NATIONAL PROPERTY INSPECTIONS GREENVILLE-SPARTANBURG
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https://www.npiweb.com/gsp

RESIDENTIAL INSPECTION

1234 Main Street
Inman, 29349

Buyer Name
04/22/2025 9:00AM

Inspector
Mike Lancaster
(864) 325-3688
mike.lancaster@npiinspect.com

Agent
Agent Name
555-555-5555
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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

1 MAINTENANCE ITEM

27 RECOMMENDATION

Summary Text (enter here)

- 2.1.1 Roof - Coverings: Cracked Roof-Covering Material
- 2.4.1 Roof - Gutters & Downspouts: Debris in Gutters
- 2.4.2 Roof - Gutters & Downspouts: Downspouts Drain Near House
- 3.1.1 Exterior - Walkways & Driveways: Cracked at Apron
- 3.2.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Safety Rail
- 3.4.1 Exterior - Siding, Flashing & Trim: Flashing Defect
- 3.10.1 Exterior - Exhaust Hoods: Missing Cover
- 3.10.2 Exterior - Exhaust Hoods: Missing Vent
- 5.3.1 Attached Garage - Garage Vehicle Door: Missing Safety Labels
- 5.5.1 Attached Garage - Electric in Garage: Missing Light Fixtures
- 6.1.1 Attic, Insulation & Ventilation - Attic Framing / Sheathing: Separating
- 7.3.1 Electrical - Sub Panel: Bond Screw Intalled
- 7.5.1 Electrical - Smoke Detectors: Not All Smoke/CO Detectors Tested
- 8.2.1 Plumbing - Drain, Waste, & Vent Systems: Missing Cleanout Cap
- 10.2.1 Heating, Ventilation & Air Conditioning - HVAC System Information: Condenser Unlevel
- 10.2.2 Heating, Ventilation & Air Conditioning - HVAC System Information: Sealant
- 10.4.1 Heating, Ventilation & Air Conditioning - Ductwork: Missing Filter
- 10.4.2 Heating, Ventilation & Air Conditioning - Ductwork: Loose Vent
- 11.3.1 Kitchen - Countertops & Cabinets: Drawer Not Functioning Properly
- 11.5.1 Kitchen - GFCI: Damaged Outlet
- 11.9.1 Kitchen - Range/Oven/Cooktop: Missing Anti-Tip
- 11.10.1 Kitchen - Built-in Microwave: Did Not Turn On
- 12.4.1 Bathrooms - Sinks, Tubs & Showers: Handle Loose

- 12.4.2 Bathrooms - Sinks, Tubs & Showers: Defective Sink Stopper
- 13.1.1 Doors, Windows & Interior - Doors: Damaged door
- 13.2.1 Doors, Windows & Interior - Windows: Missing Window Screen
- 13.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Flooring issue
- 13.4.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Flooring Gaps

1: INSPECTION DETAILS

Information

In Attendance
Just the Inspector

Occupancy
Vacant

Type of Property
Single Family

Weather Conditions
Sunny, Cold

Temperature
30

Property Faces
Southeast

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			X
2.2	Flashing	X			
2.3	Roof Penetrations	X			
2.4	Gutters & Downspouts	X			X

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

Information

Inspection Method
Drone

Roof Style
Gable

Coverings: Layers
1

Roof Penetrations: Types
Plumbing Vent

Gutters & Downspouts: Gutter Material
Aluminum

Coverings: Material
Architectural Composition Shingles



Flashing: Material
Metal

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

Recommendations

2.1.1 Coverings

CRACKED ROOF-COVERING MATERIAL

Recommendation

It was determined that one of the shingles on the main ridge vent towards the right side of the roof is cracked and damaged.
This condition could allow water penetration, which may lead to leaks and subsequent damage to the roof decking or attic space. Prolonged exposure to the elements may worsen the damage.
It is recommended to replace the cracked and damaged shingle promptly and verify the integrigy of the ridge vent underneath the damaged shingle to maintain the integrity of the roof and prevent potential water intrusion.

Recommendation

Contact a qualified roofing professional.


2.4.1 Gutters & Downspouts

Maintenance Item

DEBRIS IN GUTTERS

The gutters on the back of the house have a fair amount of leaves. This condition can impede proper water flow, potentially causing water to overflow and damage the roof, fascia, and foundation. Standing water can also attract pests and contribute to the deterioration of the gutters.
It is recommended to have the gutters cleaned immediately and establish a regular maintenance schedule to prevent future clogs and protect the home from water damage.

Recommendation

Contact a qualified professional.

2.4.2 Gutters & Downspouts

Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.

Recommendation

Contact a qualified professional.



3: EXTERIOR

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

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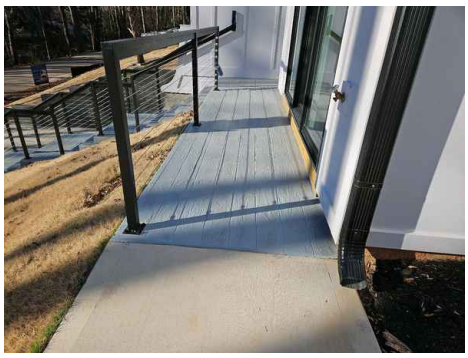
Information

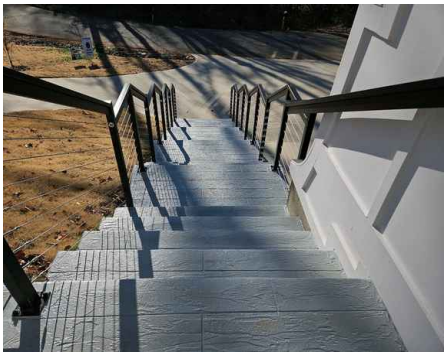
Walkways & Driveways: Walkway Material
Concrete

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



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

Stairs, Porches, Patios: Step Material
Concrete



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

Exterior Doors: Door Material
Wood, Rear Sliding - Vinyl

Windows: Window type
Vinyl

Eaves, Soffits & Fascia: Fascia Material
Metal Trim

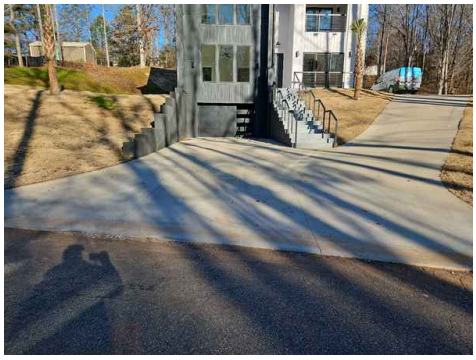
Eaves, Soffits & Fascia: Soffit Material
Vinyl

Exhaust Hoods: Type

Dryer, Kitchen Fan, Bathroom Fan

Walkways & Driveways: Driveway Material

Concrete

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.

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

Retaining walls appeared to be functioning as designed and in good condition at the time of the inspection.





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: Water Pressure

70

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

3.1.1 Walkways & Driveways

CRACKED AT APRON

Recommendation

A crack was observed at the corner of the driveway.
This condition could allow water to infiltrate, leading to further deterioration, or create a potential tripping hazard if the area becomes uneven over time.
It is recommended to seal the crack to prevent water intrusion and monitor the area for additional movement or expansion. If the condition worsens, evaluation and repair by a qualified contractor may be necessary.

Recommendation

Contact a qualified concrete contractor.

3.2.1 Vegetation, Surface Drainage, Retaining Walls & Grading

Recommendation

SAFETY RAIL

The retaining wall on the left side of the house by the driveway to the garage is 9 feet high at the highest point and lacks a safety rail.
This condition poses a significant safety risk, as there is a potential for falls from such a height, especially in areas with foot traffic or during adverse weather conditions.
It is recommended to install a safety rail along the retaining wall to prevent accidental falls and to ensure compliance with safety regulations.

Recommendation

Contact a qualified general contractor.

3.4.1 Siding, Flashing & Trim

Recommendation

FLASHING DEFECT

It was determined that the drip edge flashing on the right side near the roof peak is loose.
This condition can allow water to infiltrate the roof system, potentially causing water damage to the underlying structure and insulation. This can lead to costly repairs if left unaddressed.
It is recommended to have a qualified roofing contractor secure or replace the loose flashing to prevent further damage and ensure the roof remains watertight.

Recommendation

Contact a qualified siding specialist.

3.10.1 Exhaust Hoods

Recommendation

MISSING COVER

It was determined that one exhaust vent on the left side of the house is missing its hinged cover.
This condition could allow debris, pests, or water to enter the vent, potentially causing blockages or damage to the exhaust system. It may also lead to decreased efficiency or function of the system.
It is recommended to replace the missing hinged cover to protect the vent from external elements and ensure proper ventilation.

Recommendation

Contact a qualified general contractor.

3.10.2 Exhaust Hoods

Recommendation

MISSING VENT

It was determined that one vent on the rear of the house is missing its vent cover, with the hose hanging through the soffit above the back porch roof.
This condition could allow debris, pests, or water to enter the vent, potentially causing blockages, damage to the hose, or issues with the ventilation system. It may also lead to inefficient airflow or air quality concerns.
It is recommended to replace the missing vent cover and properly secure the hose to ensure proper ventilation and prevent further damage.

Recommendation

Contact a qualified general contractor.

4: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	R
4.1	Masonry Chimney			X	
4.2	Factory-Built Chimney			X	
4.3	Fireplace	X			

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

Information

Fireplace: Locations
Living Room

Fireplace: Type
Electric


1st Floor Living Room


2nd Floor Den

Limitations

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Factory-Built Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

5: ATTACHED GARAGE

		IN	NI	NP	R
5.1	Ceiling, Walls & Firewalls in Garage	X			
5.2	Garage Floor	X			
5.3	Garage Vehicle Door	X			X
5.4	Occupant Door (From garage to inside of home)			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 Floor: Type
Painted

Garage Vehicle Door: Door Material
Aluminum

Garage Vehicle Door: Type
Electric Opener

Electric in Garage: GFCI Tested

Moisture Intrusion in Garage: No moisture intrusion detected

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

Recommendations

5.3.1 Garage Vehicle Door

Recommendation

MISSING SAFETY LABELS

The garage door is missing safety labels. The only labels in place are for the optical sensors.
This condition may result in the lack of important safety warnings and instructions, potentially leading to improper use or safety hazards during operation.
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.

Recommendation

Contact a qualified garage door contractor.

5.5.1 Electric in Garage

Recommendation

MISSING LIGHT FIXTURES

The light fixtures in the garage are missing.
This condition results in insufficient lighting, which could create a safety hazard, particularly when navigating the garage in low visibility or emergency situations.
It is recommended to install proper light fixtures to ensure adequate illumination and improve safety in the garage area.

Recommendation

Contact a qualified general contractor.

6: ATTIC, INSULATION & VENTILATION

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

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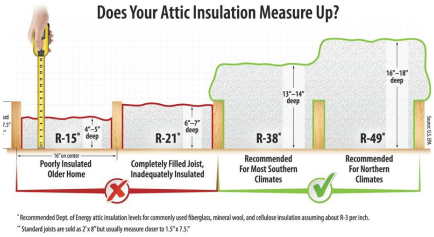
Information

Attic Framing / Sheathing: How Inspected
Entered Attic

Attic Framing / Sheathing: Materials
Rafters, OSB sheathing

Attic Insulation: Type of Insulation
Fiberglass

Attic Insulation: Approximate Average Depth of Insulation
greater than 12 inches



Ventilation: Ridge and Soffit Vents

The attic ventilation consists of ridge vents running the full length of the roof ridge and soffit vents along the perimeter of the home. The soffits were clear of insulation to provide cross ventilation.

Limitations

Attic Insulation

ATTIC LIMITED ACCESS DISCLOSURE

Inspection of the attic is limited to inspecting from floored areas only as recommended by the InterNACHI Standards of Practice.

The inspector is not required to:

A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.

B. move, touch or disturbinsulation.

C. move, touch or disturb vapor retarders.

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.

Recommendations

6.1.1 Attic Framing / Sheathing

Recommendation

SEPARATING

Multiple rafters do not meet the ridge board.
This condition can affect the structural integrity of the roof, potentially leading to instability or uneven load distribution. Over time, this could result in sagging or additional damage to the roof system.
It is recommended to have a qualified contractor assess the issue and properly realign or reinforce the rafters to ensure the roof structure is secure and stable.

Recommendation

Contact a qualified general contractor.



7: ELECTRICAL

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

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

Main Service & Grounding, Main Overcurrent Device: Panel Manufacturer
GE

Sub Panel: Sub Panel Manufacturer
GE

Sub Panel: Sub Panel Type
Breaker

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

Branch Wiring Circuits, Breakers & Fuses: AFCI Breakers in Panel
Present

Branch Wiring Circuits, Breakers & Fuses: GFCI Breakers in Panel
Present

Sub Panel: Sub Panel Location

Laundry Room



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.

Limitations

Smoke Detectors

UNABLE TO TEST EVERY DETECTOR

Some smoke detectors were not tested due to being covered or the plastic strip on the battery not being removed.
This condition prevents the smoke detectors from being fully operational, which could delay detection of smoke or fire in the event of an emergency, posing a safety risk.
It is recommended to remove the covers or plastic strips and test the smoke detectors to ensure they are functioning properly. If any issues persist, they should be replaced or repaired immediately.


Recommendations

7.3.1 Sub Panel

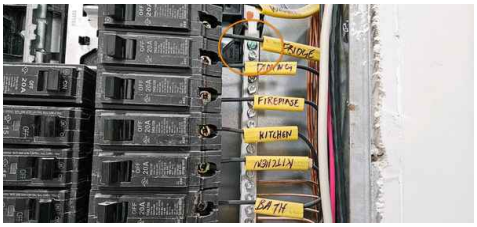
Recommendation

BOND SCREW INTALLED

The bonding screw was not removed from the subpanel.
This condition creates an improper connection between the neutral and ground conductors, which can lead to electrical hazards, including shock risk or improper grounding of the system.
It is recommended to have a licensed electrician remove the bonding screw to ensure the subpanel is properly configured and up to electrical code standards.

Recommendation

Contact a qualified electrical contractor.




7.5.1 Smoke Detectors

Recommendation

NOT ALL SMOKE/CO DETECTORS TESTED

Some smoke detectors were not tested due to being covered or the plastic strip on the battery not being removed.
This condition prevents the smoke detectors from being fully operational, which could delay detection of smoke or fire in the event of an emergency, posing a safety risk.
It is recommended to remove the covers or plastic strips and test the smoke detectors to ensure they are functioning properly. If any issues persist, they should be replaced or repaired immediately.

Recommendation

Contact a handyman or DIY project


8: PLUMBING

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

Water Supply, Distribution Systems, & Fixtures: Plumbing Distribution Material
PEX

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Type
Septic

Hot Water Source #1: Type of Hot Water Source
Electric Hot Water Tank

Hot Water Source #1: Location
Garage

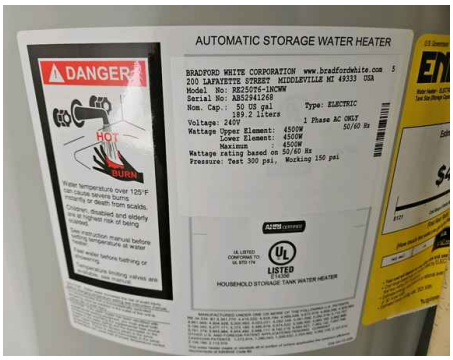
Hot Water Source #1: Age
0 Years

Hot Water Source #1: Manufacturer

Bradford White

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

8.2.1 Drain, Waste, & Vent Systems

Recommendation

MISSING CLEANOUT CAP

The sewer cleanout cap is missing.
This condition exposes the cleanout access point, which could lead to debris or pests entering the sewer line and potentially cause clogs or backups.
It is recommended to replace the missing cap to protect the sewer system and prevent any issues with the plumbing.

Recommendation

Contact a qualified plumbing contractor.

9: LAUNDRY ROOM

		IN	NI	NP	R
9.1	Walls & Ceilings	X			
9.2	Floors	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: 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.

10: 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
First floor, Second floor


2nd Floor Hallway

Thermostat and Normal Operating Controls: Quantity of HVAC Zones (Thermostats)
2

HVAC System Information: Floor Level or Living Area Serviced
Main Level, 2nd Floor

HVAC System Information: Cooling Type
Heat Pump (Cools & Heats)

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

HVAC System Information: Cooling Tested
Below 65 Degrees

HVAC System Information: Cooling Performance
Below 65°

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

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

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

Room temperature air which is returning to the HVAC unit.

HVAC System Information: Auxilliary and/or Emergency Performance (HP)
91 Degrees

HVAC System Information: Wall or Baseboard Heaters
Not Present

Condensate: Pan for Condensation Overflow
Pan Drain Present, Acceptable

Ductwork: Duct System
Acceptable

HVAC System Information: Manufacturer
Lennox

HVAC System Information: **Year Manufactured**

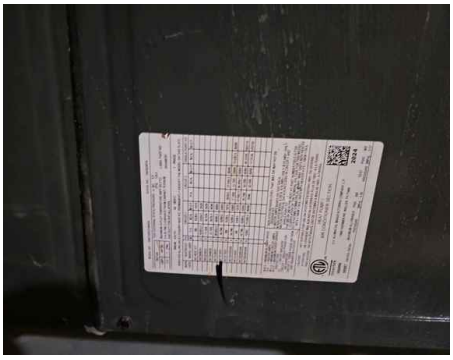
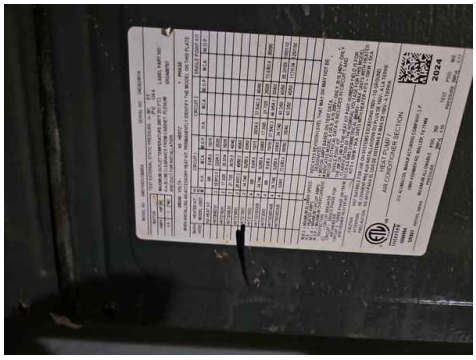
2024

HVAC systems are designed to control the environment in how it works. It achieves this by controlling the temperature of a room through heating and cooling. It also controls the humidity level in that environment by controlling the movement and distribution of air inside the room.

Depending on the type of cooling system present, each system types have an average life expectancy. However, many factors can have an impact upon the actual life obtained from individual cooling systems. This reference is only an approximate estimate, for the purpose of a general home inspection.

All electric cooling/heat pump systems have an average estimated life expectancy of 10 to 15 years.

Additional information about this system can be found at: https://www.building-center.org


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.

Ductwork: **Duct Material(s)**

Flexible Insulated



Ductwork: Filter Location
Ceiling, Multiple Air Filters


2nd Floor Hallway


1st Floor Dining Room

Recommendations

10.2.1 HVAC System Information

Recommendation

CONDENSER UNLEVEL

The HVAC condenser is not level.
This condition can cause strain on the unit's components, leading to potential mechanical failure, reduced efficiency, or premature wear and tear over time.
It is recommended to have the HVAC unit properly leveled to ensure optimal performance and prevent damage to the system.

Recommendation

Contact a qualified HVAC professional.

10.2.2 HVAC System Information

Recommendation

SEALANT

The HVAC lines and power entry are not sealed, and the cover is missing.
This condition can allow air, moisture, and pests to enter the system, potentially affecting its efficiency and causing damage or mold growth in the surrounding area.
It is recommended to properly seal the HVAC lines and power entry, and replace the missing cover to ensure the system operates efficiently and is protected from external elements.

Recommendation

Contact a qualified professional.

10.4.1 Ductwork

Recommendation

MISSING FILTER

The HVAC return filter in the dining room is missing.
This condition can reduce the system's efficiency, allow dust and debris to circulate through the system, and potentially lead to poor air quality or damage to the HVAC components.
It is recommended to replace the missing filter with the correct size to ensure proper air filtration and maintain the efficiency of the HVAC system.

Recommendation

Contact a qualified professional.

10.4.2 Ductwork

Recommendation

LOOSE VENT

The vent cover in the dining room is loose.
This condition can lead to inefficient airflow, potentially affecting the room's heating or cooling, and could also cause the vent cover to fall or become further damaged.
It is recommended to secure or replace the loose vent cover to restore proper functionality and ensure safety.

Recommendation

Contact a qualified professional.

11: KITCHEN

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

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

Information

Floors, Walls, Ceilings: Ceiling Material
Drywall

Floors, Walls, Ceilings: Floors
LVP

Floors, Walls, Ceilings: Wall Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

GFCI: GFCI Outlets
Present, Tested

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

Garbage Disposal: Information
Present

Range/Oven/Cooktop: Brand
GE

Built-in Microwave: Brand
Frigidaire

Refrigerator: Brand
Not Present

Countertops & Cabinets: Inspected Cabinets & Countertops
I inspected a representative number of cabinets and countertop surfaces.

Countertops & Cabinets: Countertop
Granite/Quartz/Other Stone

Garbage Disposal: Garbage Disposal Tested

The garbage disposal 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: GFCI for Dishwasher Was Observed

I observed apparent GFCI protection at the outlet that serves the dishwasher. Good.

Ground-fault circuit-interrupter protection must be provided for outlets that supply dishwashers installed in the house (NEC 2014 210.8.D). GFCI devices must be readily accessible.

Dishwasher: Brand

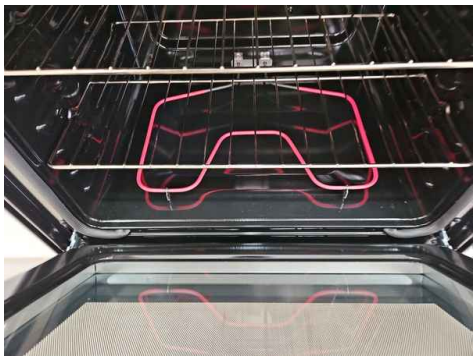
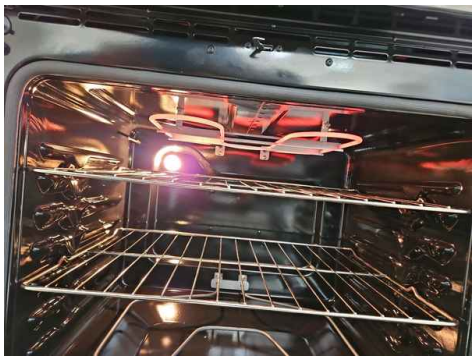
Samsung


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: Turned On Stove & Oven

I turned on the kitchen's stove and oven.

Range/Oven/Cooktop: Information

All cooktop heating elements were turned to "High", and were functional at the time of inspection. No deficiencies were observed at the time of inspection unless otherwise noted in this report. The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Recommendations

11.3.1 Countertops & Cabinets

Recommendation

DRAWER NOT FUNCTIONING PROPERLY

The drawer under the microwave is not functioning correctly, with the right side slide appearing to be unengaged.
This condition prevents the drawer from opening or closing properly, potentially causing inconvenience or further damage to the drawer mechanism.
It is recommended to have the drawer inspected and the slide re-engaged or repaired to restore proper function.

Recommendation

Contact a qualified cabinet contractor.

11.5.1 GFCI

Recommendation

DAMAGED OUTLET

The outlet cover on the right side of the island is damaged.
This condition can expose the electrical outlet, posing a safety hazard, including the risk of electrical shock or fire.
It is recommended to replace the damaged outlet cover to ensure safety and protect the electrical components.

Recommendation

Contact a qualified electrical contractor.

11.9.1 Range/Oven/Cooktop

Recommendation

MISSING ANTI-TIP

The stove was missing an anti-tip device and is not pushed back into opening completely.
This condition poses a safety hazard, as the stove can tip forward if pressure is applied, potentially causing burns or injuries. It is important to address this issue by installing an anti-tip bracket to secure the stove and prevent accidental tipping.
Recommend consulting a qualified technician to install the necessary safety device.

Recommendation

Contact a qualified professional.

11.10.1 Built-in Microwave

Recommendation

DID NOT TURN ON

The microwave appears to have no power and would not turn on for testing.
Recommend verifying microwave power is on with builder.

Recommendation

Contact a qualified professional.

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
Granite/Quartz/Other Stone

1st Floor Half Bath

Bathroom Toilets: Toilets Inspected

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

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.

GFCI & Electric in Bathroom: GFCI Present

The GFCI-protection at the receptacle near the bathroom sink was tested by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Recommendations

12.4.1 Sinks, Tubs & Showers

Recommendation

HANDLE LOOSE

The shower handle in the master bath is loose.
This condition can make it difficult to control the water flow and temperature, leading to inconvenience and potential damage to the plumbing over time.
It is recommended to tighten or repair the shower handle to ensure proper function and prevent further issues.

Recommendation

Contact a qualified plumbing contractor.

Master Shower

12.4.2 Sinks, Tubs & Showers

Recommendation

DEFECTIVE SINK STOPPER

The sink stoppers in the master bath do not pop back up when pressed.
This condition can cause water to remain in the sink, potentially leading to drainage issues or water damage.
It is recommended to have the sink stoppers repaired or replaced to ensure proper functionality and prevent any plumbing concerns.

Recommendation

Contact a qualified plumbing contractor.

13: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
13.1	Doors	X			X
13.2	Windows	X			X
13.3	Switches, Fixtures & Receptacles	X			
13.4	Floors, Walls, Ceilings	X			X
13.5	Stairs, Steps, Stoops, Stairways & Ramps	X			
13.6	Railings, Guards & Handrails	X			
13.7	Room Photos	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, Wood

Floors, Walls, Ceilings: Ceiling Material
Drywall

Floors, Walls, Ceilings: Floor Coverings
LVP Planking

Room Photos: General Room Photos

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

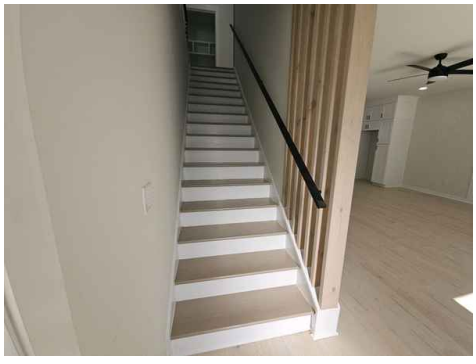
All accessible switches, lighting fixtures and receptacles were tested and operated as designed unless otherwise noted.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

All stairs had adequate lighting, proper rise and tread size for safety purposes.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Notable exceptions are listed in the report.



Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

Railings, guards, and handrails were inspected to ensure appropriate spacing and proper height, as well as to verify the adequacy of stair guard openings.

Recommendations

13.1.1 Doors

Recommendation

DAMAGED DOOR

A small crack was observed on the door to the master bathroom closet. The crack may have resulted from minor impacts, fluctuations in humidity, or natural material movement.
This condition could lead to further damage if left unaddressed, potentially compromising the door's appearance or structural integrity.
It is recommended to repair the crack with wood filler or an appropriate patching material and repaint or refinish as needed.
Replacement of the door may be considered if the damage worsens.

Recommendation

Contact a qualified professional.

Master Bath Closet

13.2.1 Windows

Recommendation

MISSING WINDOW SCREEN

Window screens are not installed. Some were found in the attic.
This condition can allow insects, debris, and dust to enter the home, reducing comfort and air quality, especially when windows are open.
It is recommended to replace the missing screens to ensure proper ventilation while keeping pests out of the home.

Recommendation

Contact a qualified window repair/installation contractor.

13.4.1 Floors, Walls, Ceilings

Recommendation

FLOORING ISSUE

The LVP flooring in front of the island is slightly buckled and uneven in several places.
This condition can lead to discomfort when walking on the surface and may cause further damage to the flooring if not addressed, potentially requiring costly repairs.
It is recommended to have the flooring inspected and repaired, possibly by adjusting the subfloor or re-installing the affected sections to restore a smooth and level surface.

Recommendation

Contact a qualified flooring contractor

13.4.2 Floors, Walls, Ceilings

Recommendation

FLOORING GAPS

Gaps were observed in the flooring along the wall trim in the dining and kitchen area.
This condition can lead to debris accumulation, potential water damage, and an overall unfinished appearance. Over time, it may also affect the stability of the flooring.
It is recommended to have flooring contractor investigate and repair flooring installation issues and ensure proper expansion space around the edges to maintain the integrity and appearance of the floor.

Recommendation

Contact a qualified flooring contractor

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: Lights And Fans Off
Yes, Some Left On, Realtor Responsibility

General: Doors Locked
Yes

General: Appliances Off
Yes

General: Thermostat At Original Settings
Yes

General: Water Fixtures Off
Yes

General: Garage Closed
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.

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.