



EAGLE EYE HOME INSPECTION

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<http://www.eagle-eye-homeinspection.com>



RESIDENTIAL REPORT

5933 Rahnvard Blvd
Myrtle Beach, SC 29588

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Inspector

Bobby Bush

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SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION

- ⊖ 4.1.1 Roof - Inspection Method: Shingle Condition -
- 🔧 4.4.1 Roof - Roof Drainage System: Downspouts - Drain adjacent to foundation
- 🔧 4.4.2 Roof - Roof Drainage System: Gutters - Debris
- 🔧 6.1.1 Garage - Garage Condition: Overhead Garage Door Opener -
- 🔧 7.2.1 Exterior - Driveway & Walkway: Cracks -
- 🔧 7.2.2 Exterior - Driveway & Walkway: Concrete driveway over culvert -
- 🔧 7.5.1 Exterior - Soffit & Fascia: Soffit - Visible Damage
- 🔧 7.5.2 Exterior - Soffit & Fascia: Fascia - Visible Damage
- 🔧 7.6.1 Exterior - Patio: Screen for slider -
- ⊖ 9.1.1 Plumbing - Water Supply: Hose Bib - Leaking
- 🔧 9.4.1 Plumbing - Bathrooms: Vanity Fixture -
- 🔧 10.4.1 Electrical - Branch Circuits: Electrical Outlet -
- ⊖ 10.4.2 Electrical - Branch Circuits: Exterior GFCI Outlet -
- 🔧 10.4.3 Electrical - Branch Circuits: Loose outlet
- 🔧 11.1.1 Interior - Main Living Area: No transition -
- 🔧 11.3.1 Interior - Doors & Windows: Some windows - difficult to open / close
- 🔧 11.4.1 Interior - Doorbell: Doorbell -
- ⊖ 12.6.1 Kitchen & Built In Appliances - Dishwasher : Dishwasher -

1: INSPECTION SITE DETAILS

		IN	NI	NP	D
1.1	Attendees	X			
1.2	Inspection Conditions	X			
1.3	Occupancy	X			
1.4	Systems Access	X			
1.5	How to Read this Inspection Report	X			
1.6	Inspector Notes - Inspection Completed	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attendees: Attendees

Buyer, Buyer's agent, Additional
Inspector - Greg Watson

Inspection Conditions: Utilities

ON

Inspection Conditions: Weather- related Property Condition

Dry

Occupancy: State of Occupancy

Unoccupied

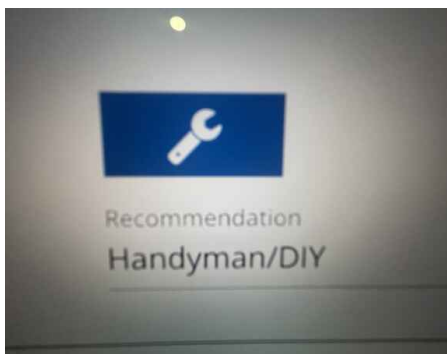
Inspector Notes - Inspection Completed: The inspector has arrived to do the inspection

Inspector Notes - Inspection Completed: The inspector has completed the inspection and has left the premises

Inspection completed at:
11:35am

How to Read this Inspection Report: Maintenance Item - Cosmetic

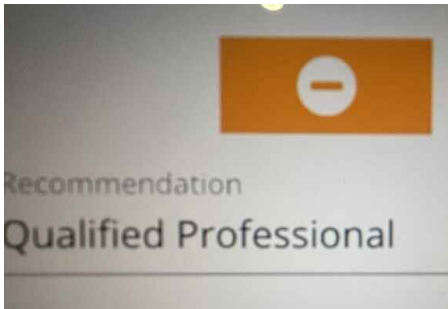
Items in this report containing the icon in the image below are maintenance items cosmetic in nature that do not affect the function, operation or safety of that system element or component.



Maintenance Item

How to Read this Inspection Report: Damaged / Broken - Requires Attention

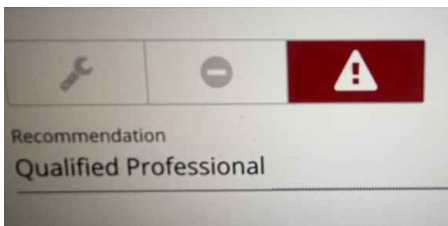
Items in this report containing the icon in the image below indicate a damaged or broken system, element or component that requires repair or possible replacement by a qualified professional.



Damaged / Broken Item - Requires
Attention

How to Read this Inspection Report: Safety Item - Requires Immediate Attention

Items in this report containing the icon in the image below are considered a safety defect with a system, element or component that requires immediate attention.



Safety - Requires Immediate
Attention

2: FOUNDATION & CRAWLSPACE

		IN	NI	NP	D
2.1	Foundation	X			
2.2	Crawlspace			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Foundation: Foundation Type
Slab-on-grade

Foundation: Foundation Wall
Material
N/A

3: IRRIGATION SYSTEM

		IN	NI	NP	D
3.1	Operations		X		

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiencies

Limitations

Operations

IRRIGATION SYSTEM; DISCLAIMER

Inspection for the irrigation system is limited to a visual check of the controller, irrigation heads and their operation during testing of the systems. Any buried water lines and any connections to the system not visible are not included in the inspection.

Operations

IRRIGATION SYSTEM CONTROLLER -

The irrigation system controller was locked at the time of inspection, so the system and controller were not able to be tested and inspected.

The inspector recommends contacting a reputable irrigation company and having them turn the system on and check for leaks, proper head alignment and overall system operation.





4: ROOF

		IN	NI	NP	D
4.1	Inspection Method	X			X
4.2	Roof Configuration	X			
4.3	Roof Structure Reference	X			
4.4	Roof Drainage System	X			X
4.5	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method: Substrate (Sheathing)
Plywood/OSB

Roof Configuration: Roof Configuration
Gable and shed

ROOF PITCH:

Ventilation: Type of Roof Venting
Ridge Vent(s), Soffit Vent(s)

Inspection Method: Roof Inspection Method
walked the roof

Inspection of the roof was done by the inspector walking the roof and or using a hi-def drone. This is a non-invasive visual inspection which does not include the removal of shingles or any roofing materials.

Inspection Method: Type of Valley
Closed Cut Valley

Roof Structure Reference: Roof Framing Method
Roof trusses/conventional combination

Inspection Method: Type of Shingle
Dimensional

Roof Structure Reference: Roof Sheathing Material
Plywood/OSB

Inspection Method: Shingle Warranties - What You Need to Know

CHECK WITH THE SELLER:

Shingle condition indicated that the shingle warranty may not yet have expired, at the time of inspection. Confirmation would require documentation. Shingles may have one warranty, two warranties, three warranties, or no warranty at all. A warranty may transfer once with the sale of the home, or it may transfer as a limited warranty, or it may transfer fully. Time limits for notifying the shingle manufacture of the sale of the home may exist. You should read the terms of any warranty carefully to determine whether any action is necessary by you, or by the seller, for the warranty to remain in effect.

WARRANTY LENGTH:

The length of the warranty is not an accurate reflection of the actual long-term expected service life or of the remaining service life of the shingles. Manufacturer's warranties are a sales tool.

MANUFACTURER WARRANTIES:

The manufacturer's warranty is limited to shingle defects that are caused by the manufacturing process. It covers defects that cause shingles to fail before the term of the warranty has expired. This is called premature failure. Manufacturers' warranties are not negotiable, so a homeowner can't negotiate with a contractor or salesperson for a better manufacturer's warranty. Shingles may be warranted for 20, 30, 40 or 50 years, although the 50-year warranty may also be called a lifetime warranty. When a home is sold, the manufacturer's warranty may not transfer to the new owner at all, or it may transfer one time, or it may transfer with limited coverage, or it may transfer fully. It all depends on how the warranty was written.

Some manufacturers' warranties cover installation errors, but they require installation by manufacturer-certified installers using the manufacturers' products exclusively, from the underlayment on up.

Manufacturers' warranties may cover only the cost of new shingles, or a portion of their costs, but not the cost of labor for installation, especially further along in the warranty period. Labor costs for installation are affected by the roof pitch. There's typically an extra charge for steeper pitches, which may not be included in the original warranty. Roof replacement may require removal and disposal of the existing shingles, and that may not be covered, either.

The second type of warranty is the contractor's warranty. It covers proper installation methods and workmanship. The terms of a contractor's warranty may be negotiable, so they also vary. Jurisdictional requirements may influence the terms. Jurisdictional requirements include those instituted by a city, county, state or provincial government. Although manufacturers' and contractors' warranties are technically separate, improper installation or damage caused by workers may shorten the service life of a roof, in which case the manufacturer would deny the claim and refer the homeowner to the contractor. There often is no single cause of shingle failure. The forces that have the greatest effect on shingles are different in different climate zones, and will be further influenced by many other conditions. If a leak occurs within the first few years of roofing installation, the leak is probably installation-related. If a new roof lasts for a few years but fails prematurely, the cause is usually manufacturing-related, although an older roof may also fail prematurely because of poor design or maintenance. The real cause of failure is not always obvious and may involve a combination of factors. You should ask about any roof warranties that may transfer with the sale of the home and read the terms carefully. If the roof is not covered by a warranty, you may want to purchase an insurance policy that will pay for roof damage.

WARRANTY PRORATING:

Warranties, especially longer ones, often prorate to zero at the end of the warranty period. This would mean that, if, in the 30th year of its life, a roof with shingles warranted for 40 years failed, the warranty may cover only 25% of the roof's total replacement cost, since the shingles were already 75% of the way through their warranty period. Even less than that time period might be covered, if that's how the warranty was written. A lifetime warranty does not mean that the roof will be covered for replacement cost as long as the homeowner lives in or owns the home.

WIND WARRANTY:

The wind warranty is almost always a separate section within the overall manufacturer's warranty, and the time period covered is generally shorter than that of the overall warranty. The average wind warranty for 20- to 40-year shingles is five years. For 50-year shingles, it's 10 years. This is because shingles become less wind-resistant as they age.

Put simply, the terms and conditions of manufacturers' warranties can vary widely. If the seller claims that a warranty is a selling point, you should review the warranty terms carefully.

Inspection Method: Roof - Inspected

The roofing shingles, drip edge, plumbing vents & boots and any roofing penetrations for the home were all inspected and found to be in good operational condition with no visible damage at the time of inspection, unless otherwise noted in this report.

Roof Drainage System: Condition of Gutters

Gutters & downspouts for the home were inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.

Ventilation: Soffit, Gable Vents (if present) and Ridge Vents - Inspected

The soffit, gable and ridge vents were all inspected (if present) and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.

Deficiencies

4.1.1 Inspection Method

SHINGLE CONDITION -



Recommendation

The roofing shingles were very near the end of life at the time of inspection. The inspector recommends monitoring the shingle area for replacement in the not too distant future. The inspector recommends getting several roof replacement quotes.

FYI - Most roofing companies will inspect the underlayment (plywood) and replace as necessary. The felt paper and drip edge should always be included in a shingle replacement. Consideration should also be given to replacing plumbing vent boots when the shingles are replaced.

Recommendation

Contact a qualified roofing professional.

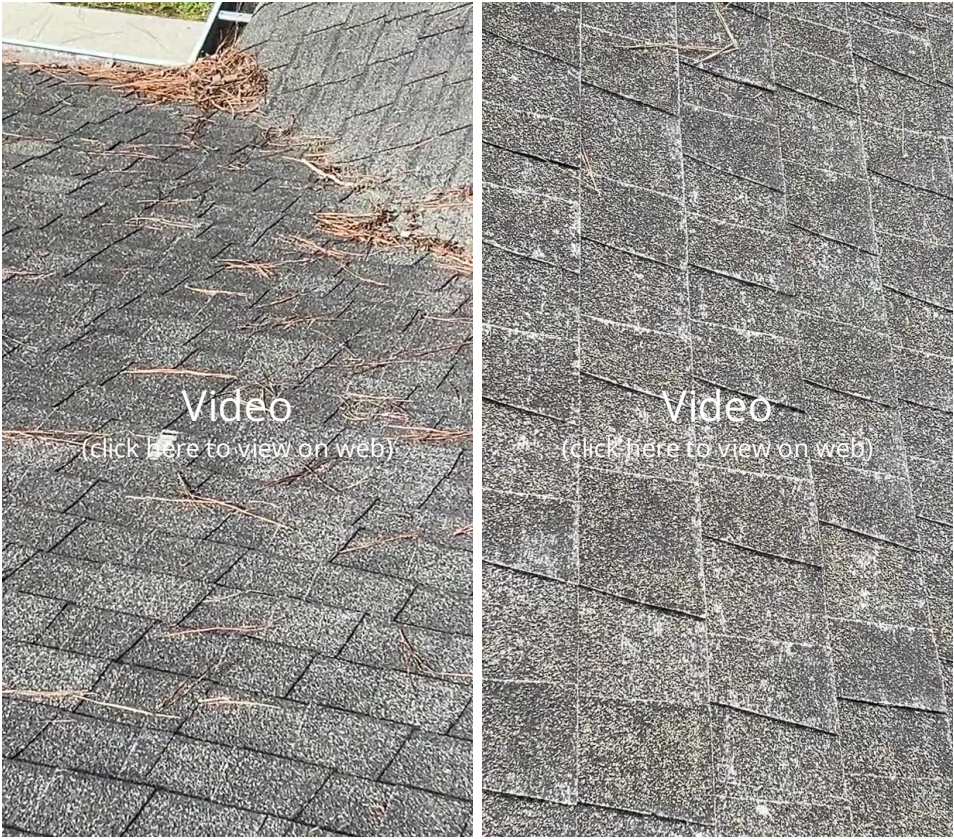




Text

Video

(click here to view on web)



4.4.1 Roof Drainage System

Maintenance Item

DOWNSPOUTS - DRAIN ADJACENT TO FOUNDATION

Several downspouts for the home drained adjacent to the foundation at the time of inspection. This condition can allow water to pool at that location and over time, can have an adverse effect on the foundation. The downspouts should drain 4'-6' away from the foundation. Recommend correction by a handyman or DIY.

Recommendation

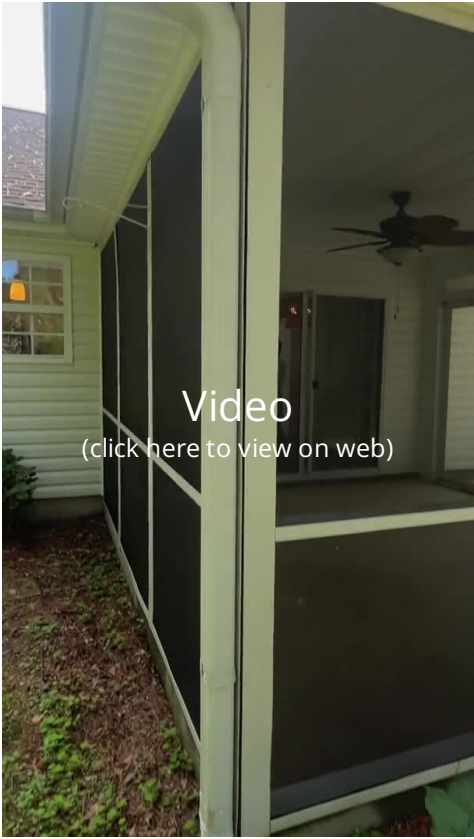
Contact a handyman or DIY project



Video
(click here to view on web)



Video
(click here to view on web)



Video
(click here to view on web)



Video
(click here to view on web)

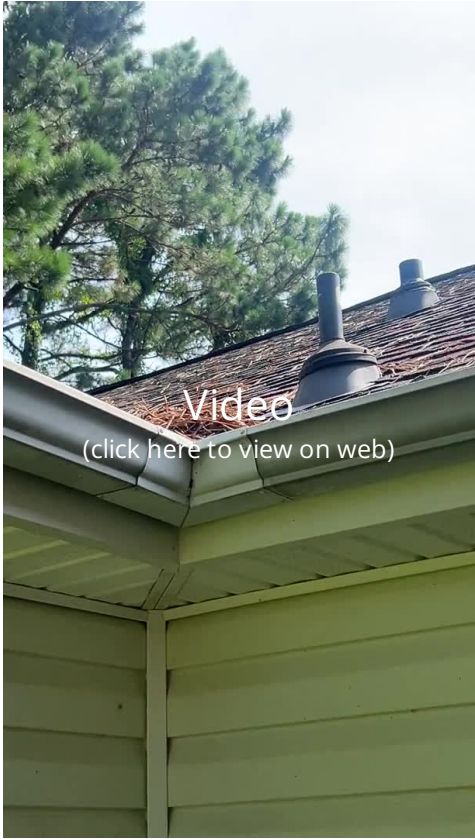
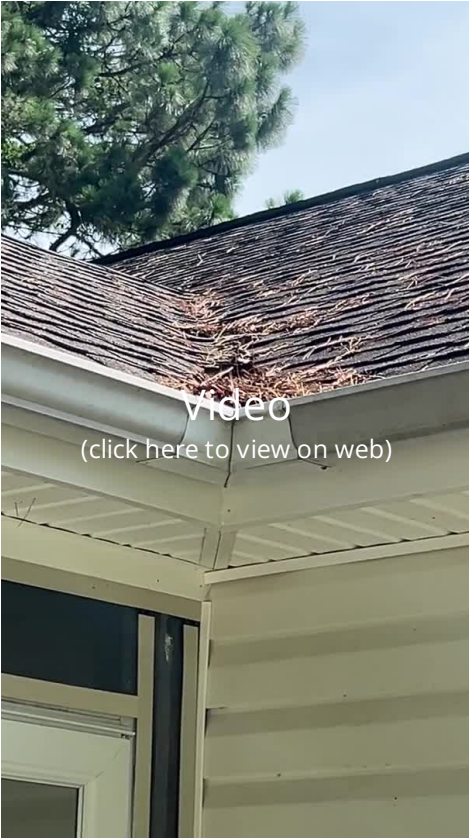
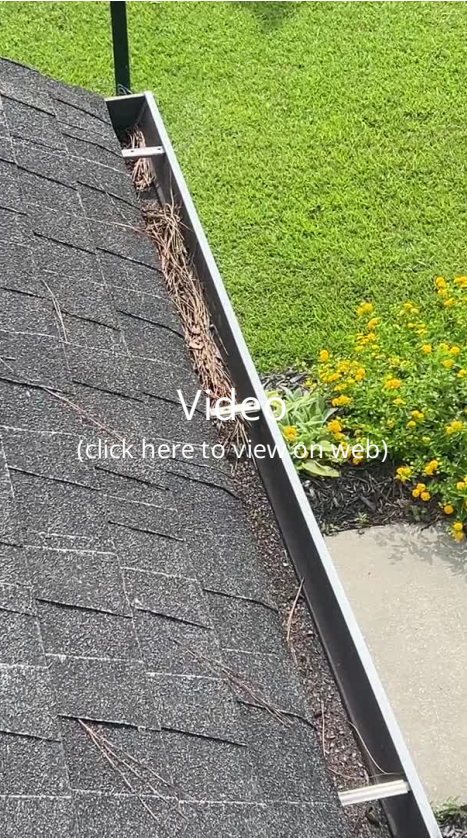
4.4.2 Roof Drainage System

GUTTERS - DEBRIS

Maintenance Item

Gutters for the home had visible debris at the time of inspection. Recommend gutters be cleaned asap.

Recommendation
Contact a handyman or DIY project



5: ATTIC

		IN	NI	NP	D
5.1	Attic Access	X			
5.2	Attic Condition	X			
5.3	Attic Ventilation	X			
5.4	Thermal Insulation	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Ventilation: Attic Ventilation Thermal Insulation: Application

Method

Soffit vents, Continuous Ridge Vents

Type

Attic inside the thermal envelope

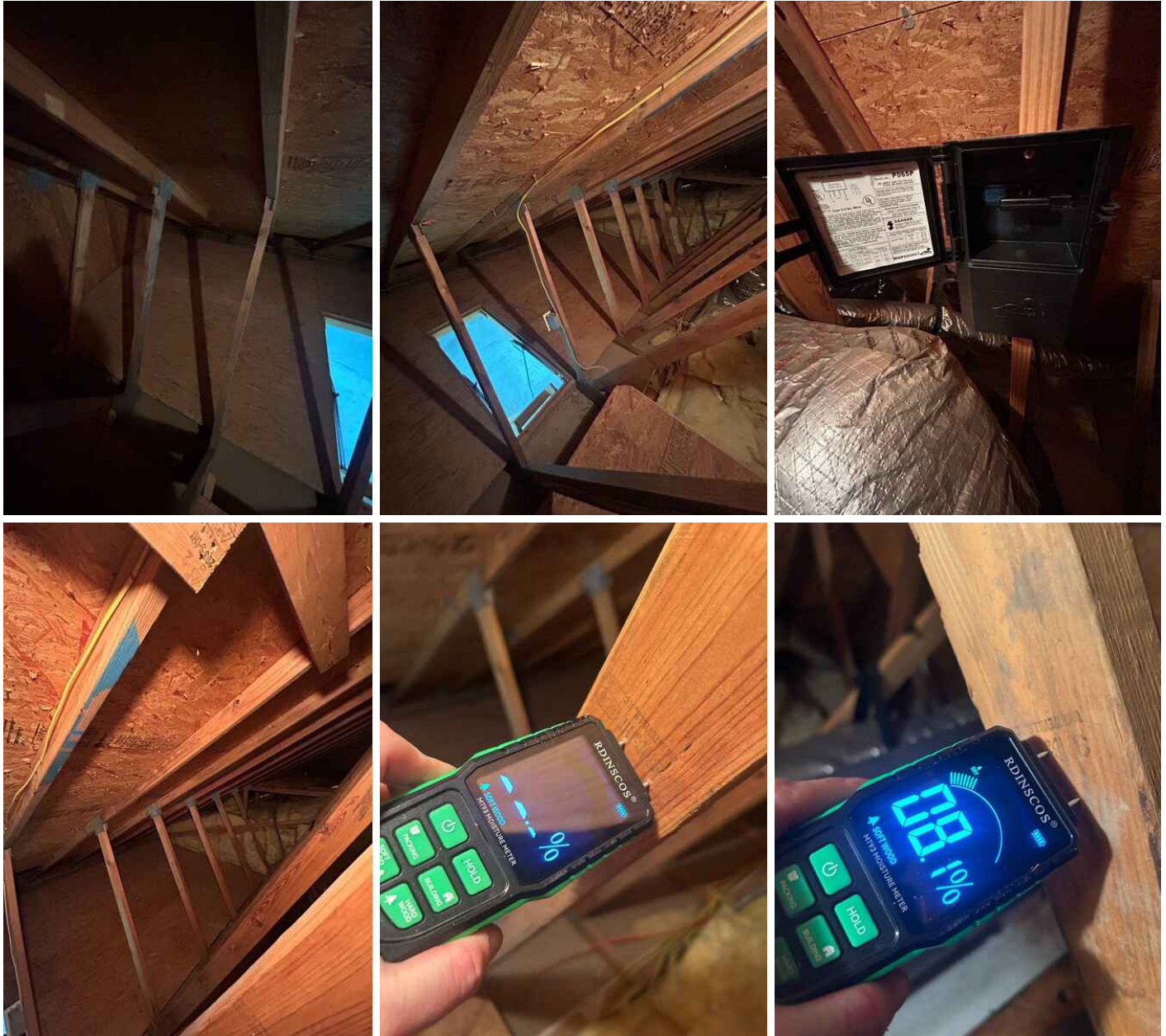
Attic Access: Attic Access & Location - Inspected

Garage Pull Down Stairs

Access location to the attic was inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.

Attic Condition: Attic Images - Electrical, Insulation, Plumbing, HVAC, Lighting - Inspected

The attic area including roof sheathing, moisture readings, insulation, ventilation, electrical and plumbing were all tested and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.





Thermal Insulation: Insulation - Soffit Venting (FYI)

ATTIC INSULATION:

Attic insulation should be laid atop of ceilings, or blown in, to form an even blanket, and should stop at / above the wall assembly, not progress over the soffit. A natural flow of outdoor air will help to ventilate the attic.

Proper insulation and air sealing will also keep attics cold in winter by blocking the entry of heat and moist air from below. In the summer, natural air flow in a well-vented attic moves super-heated air out of the attic, protecting roof shingles and removing moisture. The insulation will resist heat transfer into the house.

DO NOT COVER ATTIC SOFFIT VENTS WITH INSULATION — Use rafter and soffit vents to maintain airflow. To completely cover the attic floor with insulation out to the eaves, install rafter vents (also called insulation baffles). Complete coverage of the attic floor along with sealing air leaks will ensure the best performance from the insulation.

Rafter vents ensure the soffit vents are clear and there is a channel for outside air to move into the attic at the soffits and out through the gable or ridge vent. To install the rafter vents, staple them directly to the roof decking. Rafter vents come in 4-foot lengths and 14-1/2 and 22-1/2 inch widths for different rafter spacings.

Rafter vents should be placed in the attic ceiling in between the rafters at the point where the attic ceiling meets the attic floor. Once the rafter vents are in place, place the batts or blankets, or blow insulation right out to the very edge of the attic floor.

Properly Installed Soffit Insulation Baffles:



Rafter baffle vent



Rafter baffle vent



Rafter baffle vent

Thermal Insulation: Insulation Average Depth - Inspected

Average Range - Less than 12"

The insulation average for the insulated portion of the attic was inspected and found to be in the range selected above and supported by the attached image at the time of inspection, unless otherwise noted in this report.

6: GARAGE

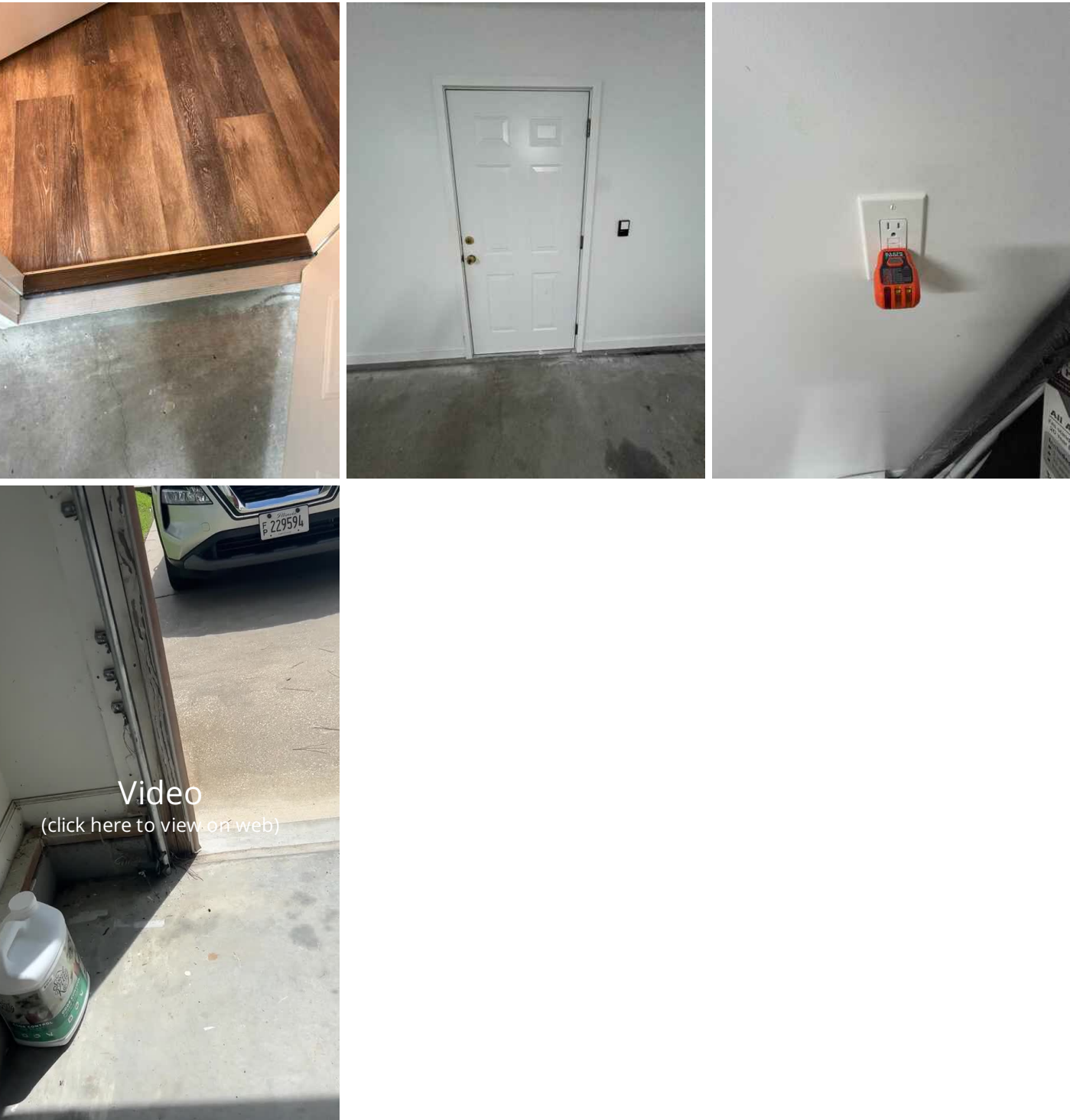
		IN	NI	NP	D
6.1	Garage Condition	X			X
6.2	Overhead Door(s), Sensors & Control	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Condition: Garage - Inspected

Garage walls, entrance door(s), ceilings, floor, moisture readings, GFCI outlets and lighting were all inspected and found to be in good operational condition at the time of inspection, unless otherwise note in this report.



Overhead Door(s), Sensors & Control: Overhead Door(s) & Components - Inspected

The overhead garage door(s), sensors, motor and wall mounted control were all tested and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.

Deficiencies

6.1.1 Garage Condition

OVERHEAD GARAGE DOOR OPENER -

 Maintenance Item

Overhead garage door opener was loosely mounted in garage wall at the time of inspection.

Recommendation

Contact a qualified handyman.



7: EXTERIOR

		IN	NI	NP	D
7.1	Grounds	X			
7.2	Driveway & Walkway	X			X
7.3	Exterior Siding	X			
7.4	Doors / Windows	X			
7.5	Soffit & Fascia	X			X
7.6	Patio	X			X
7.7	Fencing	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

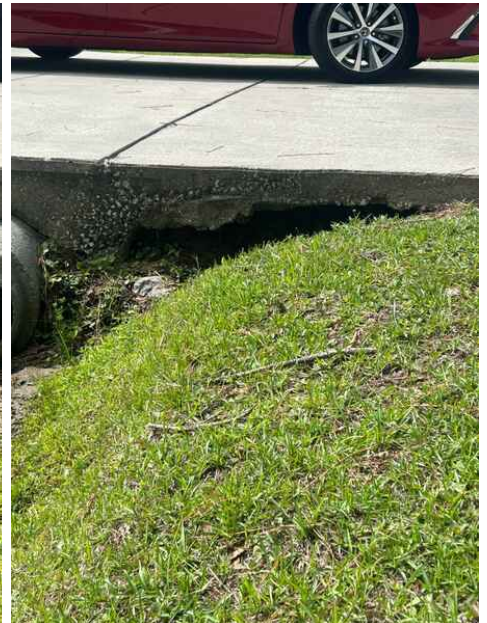
Information

Exterior Siding : Type of Exterior Siding
Vinyl

Exterior Siding : Type of Brick Installation
Brick cladding over wood frame

Grounds: Grounds - Inspected

The grounds around the home were visually inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.



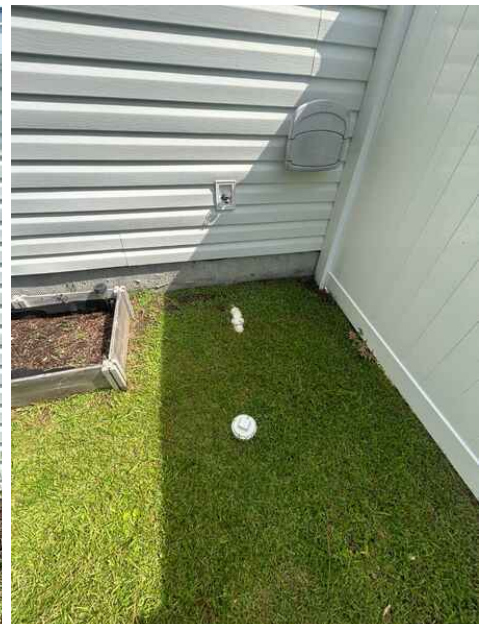
Driveway & Walkway: Driveway and Walkway - Inspected

The driveway and walkway to the home were inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.



Exterior Siding : Siding - Inspected

The siding and siding trim (where applicable) for the home were inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.





Doors / Windows: Doors and Windows - Inspected

All exterior doors, windows and sliders, including glass, trim and screens (where applicable) were inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.





Soffit & Fascia: Soffit and Fascia - Inspected

The soffit & fascia for the home was inspected and found to be in good operational condition, unless otherwise noted in this report.



Patio: Patio - Inspected

The exterior patio, including the concrete floor, walls, screens, lighting, fans and GFCI outlet(s) for the home were all inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.





Fencing: Fencing - Inspection

A visual only inspection of the fencing, gates and support was conducted and the fencing was observed to be in good operational condition at the time of inspection, unless otherwise noted in this report.



Deficiencies

7.2.1 Driveway & Walkway

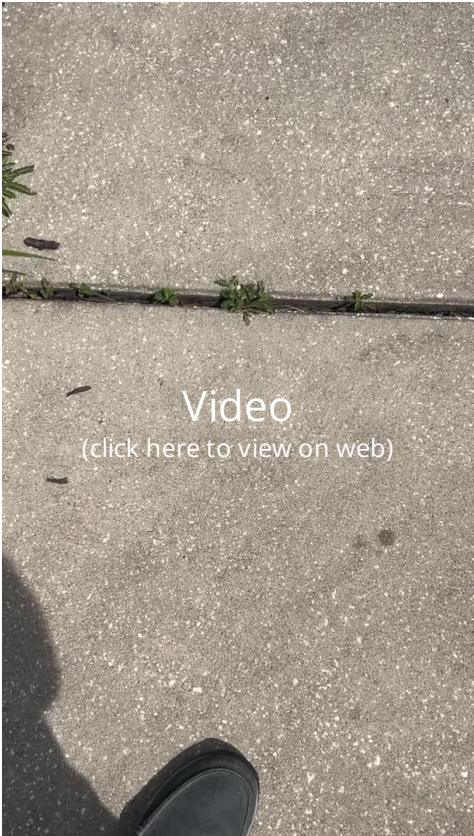
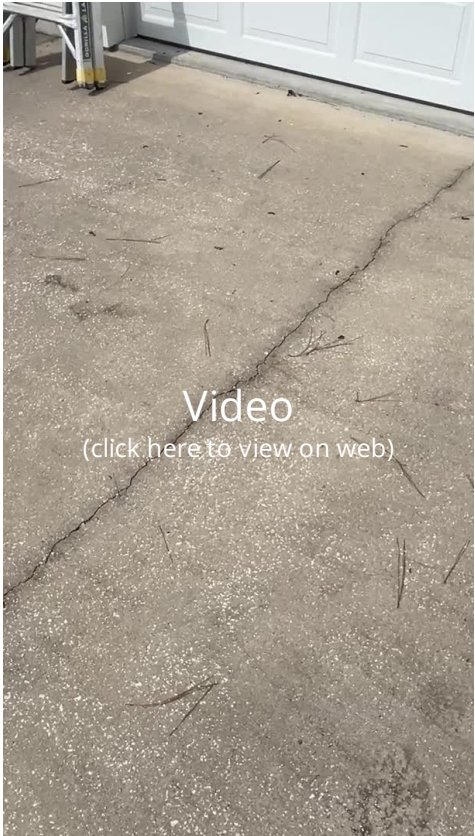
CRACKS -

Minor cracks in driveway and the walkway from driveway to front door were visible at the time of inspection. Recommend having a handyman fill these in with a flex type filler.

Recommendation

Contact a qualified handyman.





7.2.2 Driveway & Walkway

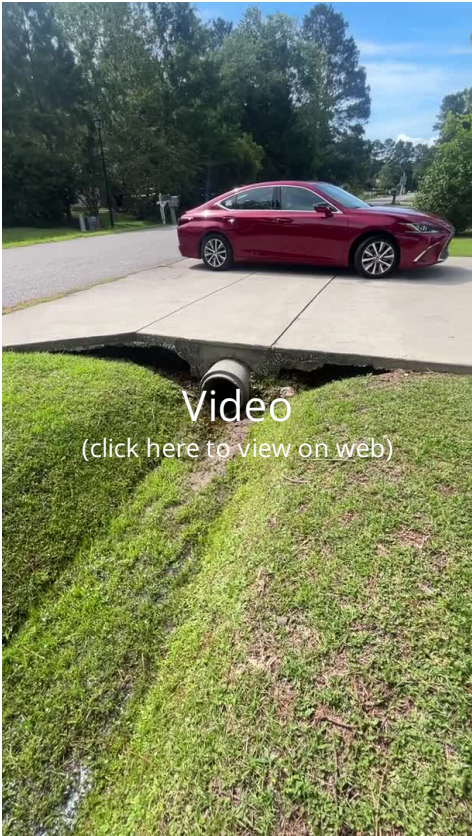
CONCRETE DRIVEWAY OVER CULVERT -

Maintenance Item

The inspector recommends monitoring the portion of the concrete driveway as it crosses over the culvert at the front of the yard, as the right side had a slight dip. See images for arrows indicating location.

Recommendation
Contact a qualified professional.





Video
(click here to view on web)

7.5.1 Soffit & Fascia

 Maintenance Item

SOFFIT - VISIBLE DAMAGE

Minor damage to the soffit (see video) was visible at the time of inspection.

Recommendation
Contact a qualified handyman.



Video
(click here to view on web)

7.5.2 Soffit & Fascia

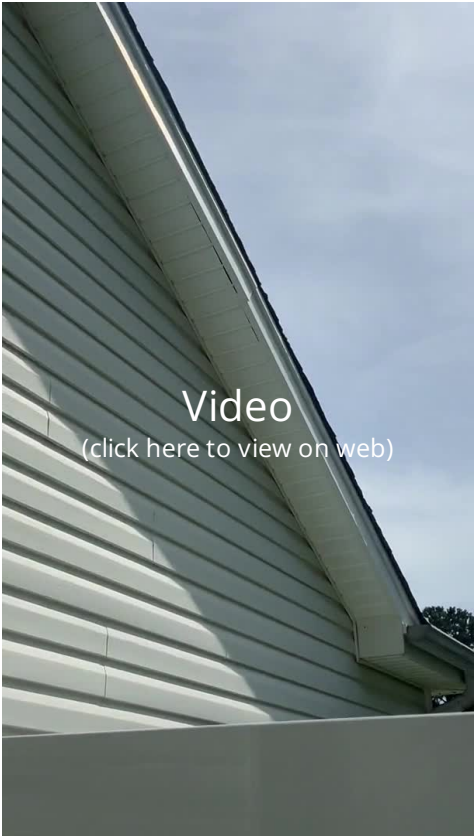
 Maintenance Item

FASCIA - VISIBLE DAMAGE

Visible damage to the fascia (see video) was present at a section of the soffit & fascia for the home at the time of inspection.

Recommendation

Contact a qualified handyman.



7.6.1 Patio

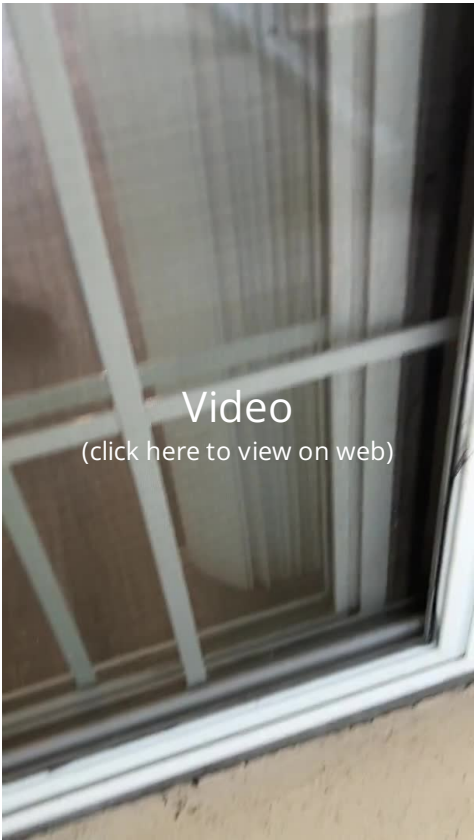
SCREEN FOR SLIDER -

 Maintenance Item

A screen for the patio slider had visible minor damage at the time of inspection.

Recommendation

Contact a qualified handyman.



8: HVAC

		IN	NI	NP	D
8.1	Heat Pump	X			
8.2	Air Handler	X			
8.3	Thermostat	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Heat Pump: Heat Pump Location

Side of Home

Air Handler: Air Handler Location

Attic

Heat Pump: Heat Pump - Inspected

The heat pump for the home (Exterior Location) was tested with the thermostat and responded to control requests (for heating & cooling), had an acceptable humidity level, balanced airflow & temperature differential at returns and registers, and was found to be in good operational condition at the time of inspection, unless otherwise noted in this report.

Brand: Rheem

Age: 2020

FYI:

The home's HVAC system included a heat pump. Heat pumps work in a manner similar to a refrigerator, taking heat from one area and expelling it to another area. For residential applications, the heat pump can be reversed. It pulls heat from the outside and discharges it inside the home (heating the home), or it will take heat from inside the home and discharge it to the outside (cooling the home).





Air Handler: Air handler - Inspected

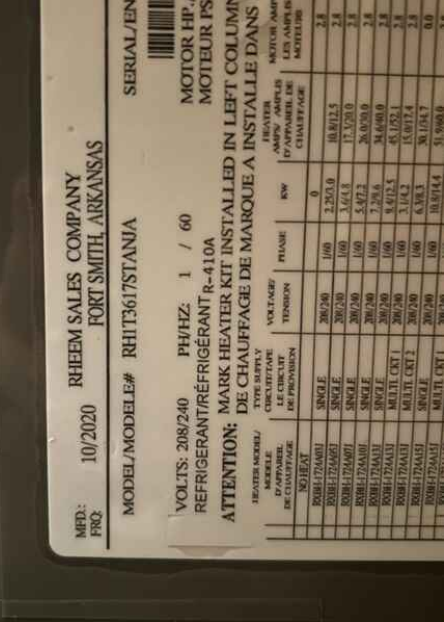
The air handler for the home's HVAC system was inspected, responded to control from the thermostat and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.

Brand: Rheem

Age: 2020

FYI:

The air handler, also known as an air handling unit, is a key component of a home's HVAC system that efficiently circulates conditioned air throughout the house. It works with an air conditioner or heat pump to distribute cool or warm air, and helps regulate the temperature set on the thermostat or control system. Air handlers are often located in the attic, basement, or a dedicated closet space.





Thermostat: Thermostat - Inspected

The thermostat was inspected and found to provide good operational control of the HVAC equipment including changes in temperature and airflow to the registers and returns, and was found to be in good operational condition at the time of inspection, unless otherwise noted in this report.

NOTE: During the summer, maintaining cooling temperatures above 74 degrees can begin to affect the humidity level in the home, which can create an environment for mold and mildew, while affecting the air quality. Humidity levels in the home during summer should be kept between 55% (approximate average) and 60% (max).





9: PLUMBING

		IN	NI	NP	D
9.1	Water Supply	X			X
9.2	Drain, Waste and Vent (DWV)	X			
9.3	Water Heater	X			
9.4	Bathrooms	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiencies

Information

Water Supply: Water Source
Public

Water Heater: Water Heater Type
Electric

Water Heater: Water heater (Location)
garage

Bathrooms: Bathroom Ventilation
Exhaust fan

Water Supply: Main Water Shutoff - Exterior



Water Supply: Main Water Shutoff - Interior
There was NO main water shutoff within the home at the time of inspection.

Water Supply: Water Pressure at Home - Image

Water pressure to the home was tested and found to be in the good range at the time of inspection, unless otherwise noted in this report.

**Drain, Waste and Vent (DWV) : Drain / Waste Cleanout Location(s)**

Visible on property

Images attached show location(s) for drain / waste cleanout for the home at the time of inspection.

Drain, Waste and Vent (DWV) : Clean-out Definition

The plumbing system "clean-out" is an access opening for a home drainage / waste / sewer pipe system installed for the purpose of removing clogs, blockage, or other obstruction from the homes waste pipes. Clean-outs typically have a removable plug that provides easy access without requiring significant disassembly of the plumbing pipe system.

Drain, Waste and Vent (DWV) : Cleanout(s) - Inspected

Cleanout(s) were inspected visually and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.



The water heater, fuel source (gas, electric), TPR valve, electrical disconnect, plumbing connections, drain pan, shock mount (for earthquakes, where required), TPR discharge tube, cold water shutoff and water heater installation mounting were all inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.

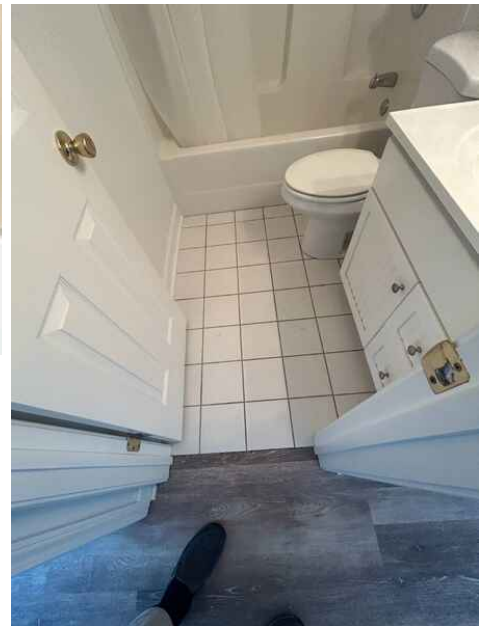
FYI:

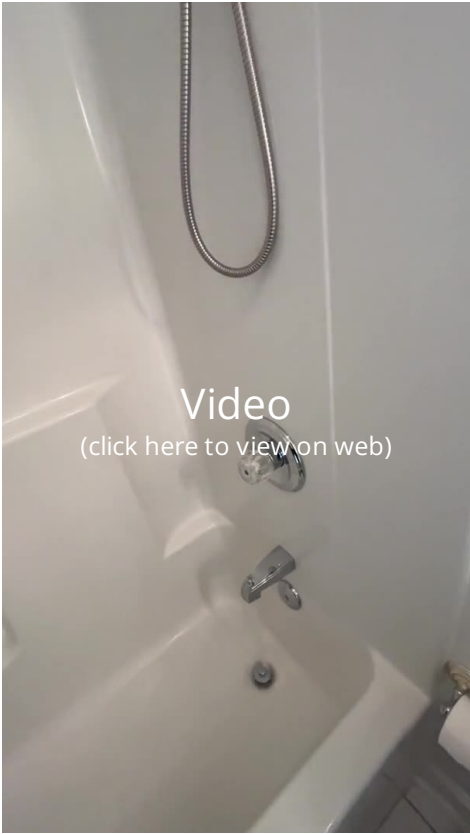
Recommend the water heater be drained at least once every 2-3 years, to prevent sediment buildup at the bottom of the water heater.



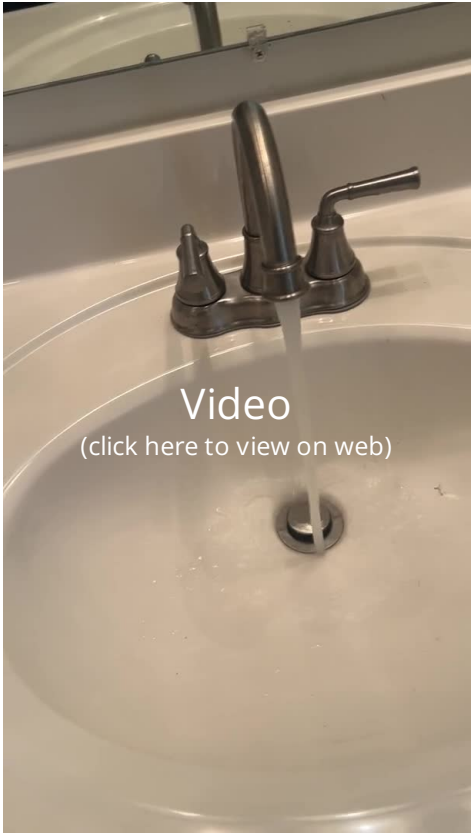
Bathrooms: Bathroom - Inspected

Walls, ceilings, floors, lighting, vanities, commodes, exhaust fan (where applicable), plumbing fixtures in sink(s), tub(s) and showers and GFCI outlets were all inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.

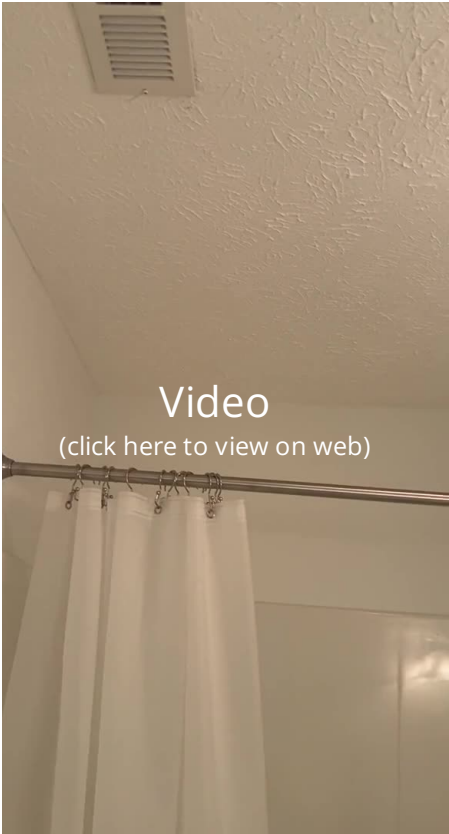




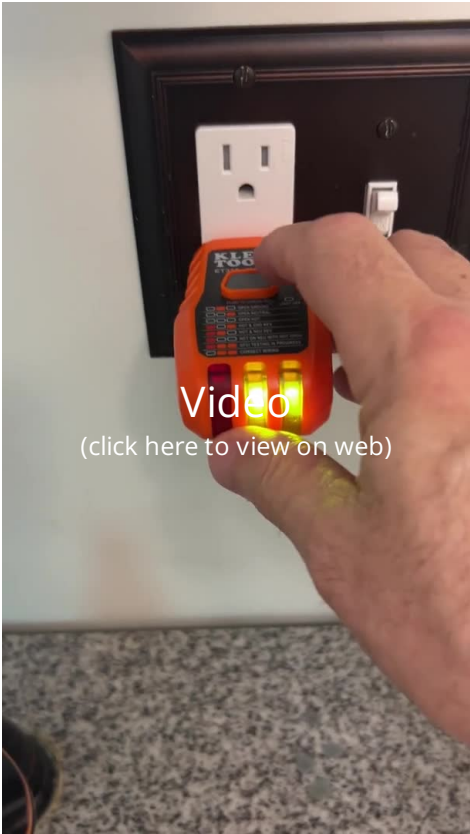
Video
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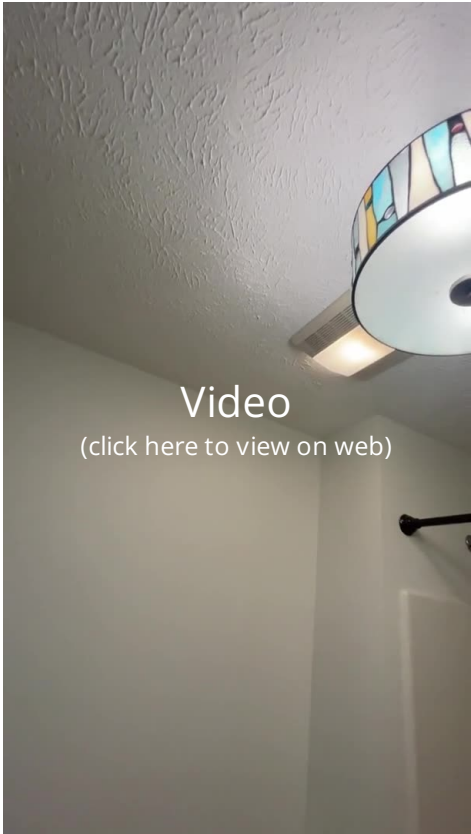
Video
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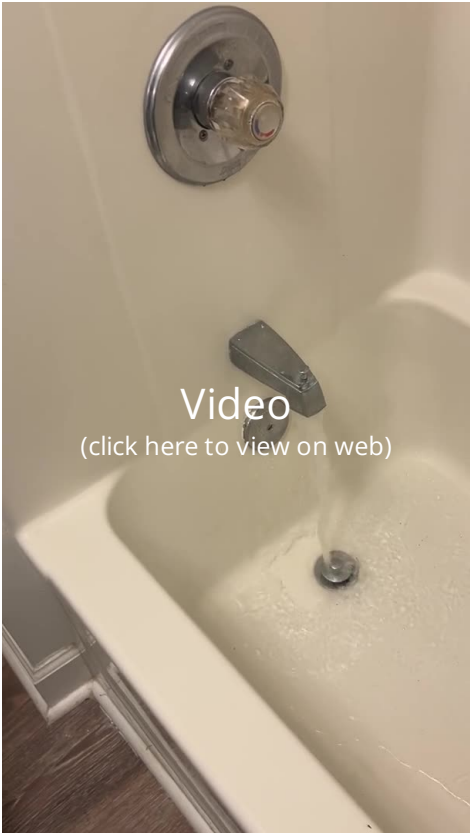
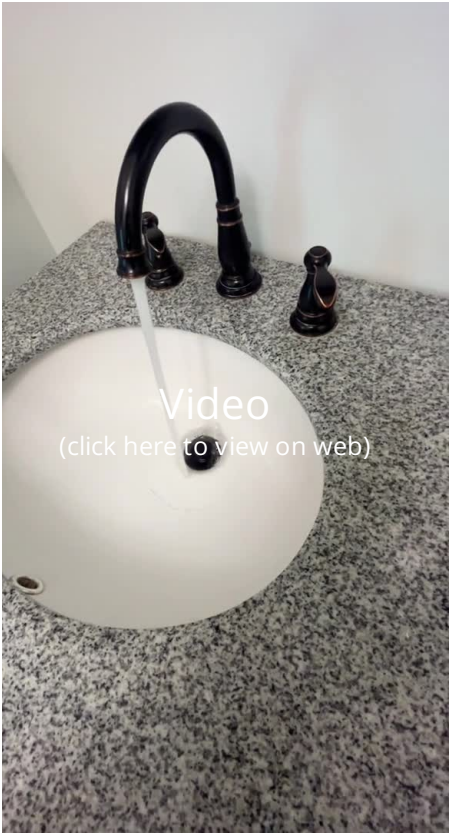
Video
(click here to view on web)



Video
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Video
(click here to view on web)



Deficiencies

9.1.1 Water Supply

HOSE BIB - LEAKING

Exterior hose bibs for the home were both leaking at the time of inspection.

Recommendation
Contact a qualified handyman.

Recommendation



9.4.1 Bathrooms

VANITY FIXTURE -

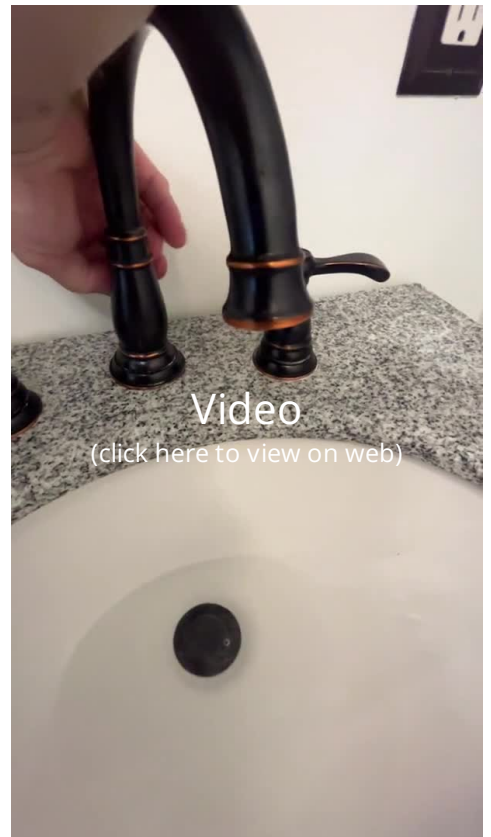
On suite vanity fixture stopper was out of adjustment at the time of inspection.

Recommendation

Contact a qualified handyman.



Maintenance Item



10: ELECTRICAL

		IN	NI	NP	D
10.1	Service Mast (where applicable)			X	
10.2	Electric Meter	X			
10.3	Service Panel	X			
10.4	Branch Circuits	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiencies

Information

Electric Meter: Electric Meter Location
Left side

Electric Meter: Meter Image



Service Panel: Service Panel Type
Flush mount

Service Panel: Main Disconnect Type
No Main Disconnect In Panel, Main Disconnect at Electric Meter (Outside)

Branch Circuits: Overcurrent Protection Type
Circuit breakers, GFCI

Electric Meter: Electric Meter Type - Inspected
Solid state (LCD)

The electric meter was inspected and found to be in good operational condition at the time of inspection.

Service Panel: Electrical Panel - Inspected

The electrical panel and circuit breakers were inspected and found to have no anomalies or defects and be in good operational condition at the time of inspection, unless otherwise noted in this report.



Branch Circuits: About GFCI Protection

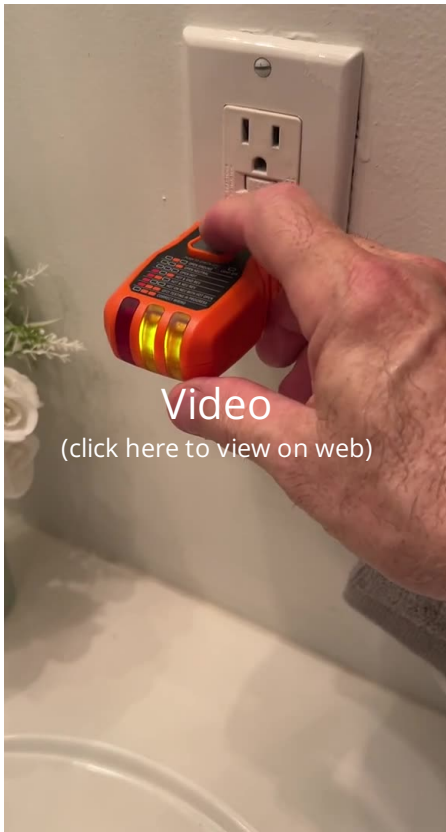
The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault.

GFCI protection is required for 125-volt to 250-volt receptacles supplied by single-phase branch circuits rated 150 volts or less to the ground. GFCI receptacles are required in bathrooms, garages, crawl spaces, basements, laundry rooms and areas where a water source is present.

The NEC mandates GFCI protection in bathrooms, garages, outdoor receptacles, crawl spaces, basements, kitchens and anything within six feet of a sink or water source.

Branch Circuits: GFCI Outlets in Kitchen & Bathrooms - Inspected

GFCI Outlets in Bathrooms, Kitchen, Garage and Home Exterior were all tested and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.



Video

(click here to view on web)

Branch Circuits: No AFCI Circuit Protection -

Note: The home did not have any AFCI circuit protection at the time of inspection. Because the home was built before changes to the electrical code required AFCI circuit protection, there is no defect, but the inspector does recommend replacing the existing Non-AFCI circuit breakers with AFCI type circuit breakers for electrical safety protection.

Deficiencies

10.4.1 Branch Circuits



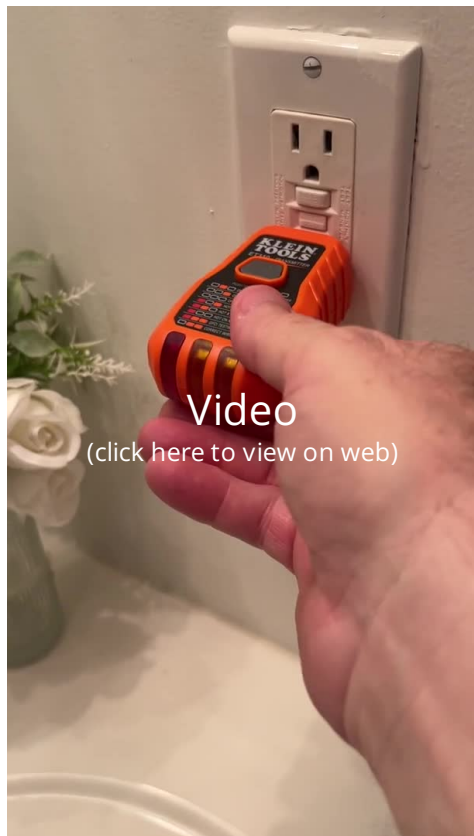
Maintenance Item

ELECTRICAL OUTLET -

Bathroom GFCI outlet was loose at the time of inspection.

Recommendation

Contact a qualified handyman.



Video

(click here to view on web)

10.4.2 Branch Circuits

EXTERIOR GFCI OUTLET -

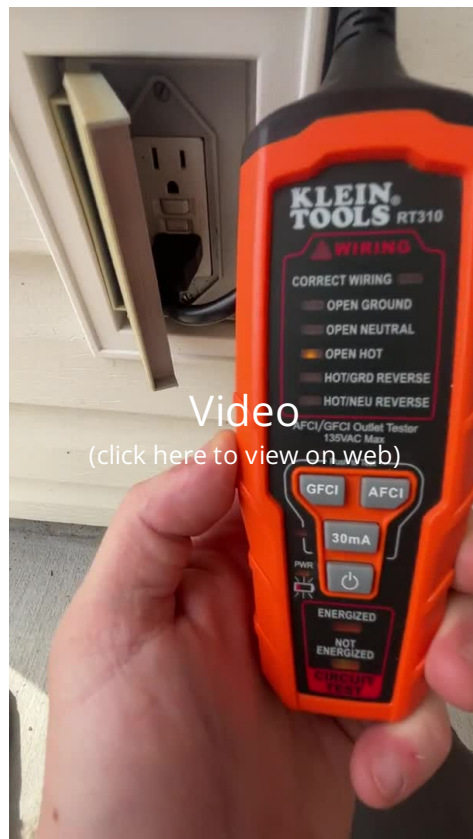
An exterior GFCI outlet had an Open Hot at the time of inspection. This is a dangerous condition that should be corrected asap.

Recommendation

Contact a qualified handyman.



Recommendation



Video

(click here to view on web)

10.4.3 Branch Circuits

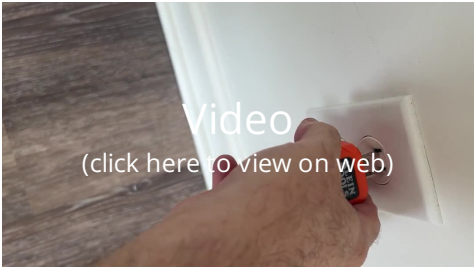
LOOSE OUTLET



Maintenance Item

There was a loose outlet in the front bedroom to the right at the time of inspection.

Recommendation
Contact a qualified handyman.



11: INTERIOR

		IN	NI	NP	D
11.1	Main Living Area	X			X
11.2	Bedrooms	X			
11.3	Doors & Windows	X			X
11.4	Doorbell	X			X
11.5	CO2 / Smoke Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

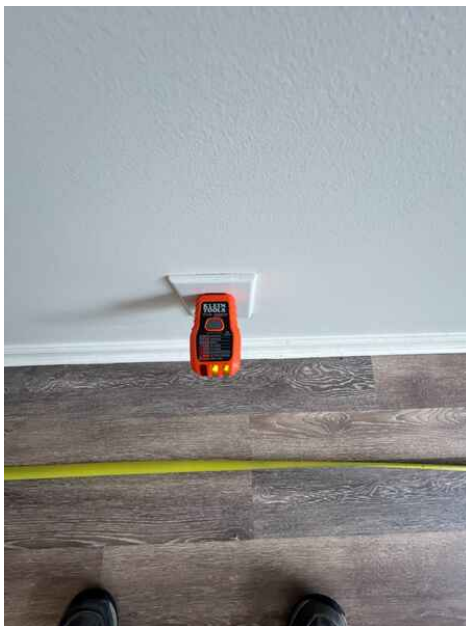
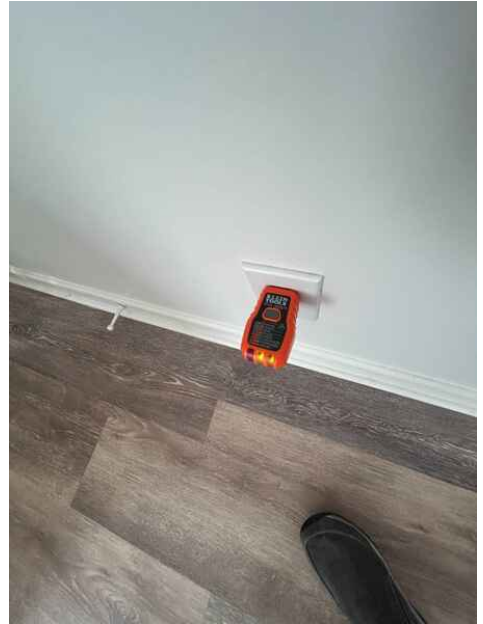
Information

Bedrooms: Type of Flooring
LVP

Doorbell: Doorbell - Located at
front door

Main Living Area: Main Living Space - Inspected

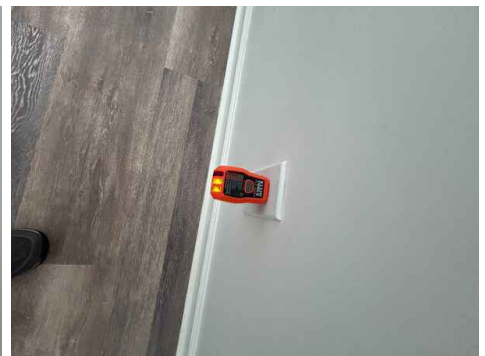
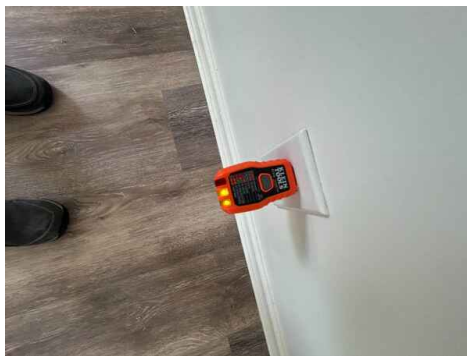
The main living and dining area walls, ceiling, skylights (when present), floor, lighting, fans, hvac registers & returns and electrical outlets & wall switches were inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.





Bedrooms: Bedrooms - Inspected

The bedroom walls, ceiling, floors, outlets, lighting & fans, hvac registers and returns, and electrical outlets & wall switches were inspected and found to be in good operational condition, and there were no visible signs of moisture intrusion at the time of inspection, unless otherwise noted in this report.







Doors and windows throughout the home were all inspected and found to be in good operational condition (opening, closing and latching properly) at the time of inspection, unless otherwise noted in this report.



CO2 / Smoke Detectors: Smoke / CO2 Detector Info

SMOKE DETECTORS

South Carolina Code:

Smoke alarms should be installed in every bedroom, outside each sleeping area, and on every level of the home. In the basement, install on the ceiling at the bottom of the stairs. On levels without bedrooms, install in the common room or near the stairway.

Smoke alarms can be installed on the ceiling or wall. For ceiling installation, mount alarm toward the middle of the ceiling, no closer than four inches from walls. If ceiling installation is not possible, mount alarms on the wall, no closer than four inches from the ceiling.

Smoke alarms installed within 20 feet of a cooking appliance should be equipped with a means of alarm silencing or be photoelectric.

Smoke alarms should not be installed within 3 feet of a bathroom with tub or shower, in a garage, within 3 feet of an air register, near doorways or windows with the potential for drafts, or on an uninsulated exterior wall or ceiling.

Smoke alarms should NOT be installed in the following locations:

Near heating or air-conditioning supply and return vents; near a kitchen appliance; near windows, ceiling fans or bathrooms equipped with a shower or tub; where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's instructions; within unfinished attics or garages, or in other spaces where temperatures can rise or fall beyond the limits set by the manufacturer; where the mounting surface could become considerably warmer or cooler than the rest of the room, such as an inadequately insulated ceiling below an unfinished attic; or in dead-airspots, such as the top of a peaked roof or a ceiling-to-wall corner.

CO2 DETECTORS:

South Carolina Code:

Effective July 2013: CO detectors are required in all newly constructed dwelling units and occupancies where gas is a utility provided to the inside of the home. FYI - Common sources for carbon monoxide include: furnaces, boilers, gas stoves, gas ovens, gas and wood fireplaces, water heaters, gas clothes dryers, wood stoves, power generators, motor vehicles, power tools, lawn equipment, and tobacco smoke.

A CO2 detector / alarm should be installed in a central location, outside sleeping areas and on every level of the home. Follow manufacture's guidelines for placement and mounting height.

Carbon monoxide alarms are rated for 5, 7, or 10 years, depending on the manufacture. Follow manufacture's guidelines but when in doubt, replace the alarm.

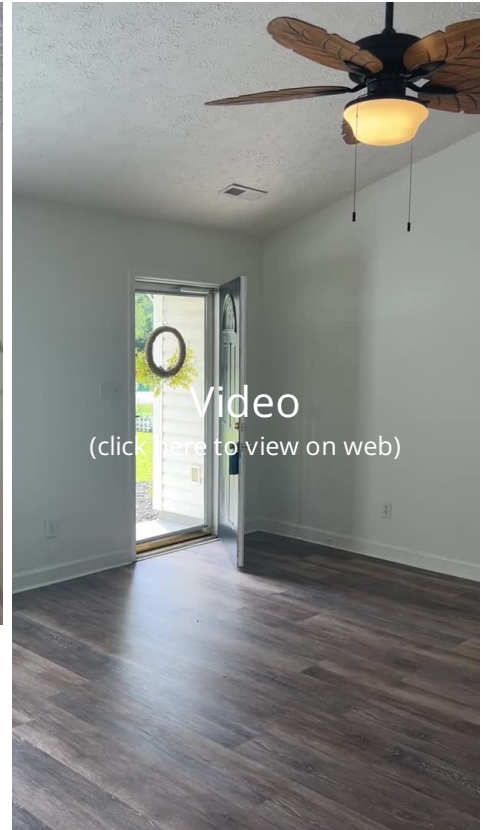
Date of manufacture can be found on the back of the alarm. If the date is missing or unreadable, replace the alarm.

Test carbon monoxide alarms at least once a month; replace alarms as earlier noted.

Check for low batteries and replace as needed.

CO2 / Smoke Detectors: Smoke Detectors / CO2 Detectors - Inspected

Smoke Detectors / CO2 detectors in the home were tested and found to be good operating condition at the time of inspection, unless otherwise noted in this report.



Deficiencies

11.1.1 Main Living Area

NO TRANSITION -

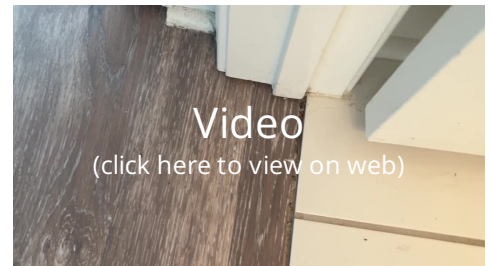
There was no transition between main living area flooring and bathroom tile floor at the time of inspection.

Recommendation

Contact a qualified handyman.



Maintenance Item



Video

(click here to view on web)

11.3.1 Doors & Windows

SOME WINDOWS - DIFFICULT TO OPEN / CLOSE

Some windows within the home were difficult to open and close at the time of inspection. Recommend cleaning and adjustment by a professional handyman.

Recommendation

Contact a qualified handyman.



Maintenance Item



11.4.1 Doorbell

DOORBELL -

The doorbell for the home did not work at the time of inspection.

Recommendation

Contact a qualified handyman.

Maintenance Item



12: KITCHEN & BUILT IN APPLIANCES

		IN	NI	NP	D
12.1	Kitchen Counters, Cabinets, Backsplash, Ceiling, Walls, Flooring	X			
12.2	Kitchen Sink	X			
12.3	Garbage Disposal			X	
12.4	Refrigerator	X			
12.5	Range/Oven/Cooktop	X			
12.6	Dishwasher	X			X
12.7	Built-in Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Range/Oven/Cooktop: Range

Hood Type

Re-circulating

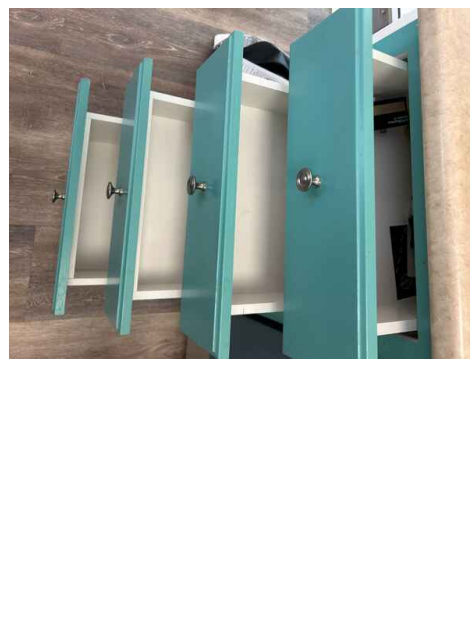
Range/Oven/Cooktop: Range

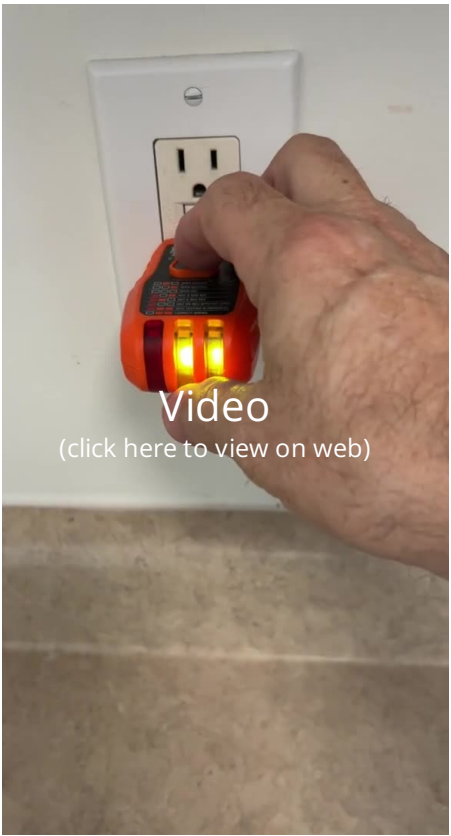
Type

Electric range

Kitchen Counters, Cabinets, Backsplash, Ceiling, Walls, Flooring: Cabinets, Countertops, Drawers, Backsplash, Walls, Floors, Ceiling, Windows (where applicable), Lighting and GFCIs - Inspected

The kitchen cabinets, drawers, countertops, backsplash, walls, ceiling, windows (where applicable), lighting and GFCIs were all inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.







Kitchen Sink: Kitchen Sink - Inspected

The kitchen sink, fixture (faucet), plumbing and under sink area were all inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.

Refrigerator: Refrigerator - Inspected

The refrigerator was inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.



Refrigerator: Observations -

Although it was installed before changes to the electrical code occurred in 2023, the inspector recommends installing a dedicated AFCI / GFCI type circuit breaker for the refrigerator.

Per the 2023 NEC (National Electrical Code) update, all plug-in type appliances, including refrigerators, ranges, dishwashers, garbage disposals and built-in microwaves, must be on their own dedicated AFCI / GFCI type circuit breaker.

Range/Oven/Cooktop: Range - Inspected

The range was inspected and found to be in good operational condition at the time of inspection.

**Range/Oven/Cooktop: Observations -**

Although it was installed before changes to the electrical code occurred in 2023, the inspector recommends installing a dedicated AFCI / GFCI type circuit breaker for the range.

Per the 2023 NEC (National Electrical Code) update, all plug-in type appliances, including refrigerators, ranges, dishwashers, garbage disposals and built-in microwaves, must be on their own dedicated AFCI / GFCI type circuit breaker.

Dishwasher : Dishwasher - Inspected

The dishwasher was inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.



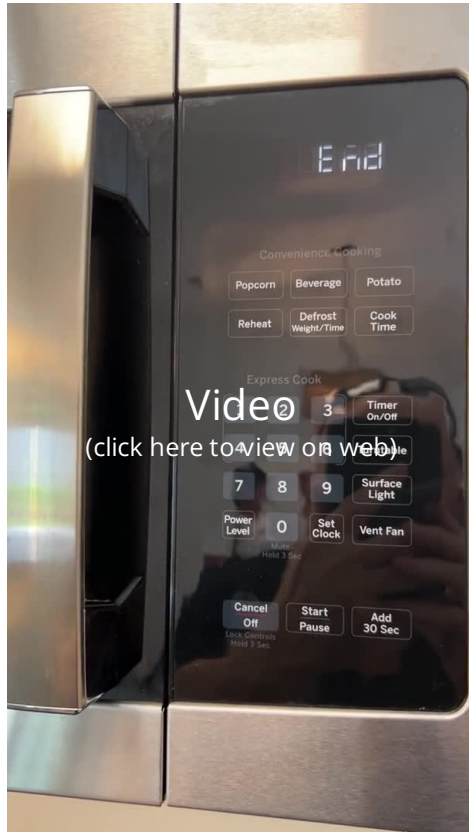
Dishwasher : Observations -

Although it was installed before changes to the electrical code occurred in 2023, the inspector recommends installing a dedicated AFCI / GFCI type circuit breaker for the dishwasher.

Per the 2023 NEC (National Electrical Code) update, all plug-in type appliances, including refrigerators, ranges, dishwashers, garbage disposals and built-in microwaves, must be on their own dedicated AFCI / GFCI type circuit breaker.

Built-in Microwave : Built In Microwave - Inspected

The built in microwave was tested and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.



Built-in Microwave : Observations -

Although it was installed before changes to the electrical code occurred in 2023, the inspector recommends installing a dedicated AFCI / GFCI type circuit breaker for the built-in microwave.

Per the 2023 NEC (National Electrical Code) update, all plug-in type appliances, including refrigerators, ranges, dishwashers, garbage disposals and built-in microwaves, must be on their own dedicated AFCI / GFCI type circuit breaker.

Deficiencies

12.6.1 Dishwasher

DISHWASHER -

Recommendation

Dishwasher was wired to a wall switch at the time of inspection. The dishwasher was also loosely installed and not secured to the countertop.

These conditions should be corrected so that the dishwasher is properly mounted and secured to the countertop and wired to an independent GFCI outlet.

Recommendation

Contact a qualified handyman.



13: LAUNDRY

		IN	NI	NP	D
13.1	Laundry Room	X			
13.2	Laundry Room Sink			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Laundry Room: Laundry Room - Inspected

All cabinets, walls, ceiling, floor, lighting and GFCIs were inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.



Laundry Room: Laundry Pair - Inspected

The laundry pair was inspected and found to be in good operational condition at the time of inspection, unless otherwise noted in this report.



STANDARDS OF PRACTICE

Inspection Site Details

1. Definitions and Scope

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. I. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. II. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

1. I. An inspection is not technically exhaustive.
2. II. An inspection will not identify concealed or latent defects.
3. III. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. IV. An inspection will not determine the suitability of the property for any use.
5. V. An inspection does not determine the market value of the property or its marketability.
6. VI. An inspection does not determine the insurability of the property.
7. VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. IX. An inspection does not include items not permanently installed.
10. X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

1. A. property boundary lines or encroachments.
2. B. the condition of any component or system that is not readily accessible.
3. C. the service life expectancy of any component or system.
4. D. the size, capacity, BTU, performance or efficiency of any component or system.
5. E. the cause or reason of any condition.
6. F. the cause for the need of correction, repair or replacement of any system or component.
7. G. future conditions.
8. H. compliance with codes or regulations.
9. I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. J. the presence of mold, mildew or fungus.
11. K. the presence of airborne hazards, including radon.
12. L. the air quality.
13. M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. N. the existence of electromagnetic fields.
15. O. any hazardous waste conditions.
16. P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. Q. acoustical properties.
18. R. correction, replacement or repair cost estimates.

19. S. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. A. any system that is shut down.
2. B. any system that does not function properly.
3. C. or evaluate low-voltage electrical systems, such as, but not limited to: 1. phone lines; 2. cable lines; 3. satellite dishes; 4. antennae; 5. lights; or 6. remote controls.
4. D. any system that does not turn on with the use of normal operating controls.
5. E. any shut-off valves or manual stop valves.
6. F. any electrical disconnect or over-current protection devices.
7. G. any alarm systems.
8. H. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. B. dismantle, open or uncover any system or component.
3. C. enter or access any area that may, in the inspector's opinion, be unsafe.
4. D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. G. inspect decorative items.
8. H. inspect common elements or areas in multi-unit housing.
9. I. inspect intercoms, speaker systems or security systems.
10. J. offer guarantees or warranties.
11. K. offer or perform any engineering services.
12. L. offer or perform any trade or professional service other than a home inspection.
13. M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. O. determine the insurability of a property.
16. P. perform or offer Phase 1 or environmental audits.
17. Q. inspect any system or component that is not included in these Standards.

4. Glossary of Terms

- accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
- activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
- adversely affect: To constitute, or potentially constitute, a negative or destructive impact.
- alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
- appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- component: A permanently installed or attached fixture, element or part of a system.
- condition: The visible and conspicuous state of being of an object.
- correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
- cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.
- crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
- decorative: Ornamental; not required for the operation of essential systems or components of a home.
- describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
- determine: To arrive at an opinion or conclusion pursuant to examination.

• **dismantle:** To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

• **engineering service:** Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.

• **enter:** To go into an area to observe visible components.

• **evaluate:** To assess the systems, structures and/or components of a property.

• **evidence:** That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.

• **examine:** To visually look (see inspect).

• **foundation:** The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.

• **function:** The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

• **functional:** Performing, or able to perform, a function.

• **functional defect:** A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

• **general home inspection:** See "home inspection."

• **home inspection:** The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.

• **household appliances:** Kitchen and laundry appliances, room air conditioners, and similar appliances.

• **identify:** To notice and report.

• **indication:** That which serves to point out, show, or make known the present existence of something under certain conditions.

• **inspect:** To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.

• **inspected property:** The readily accessible areas of the home, house, or building, and the components and systems included in the inspection.

• **inspection report:** A written communication (possibly including images) of any material defects observed during the inspection.

• **inspector:** One who performs a real estate inspection.

• **installed:** Attached or connected such that the installed item requires a tool for removal.

• **material defect:** A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

• **normal operating controls:** Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

• **observe:** To visually notice.

• **operate:** To cause systems to function or turn on with normal operating controls.

• **readily accessible:** A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

• **recreational facilities:** Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.

• **report (verb form):** To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

• **representative number:** A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

• **residential property:** Four or fewer residential units.

• **residential unit:** A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

• **safety glazing:** Tempered glass, laminated glass, or rigid plastic.

• **shut down:** Turned off, unplugged, inactive, not in service, not operational, etc.

• **structural component:** A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

• **system:** An assembly of various components which function as a whole.

• **technically exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

• **unsafe:** In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper

installation, or a change in accepted residential construction standards.

- verify: To confirm or substantiate.

These terms are found within the Standards of Practice.

Foundation & Crawlspc

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Roof

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

A. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

- A. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

Attic

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Garage

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

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

III. The inspector shall report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

Exterior

3.2. Exterior

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;

4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

HVAC

3.4. Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

3.6. Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or for functional overflow protection.

10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

3.7. Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.

17. inspect exterior lighting.

Interior

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

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

III. The inspector shall report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

Kitchen & Built In Appliances

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.