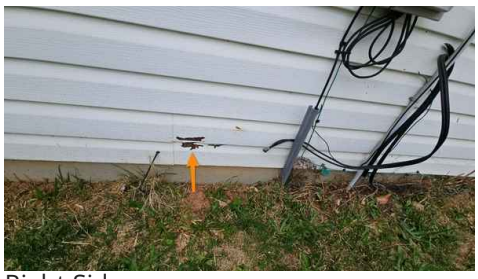
There are several areas of damaged vinyl siding around the house.
These conditions can allow moisture intrusion, potentially leading to water damage and mold growth within the walls. It is essential to address this issue promptly by repairing or replacing the damaged section of siding to restore the home's exterior protection.
Recommend consulting a qualified contractor to assess the damage and perform the necessary repairs.


Front Porch


Back Patio


Right Side


Right Side


Right Side


Right Side of Garage

3.5.1 Eaves, Soffits & Fascia

Recommendation

DAMAGE OBSERVED AT SOFFIT

One area of loose soffit observed above the front porch.
Loose soffit can be damaged further in high winds and potentially allow for pest intrusion.
Correction and further evaluation is recommended.

3.6.1 Exhaust Hoods

Recommendation

DRYER EXHAUST HOOD HAS A SCREEN

The dryer hood was observed to have a screen installed.

This condition may restrict airflow and trap lint, potentially reducing the efficiency of the dryer and creating a fire hazard over time.

Recommend further evaluation by a qualified contractor to remove the screen and ensure proper ventilation.

3.7.1 Windows

Recommendation

MISSING WINDOW SCREEN

A screen was missing from the kitchen window.
This condition may reduce ventilation efficiency or allow pests to enter the home, potentially impacting comfort and cleanliness.
Recommend further evaluation by a qualified contractor to replace or install a new screen as necessary.

Kitchen

3.9.1 Lighting Fixtures, Switches, Receptacles

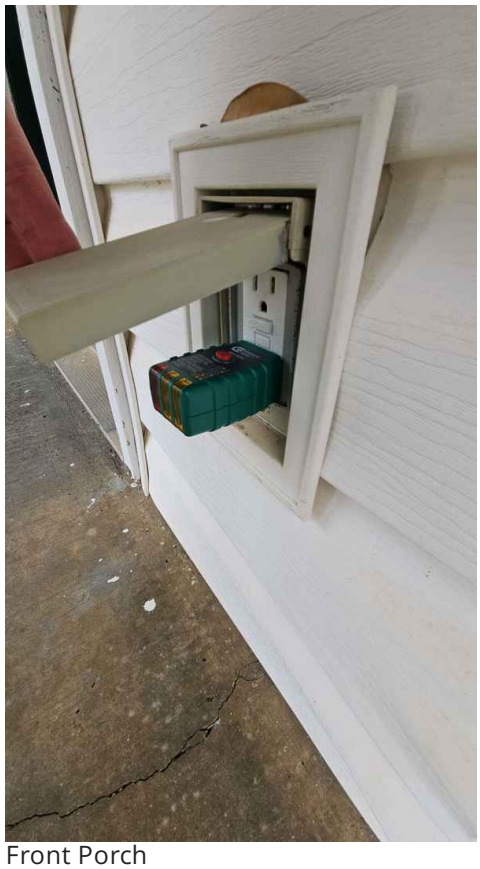
Recommendation

GFCI DEFECT

The exterior GFCI outlet was found to be defective and non-functional.

This condition can pose significant electrical safety risks, particularly in wet or outdoor environments where GFCI protection is critical.

Recommend further evaluation by a licensed electrician to repair or replace the GFCI outlet as necessary.



Front Porch

4: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	R
4.1	Fireplace	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Fireplace: Type
Gas Fireplace Insert

Fireplace: Locations
Living Room

Limitations

Fireplace

GAS INSERT - DID NOT INSPECT

The pilot light was not lit on the gas logs. I performed a visual inspection only. Recommend verifying functionality of the gas logs with the seller prior to closing or have a qualified contractor investigate further to verify proper operation of the gas logs.

5: ATTACHED GARAGE

		IN	NI	NP	R
5.1	Ceiling, Walls & Firewalls in Garage	X			X
5.2	Garage Floor	X			
5.3	Garage Vehicle Door	X			X
5.4	Occupant Door (From garage to inside of home)	X			X
5.5	Electric in Garage	X			X
5.6	Moisture Intrusion in Garage	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Garage Vehicle Door: Door Material
Aluminum

Garage Vehicle Door: Type
Electric Opener

Occupant Door (From garage to inside of home): Door Type
Metal

Electric in Garage: GFCI Tested

Occupant Door (From garage to inside of home): Door Information

Openings between the garage and the residence shall be equipped with solid wood doors, solid or honeycomb-core steel doors and have a 20-minute fire-rating. Doors should have tight seals around their joints to prevent seepage of fumes into the living areas of the house. If doors have windows, the glass should be fire-rated. Pet doors should not be installed in fire-rated doors. Pet doors will violate the integrity of a fire barrier.

Moisture Intrusion in Garage: No moisture intrusion detected

No evidence of current or previous moisture intrusion into garage was noted.

Recommendations

5.1.1 Ceiling, Walls & Firewalls in Garage

Recommendation

DAMAGED DRYWALL

Garage wall had damaged drywall. One hole that had been previously repaired and one joint where the tape appears to be separating.
This does not appear to pose any structural or safety issue but could deteriorate further causing a breach in the firewall protection between the garage and home.
Recommend further evaluation and repair by a qualified contractor.

5.3.1 Garage Vehicle Door

Recommendation

WEATHER STRIPPING AT GARAGE DOOR IN POOR CONDITION

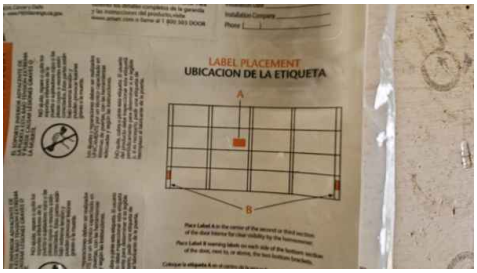
The weatherstripping on the garage door was missing.
This condition may allow air, moisture, or pests to enter the garage, potentially affecting energy efficiency and cleanliness.
Recommend further evaluation by a qualified contractor to install new weatherstripping as necessary.

5.3.2 Garage Vehicle Door

Recommendation

MISSING SAFETY LABELS

The garage door is missing safety labels.
The following four warning labels should be present on or around garage door assemblies:
1. a spring warning label, attached to the spring assembly;
2. a general warning label, attached to the back of the door panel;
3. a warning label attached to the wall in the vicinity of the wall control button, and;
4. a tension warning label, attached to garage door's bottom bracket.
This condition may result in the lack of important safety warnings and instructions, potentially leading to improper use or safety hazards during operation.
The labels were present in the garage on the workbench. It is recommended to have the safety labels applied to the garage door to ensure compliance with safety regulations and provide clear guidance for proper use.



5.4.1 Occupant Door (From garage to inside of home)

Recommendation

DEFECT AT DOOR BETWEEN GARAGE AND HOUSE

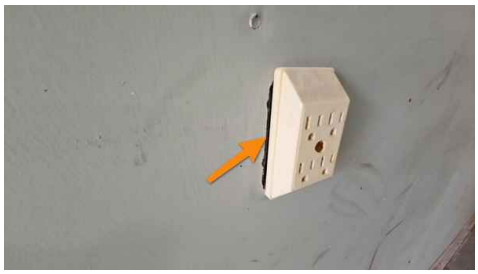
The weatherstripping on the door from the garage into the house was damaged.
This condition may allow air, moisture, or pests to infiltrate the home, potentially compromising energy efficiency and indoor comfort.
Recommend further evaluation by a qualified contractor to replace the damaged weatherstripping as necessary.

5.5.1 Electric in Garage

Recommendation

ELECTRICAL DEFECT IN GARAGE

One outlet was not ground fault protected and had a four-way converter installed without a cover underneath. The garage door outlet was also missing a cover.
This condition may present a safety hazard, increasing the risk of electrical shock or damage to connected devices.
Recommend further evaluation by a licensed electrician to install ground fault protection, replace the outlet, and ensure proper coverage as necessary.



6: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
6.1	Attic Framing / Sheathing	X			
6.2	Attic Insulation	X			
6.3	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Attic Framing / Sheathing: How Inspected
Entered Attic

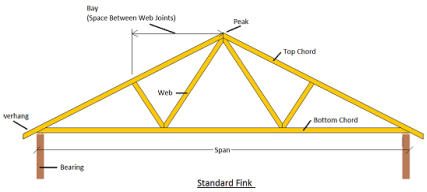
Attic Insulation: Type of Insulation
Fiberglass

Ventilation: Ventilation Type
Ridge and Soffit Vents

Attic Framing / Sheathing: Materials
Trusses, OSB sheathing

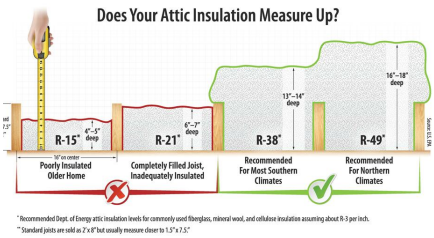



Attic Framing / Sheathing: Truss System
The roof structure is a pre engineered truss system. This consists of roof trusses manufactured off site and set in place at the time of construction. When a Truss System is used the attic space is typically not equipped with or has limited storage areas and access is limited.



Attic Insulation: **Approximate Average Depth of Insulation**

greater than 12 inches



Limitations

Attic Insulation

ATTIC LIMITED ACCESS DISCLOSURE

Inspection of the attic is limited to inspecting from floored areas only

Walking on the joists that are hidden or buried in insulation posesas safety hazard and may cause damages to the ceiling-covering material. Therefore Inspector will not accept liability for issues undiscovered due to lack of a walking surface.

7: ELECTRICAL

		IN	NI	NP	R
7.1	Meter Base & Service-Entrance Conductors	X			
7.2	Main Service & Grounding, Main Overcurrent Device	X			X
7.3	Branch Wiring Circuits, Breakers & Fuses	X			
7.4	Smoke Detectors	X			
7.5	Carbon Monoxide Detectors	X			
7.6	Electrical Defects	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Meter Base & Service-Entrance Conductors: Type of Electrical Service
Below Ground

Meter Base & Service-Entrance Conductors: Type of Entrance Cable
Aluminum

Meter Base & Service-Entrance Conductors: Inspected Service-Entrance Conductors
I inspected the electrical service-entrance conductors.

Main Service & Grounding, Main Overcurrent Device: Main Panel Location
Garage

Main Service & Grounding, Main Overcurrent Device: Main Disconnect Rating
200

Main Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler-Hammer

Branch Wiring Circuits, Breakers & Fuses: Type of Wiring
NM-B (Romex)

Branch Wiring Circuits, Breakers & Fuses: AFCI Breakers in Panel
Not Present

Branch Wiring Circuits, Breakers & Fuses: GFCI Breakers in Panel
Not Present

Smoke Detectors: General Information

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one in every level of a house.

All tested and alarmed correctly.

Smoke detectors should be tested monthly and the battery for power or back up should be replaced every six months. **Please be advised that most detectors should be replaced every 10 years.** Today's safety standards recommend hard-wired interconnected smoke detectors, one on each floor and one in each bedroom and one CO detector on each floor. For battery powered smoke detectors, it is recommended to test and change batteries twice a year when clocks are changed.

Carbon Monoxide Detectors: General Information

Carbon monoxide alarms should be installed in accordance with current standards, as follows:

2009 New construction

Carbon monoxide alarms shall be provided in dwelling units when either or both of the following conditions exist.

1. The dwelling unit contains a fuel- fired appliance.

2. The dwelling unit has an attached garage with an opening that is connected with the dwelling unit.

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. When a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. Carbon monoxide is an odorless, colorless, and tasteless gas that is near impossible to identify without a proper detector. It is caused by fuels not burning completely, including wood, gasoline, coal, propane, natural gas, gasoline, and heating oil. This unburned fuel can come from anything, from clothes dryers, water heaters, and ovens to ranges, a fire-burning fireplace, or a car left running in a closed garage.

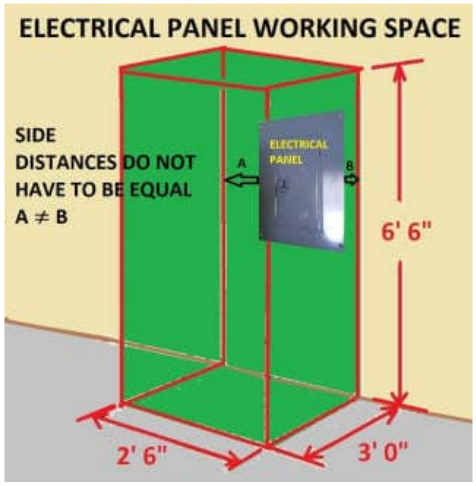
Recommendations

7.2.1 Main Service & Grounding, Main Overcurrent Device

Recommendation

IMPROPER CLEARANCE TO PANEL

Improper clearance in front of electric panel. The panel is blocked and is not safely accessible in case of an emergency and the breakers need to be shut-off . This has created an unsafe condition and unsafe access to the panel. Today's standards require 3 feet wide x 3 feet deep by 6 feet high for safe working clearance. Recommend the homeowner or a qualified contractor taking the corrective steps necessary toallow for safe access to the main panel.



7.6.1 Electrical Defects

Recommendation

HVAC CONDUIT / FAUCET

The conduit for the HVAC was pressed against the exterior faucet. This condition may cause undue stress or damage to either component over time, potentially leading to functional or maintenance issues.
Recommend further evaluation by a qualified contractor or HVAC technician to adjust the conduit and ensure proper clearance as necessary.

8: PLUMBING

		IN	NI	NP	R
8.1	Water Supply, Distribution Systems, & Fixtures	X			
8.2	Drain, Waste, & Vent Systems	X			
8.3	Fuel Storage & Distribution Systems	X			
8.4	Hot Water Source #1	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Water Supply, Distribution Systems, & Fixtures: Water Source
Public

Water Supply, Distribution Systems, & Fixtures: Location of Main Shut-Off Valve
Outside of House

Water Supply, Distribution Systems, & Fixtures: Plumbing Distribution Material
CPVC/PVC

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Type
Public

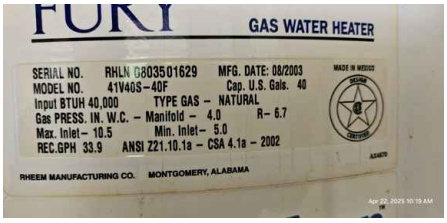
Fuel Storage & Distribution Systems: Type of Fuel
Natural Gas

Fuel Storage & Distribution Systems: Location of Main Shut-Off Valve
Side of House

Hot Water Source #1: Type of Hot Water Source
Gas-Fired Hot Water Tank

Hot Water Source #1: Location
Garage

Hot Water Source #1: Age
22 Years



Hot Water Source #1: Manufacturer
Rheem

Water temperature should be set no higher than 130 degrees F to prevent scalding.

It is recommended to adhere to the manufacturer's guidelines for regular maintenance, including flushing and servicing, to ensure optimal performance and longevity of the unit.

Recommendations

8.4.1 Hot Water Source #1

Recommendation

OLD SYSTEM

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. I appeared to be operating efficently but I would recommend asking the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

9: LAUNDRY ROOM

		IN	NI	NP	R
9.1	Walls & Ceilings	X			
9.2	Floors	X			X
9.3	Appliances	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

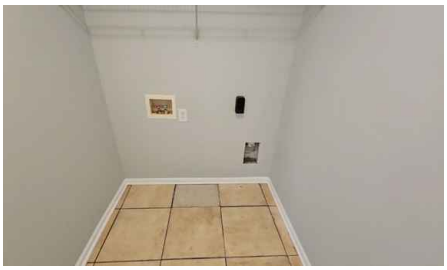
Walls & Ceilings: Wall Material
Drywall

Walls & Ceilings: Ceiling Material
Drywall

Floors: Floor Coverings
Ceramic Tile

Appliances: Dryer Power Source
Electric

Appliances: Appliances Present
No



Appliances: Dryer Vent

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present to the visible portions.

Dryer vents can become partially or fully blocked over time by lint, birds, or animals, necessitating regular cleaning as part of routine home maintenance. Please note that only exterior defects are visible and reported during inspection, as the interior of the dryer vent is not visible. It is recommended that you inquire with the seller about the last time the vent was cleaned. If it has been over a year, it is advisable to have the vent professionally cleaned.

Recommendations

9.2.1 Floors

Recommendation

CRACKS

Minor cracks were present in the ceramic tile in the laundry room.
This condition may worsen over time with normal wear and tear, potentially leading to further damage or the need for replacement.
Recommend further evaluation by a qualified contractor to assess and repair or replace the affected tiles as necessary.

10: PRIMARY HEATING, VENTILATION & AIR CONDITIONING

		IN	NI	NP	R
10.1	Thermostat and Normal Operating Controls	X			
10.2	HVAC System Information	X			X
10.3	Condensate	X			
10.4	Ductwork	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Thermostat and Normal Operating Controls: Thermostat Location
Hallway

Thermostat and Normal Operating Controls: Quantity of HVAC Zones (Thermostats)
1

HVAC System Information: Manufacturer
Tempstar

HVAC System Information: Condenser Age
22 Years

HVAC System Information: Air Handler Age
22 Years

HVAC System Information: Floor Level or Living Area Serviced
Main Level

HVAC System Information: Cooling Supply Temperature
51.8 Degrees F

HVAC System Information: Cooling Return Temp
67.4 Degrees F

HVAC System Information: Cooling Performance
Within Industry Standards

HVAC System Information: Gas Appliance Combustion Fresh Air Ventilation
Gas appliance combustion fresh air ventilation was looked for

HVAC System Information: Service Disconnect Inspected
I observed a service disconnect within sight of the HVAC.

HVAC System Information: Heat Supply Temperature (HP or Gas)

108.2 Degrees F

The temperature of the air after being conditioned by the HVAC unit.

HVAC System Information: Heat Return Temperature (HP or Gas)

75.8 Degrees F

Room temperature air which is returning to the HVAC unit.

Condensate: Pan for Condensation Overflow

Present

Ductwork: Filter Location

Ceiling

Ductwork: Duct System

Acceptable

HVAC System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's recommended that you get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

HVAC System Information: **Unit Type**

Central AC / Gas Furnace

Condensate: **Primary Condensate Discharge Present**

I observed the primary discharge pipe installed at the cooling system. Any deficiencies would be reported.

Ductwork: **Ductwork Installed**

Insulated

I observed ductwork in the house. Air conditioning (cooling) systems, including heat pump systems, use ductwork to distribute the cooled, conditioned air throughout the house. I will attempt to determine if the each room has a cooling source or conditioned-air supply, but I may not be able to find every duct register.

Recommendations

10.2.1 HVAC System Information

Recommendation

REFRIGERANT LINE INSULATION MISSING OR DAMAGED

Insulation was found to be missing on the refrigerant line. This condition can lead to reduced energy efficiency, increased energy consumption, and potential damage to the HVAC system. Recommend further evaluation by a licensed HVAC technician to install or replace insulation as necessary.

10.2.2 HVAC System Information

Recommendation

AGED/OLD HVAC SYSTEM

I observed during my inspection that the system is nearing, is at end, or is beyond its service life. Unless mentioned otherwise, the system performed acceptably, however, it may not be reliable. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

The average lifespan for electric heat pump split-system is 10 to 15 years.

The average lifespan for gas furnaces is 18 to 20 years.

10.2.3 HVAC System Information

Recommendation

FINS DAMAGED

The fins on the HVAC condenser were bent.
This condition may restrict airflow, reducing the unit's efficiency and potentially causing strain on the system over time.
Recommend further evaluation by an HVAC professional to straighten or replace the fins as necessary.


10.4.1 Ductwork

Recommendation

DUCT(S) NOT SEALED

The air supply ducts were not sealed at the air handler.
This condition may result in air leakage, reducing system efficiency and potentially affecting the overall performance of the HVAC system.
Recommend further evaluation by an HVAC professional to seal the ducts and ensure proper operation as necessary.


11: KITCHEN

		IN	NI	NP	R
11.1	Floors, Walls, Ceilings	X			
11.2	Countertops & Cabinets	X			X
11.3	Lighting	X			
11.4	GFCI	X			
11.5	Kitchen Sink	X			X
11.6	Garbage Disposal	X			
11.7	Dishwasher	X			X
11.8	Range/Oven/Cooktop	X			
11.9	Built-in Microwave	X			
11.10	Refrigerator	X			
11.11	Exhaust Fan	X			
11.12	Kitchen Island	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Floors, Walls, Ceilings: Ceiling Material
Drywall

Floors, Walls, Ceilings: Floors
LVP / Laminate

Floors, Walls, Ceilings: Wall Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop
Formica

GFCI: GFCI Outlets
Present, Tested

Kitchen Sink: Ran Water at Kitchen Sink
I ran water at the kitchen sink.

Dishwasher: Brand
Whirlpool

Built-in Microwave: Brand
LG

Refrigerator: Water Supply
Present

Garbage Disposal: Information
Present

The garbage disposal (if present) was tested by using the normal operating switches. The operation of the disposal was normal with no faults or defects noted unless otherwise stated in this report.

Dishwasher: Dishwasher Information

The dishwasher was operated by running a wash cycle, and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.

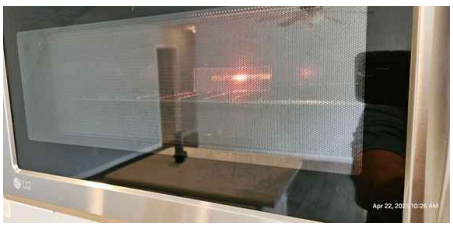
Range/Oven/Cooktop: Brand

LG




Built-in Microwave: Microwave Turned On

The microwave was observed to be operating. No verification of heating efficiency was tested.



Refrigerator: Refrigerator Was On

Refrigerator was observed to be operational. Items appeared to be cold in the refrigerator and frozen in the freezer.

Refrigerator: Brand

Frigidaire



Exhaust Fan: Inspected Exhaust Fan

The kitchen exhaust fan should ideally exhaust air to the outside to ensure proper ventilation. If the fan is in recirculate mode, it may not effectively remove cooking odors, grease, and moisture from the kitchen. It is recommended to verify the mode of operation and, if necessary, modify the exhaust fan to vent outside for improved air quality and ventilation.

Recommendations

11.2.1 Countertops & Cabinets

Recommendation

LOOSE DRAWER SLIDE

One drawer slide on the right side of the dishwasher bottom drawer was loose.
This condition may cause difficulty in opening or closing the drawer, potentially leading to increased wear on the slide or damage to the drawer components over time.
Recommend further evaluation by a qualified appliance technician to secure or replace the drawer slide as necessary.

11.5.1 Kitchen Sink

Recommendation

REVERSED HOT/COLD

The hot and cold water supply at the kitchen sink were reversed.
This condition may cause confusion during use and could lead to unintended scalding or difficulty in temperature control.
Recommend further evaluation by a licensed plumber to correct the connections as necessary.

11.7.1 Dishwasher

Recommendation

MISSING GFCI PROTECTION

The dishwasher is hardwired with no Ground Fault Circuit Interrupter (GFCI) protection.

This condition poses a risk of electrical shock, particularly in areas where water and electricity may come into contact. It is essential to address this issue by installing a GFCI breaker or outlet to ensure safety and compliance with current electrical codes.

It is recommended to consult a licensed electrician to perform the necessary modifications.

12: BATHROOMS

		IN	NI	NP	R
12.1	Cabinetry, Ceiling, Walls & Floor	X			
12.2	Bathroom Exhaust Fan / Window	X			
12.3	Bathroom Toilets	X			
12.4	Sinks, Tubs & Showers	X			X
12.5	Hydromassage Bathtub	X			
12.6	GFCI & Electric in Bathroom	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Cabinetry, Ceiling, Walls & Floor: **Cabinetry Type**

Wood

Cabinetry, Ceiling, Walls & Floor: **Ceiling / Wall Material**

Drywall

Cabinetry, Ceiling, Walls & Floor: **Countertop Material**

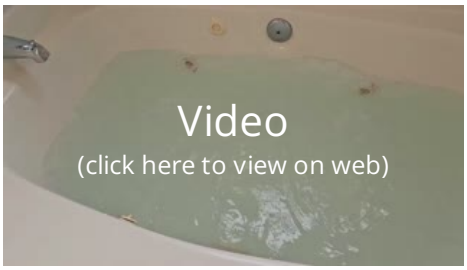
Formica

Bathroom Toilets: **Toilets Inspected**

I flushed all of the toilets and verified none were loose or unlevel.

Hydromassage Bathtub: **Tub Filled and Turned On**

I filled the tub and turned on the bubbles.



Bathroom Exhaust Fan / Window: **Inspected Bath Exhaust Fans**

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Sinks, Tubs & Showers: **Ran Water at Sinks, Tubs & Showers**

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Limitations

Bathroom Exhaust Fan / Window

UNABLE TO DETERMINE EXHAUST LOCATION

The bathroom fan exhaust location could not be determined due to limited access to the attic.
This condition raises concerns about proper ventilation, which can lead to moisture issues and mold growth if not adequately exhausted.
It is recommended to consult a qualified contractor to evaluate the exhaust system and ensure it is properly vented.

Recommendations

12.4.1 Sinks, Tubs & Showers

Recommendation

DAMAGE AT FIXTURE

The sink fixture in the master bathroom was leaking around the handle when water was turned on.
This condition may lead to wasted water and increased utility costs, as well as potential damage to the fixture or surrounding surfaces over time.
Recommend further evaluation by a licensed plumber to repair or replace the fixture as necessary.

Master Bathroom

13: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
13.1	Doors	X			
13.2	Windows	X			
13.3	Switches, Fixtures & Receptacles	X			
13.4	Floors, Walls, Ceilings	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Doors: Doors Inspected

Windows: Window Material
Vinyl/PVC/Fiberglass

Windows: Window Type
Single-hung

Floors, Walls, Ceilings: Wall Material
Drywall

Floors, Walls, Ceilings: Ceiling Material
Drywall

Floors, Walls, Ceilings: Floor Coverings
LVP / Laminate

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

All accessible switches, lighting fixtures and receptacles were tested and operated as designed unless otherwise noted.

14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
14.1	Foundation	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Foundation: Inspection Method
Visual Inspection

Foundation: Material
Slab on Grade

15: FINAL WALKTHROUGH

Information

General: Panels Secured
Yes

General: Appliances Off
Yes

General: Water Fixtures Off
Yes

General: Lights And Fans Off
Yes

General: Thermostat At Original Settings
Yes

General: Garage Closed
Yes

General: Doors Locked
Yes

STANDARDS OF PRACTICE

Inspection Details
South Carolina follows the American Society of Home Inspectors®, Inc. (ASHI®) Standards of Practice for home inspections. I performed the home inspection according to the standards and my clients wishes and expectations. Each section on the report provides the relevant section from the Standards of Practice. For the complete text, please refer to the Home Inspection Standards of Practice while reading this inspection report. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary, and its members are private home inspectors. ASHI's objectives include promoting excellence within the profession and the continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of this document is to establish a minimum standard (Standard) for home inspections performed by home inspectors who subscribe to this Standard. Home inspections performed using this Standard are intended to provide the client with information about the condition of inspected systems and components at the time of the home inspection.

2.2 The inspector shall:

A. Inspect readily accessible, visually observable, installed systems and components listed in this Standard.
B. Provide the client with a written report, using a format and medium selected by the inspector that states:
C.
1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives,
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing further evaluation (Per Exclusion 13.2.A.5 the inspector is NOT required to determine methods, materials, or costs of corrections.),
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,
4. those systems and components designated for inspection in this Standard that were present at the time of the home inspection but were not inspected and the reason(s) why.

D. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the inspector from:

A. including other services or systems and components in addition to those required in Section 2.2.A.
B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.
C. excluding systems and components from the inspection if requested or agreed to by the client.

Roof
ROOFING

The inspector shall:

A. Inspect:
1. roofing materials.
2. Roof drainage systems.
3. Flashing.
4. Skylights, chimneys, and roof penetrations.

B. Describe:
1. Roofing materials.
2. Methods used to inspect the roofing.

The inspector is NOT required to inspect:

A. antennae.
B. Interiors of vent systems, flues, and chimneys that are not readily accessible.
C. Other installed accessories.

Exterior

Exterior

The inspector shall:

A. Inspect:
1. Wall coverings, flashing, and trim.
2. Exterior doors.
3. Attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings.
4. Eaves, soffits, and fascias accessible from the ground level.
5. Vegetation, grading, surface drainage, and retaining walls that are likely to to affect the building adversely.
6. Adjacent and entryway walkways, patios, and driveways.

B. Describe wall coverings.

The inspector is NOT required to inspect:

A. Screening, shutters, awnings, and similar seasonal accessories.
B. Fences, boundary walls, and similar structures.
C. Geological and soil conditions.
D. Recreational facilities.
E. Outbuildings other than garages and carports.
F. Seawalls, break-walls, and docks.
G. Erosion control and earth stabilization measures.

Chimney, Fireplace, or Stove
FIREPLACES AND FUEL-BURNING APPLIANCES

The inspector shall:

A. Inspect:
1. Fuel-burning fireplaces, stoves, and fireplace inserts.
2. Fuel-burning accessories installed in fireplaces.>
3. Chimneys and vent systems.

B. Describe systems and components listed in 1.1 and 1.2.

The inspector is NOT required to:

A. inspect:

1. interiors of vent systems, flues, and chimneys that are not readily accessible.
2. Fire screens and doors.
3. Seals and gaskets.
4. Automatic fuel feed devices.
5. Mantles and fireplace surround.
6. Combustion air components and to determine their adequacy.
7. Heat distribution assists (gravity fed and fan assisted).
8. Fuel-burning fireplaces and appliances located outside the inspected structures.

B. Determine draft characteristics.
C. Move fireplace inserts and stoves or firebox contents.

Attached Garage
The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

Attic, Insulation & Ventilation
INSULATION AND VENTILATION

The inspector shall:

A. Inspect:
1. Insulation and vapor retarders in unfinished spaces.
2. Ventilation of attics and foundation areas.
3. Kitchen, bathroom, laundry, and similar exhaust systems.

4. Clothes dryer exhaust systems.

B. Describe:
1. Insulation and vapor retarders in unfinished spaces.
2. Absence of insulation in unfinished spaces at conditioned surfaces.

The inspector is NOT required to disturb insulation.

Electrical
ELECTRICAL

The inspector shall:

A. Inspect:
1. Service drop.
2. Service entrance conductors, cables, and raceways.
3. Service equipment and main disconnects.
4. Service grounding.
5. Interior components of service panels and subpanels.
6. Conductors.
7. Overcurrent protection devices.
8. A representative number of installed lighting fixtures, switches, and receptacles.
9. Ground fault circuit interrupters and arc fault circuit interrupters.

B. Describe:
1. The amperage rating of the service.
2. Location of main disconnect(s) and subpanels.
3. Presence or absence of smoke alarms and carbon monoxide alarms.
4. The predominant branch circuit wiring method.

The inspector is NOT required to:

A. Inspect:
1. Remote control devices.
2. Or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.
3. Low voltage wiring systems and components.
4. Ancillary wiring systems and components not a part of the primary electrical power distribution system.
5. Solar, geothermal, wind, and other renewable energy systems.

B. Measure amperage, voltage, and impedance.
C. Determine the age and type of smoke alarms and carbon monoxide alarms.

Plumbing
PLUMBING

The inspector shall:

A. Inspect:
1. Interior water supply and distribution systems, including fixtures and faucets.
2. Interior drain, waste, and vent systems, including fixtures.
3. Water heating equipment and hot water supply systems.
4. Vent systems, flues, and chimneys.
5. Fuel storage and fuel distribution systems.
6. Sewage ejectors, sump pumps, and related piping.

B. Describe:
1. Interior water supply, drain, waste, and vent piping materials.
2. Water heating equipment, including energy source(s).
3. Location of main water and fuel shut-off valves.

The inspector is NOT required to:

A. inspect:
1. Clothes washing machine connections.
2. Interiors of vent systems, flues, and chimneys that are not readily accessible.
3. Wells, well pumps, and water storage-related equipment.
4. Water conditioning systems.
5. Solar, geothermal, and other renewable energy water heating systems.
6. Manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems.
7. Septic and other sewage disposal systems.

B. determine:
1. Whether water supply and sewage disposal are public or private.
2. Water quality.
3. The adequacy of combustion air components.

C. Measure water supply flow and pressure, and well water quantity.

D. Fill shower pans and fixtures to test for leaks.

Primary Heating, Ventilation & Air Conditioning
HEATING

The Inspector shall:

A. Open readily openable access panels.
B. Inspect:
    1. Installed heating equipment.
    2. Vent systems, flues, and chimneys.
    3. Distribution systems.
C. Describe:
    1. Energy source(s).
    2. Heating systems.

The inspector is NOT required to:

A. Inspect:
    1. Interiors of vent systems, flues, and chimneys that are not readily accessible.
    2. Heat exchangers.
    3. Humidifiers and dehumidifiers.
    4. Electric air cleaning and sanitizing devices.
    5. Heating systems using ground-source, water-source, solar, and renewable energy technologies.
    6. Heat-recovery and similar whole-house mechanical ventilation systems.
B. Determine:
    1. Heat supply adequacy and distribution balance.
    2. The adequacy of combustion air components.

AIR CONDITIONING

The inspector shall:

A. Open readily openable access panels.
B. Inspect:
    1. Central and permanently installed cooling equipment.
    2. Distribution systems.
C. Describe:
    1. Energy source(s).
    2. Cooling systems.

The inspector is NOT required to:

A. Inspect electric air cleaning and sanitizing devices.
B. Determine cooling supply adequacy and distribution balance.
C. inspect cooling units that are not permanently installed or that are installed in windows.
D. Inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Kitchen
The inspector shall inspect:

A. Countertops and a representative number of installed cabinets.
B. Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

The inspector is NOT required to inspect:

A. Installed and free-standing kitchen and laundry appliances not listed above.
B. Appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
C. Operate, or confirm the operation of every control and feature of an inspected appliance.

Bathrooms
The inspector shall:

Inspect:

1. Interior water supply and distribution systems, including fixtures and faucets.
2. Interior drain, waste, and vent systems, including fixtures.

Doors, Windows & Interior
INTERIORS

The inspector shall inspect:

A. Walls, ceilings, and floors.
B. Steps, stairways, and railings.
C. Countertops and a representative number of installed cabinets.
D. A representative number of doors and windows.
E. Garage vehicle doors and garage vehicle door operators.
F. Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:

A. Paint, wallpaper, and other finish treatments.
B. Floor coverings.
C. Window treatments.
D. Coatings on and the hermetic seals between panes of window glass.
E. Central vacuum systems.
F. Recreational facilities.
G. Installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
H. Appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
I. Operate, or confirm the operation of every control and feature of an inspected appliance.

Basement, Foundation, Crawlspace & Structure
STRUCTURAL COMPONENTS

The inspector shall:

A. inspect structural components, including the foundation and framing.
B. describe:
    1. the methods used to inspect under-floor crawlspaces and attics.
    2. the foundation.
    3. the floor structure.
    4. the wall structure.
    5. the ceiling structure.
    6. the roof structure.

3.2 The inspector is NOT required to:

A. Provide engineering or architectural services or analysis.
B. Offer an opinion about the adequacy of structural systems and components.
C. Enter under-floor crawlspace areas with less than 24 inches of vertical clearance between components and the ground or have an access opening smaller than 16 inches by 24 inches.
D. Traverse attic load-bearing components that are concealed by insulation or by other materials.

Final Walkthrough
The inspector will perform a final walk-through to ensure all appliances are turned off, lights are off, the thermostat was turned back to original settings, water fixtures are off, panel covers are secured, and windows are secured shut prior to leaving the property.