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## RESIDENTIAL REPORT

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Woodruff, SC 29388

Ryan Cusick  
02/28/2025



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# TABLE OF CONTENTS

1: Inspection Details	7
2: Kitchen	8
3: Bathrooms	10
4: Doors, Windows & Interior	13
5: Fireplace	16
6: Laundry Room	17
7: Electrical	18
8: Exterior	21
9: Roof	22
10: Garage	25
11: Basement, Foundation, Crawlspace & Structure	26
12: Attic, Insulation, Ventilation & Structure	27
13: Heating, Ventilation & Air Conditioning	29
14: Plumbing	31
15: Inspection - Completion Checklist	33
16: Additional Pictures	35
Standards of Practice	49

## YOUR REPORT:

Thank you for choosing **Carolina Inspection Associates** to inspect your new home! Please carefully read your entire Inspection Report. If you have any questions throughout the closing process 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. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property once again.

## INSPECTION CATEGORIES:

**1) Maintenance Items** - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.

**2) Recommendations/Major** - Some items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace.

**3) Safety** - This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace.

## THIS REPORT IS NOT A WARRANTY:

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report by such party(ies). We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report. The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either expressed or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property. This report is not binding unless the pre-inspection agreement has been signed by the client and returned to *Carolina Inspection Associates* along with payment of the inspection fee.

## INSPECTION LIMITATIONS:

We take pride in our home inspection services and hope you find our report valuable. Our report will provide you with an accurate assessment of the condition of the property and its components. We will also alert you to any significant defects or adverse conditions. Also, because our inspection is primarily visual, latent defects could exist. We are **unable** to see behind or through walls, floors, or ceilings. Thus,

you should not regard our inspection as a guarantee or warranty. Our inspection is purely a report on the general condition of a property at the time of the inspection.

As a homeowner, you should expect regular maintenance, items needing repair, and other problems to occur. Overtime roofs will leak, windows deteriorate, basements may have water problems, and systems/appliances may fail without warning.

Unfortunately, we **cannot** predict future events. It is simply not rational to expect a general home inspection to eliminate all risks of homeownership. For these reasons, you should keep a comprehensive insurance policy current. A home inspector is a generalist. When appropriate, a home inspector may recommend further evaluation or correction by a specialist. A specialist will be able to perform a more complete and exhaustive evaluation than a general home inspector. They will likely also be able to provide solutions and cost estimates for any repairs which may be needed.

We recommend that the client obtain at least three professional opinions/evaluations for any more substantial or significant items. When a specialist is recommended by us to evaluate or correct a specific item - we also recommend that they check for other related repairs. A specialist can often identify issues that are beyond the scope of the general home inspection. The client is further encouraged to have additional inspections performed by specialists when appropriate. These include, but are not limited to: structural engineer, HVAC specialist, electrician, plumber or a roofing contractor.

Please call us if you have any further questions or concerns!

# SUMMARY

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- ⌚ 2.1.1 Kitchen - Sink: Sink - Scratches Present
- ⌚ 3.2.1 Bathrooms - Sinks, Tubs & Showers: Shower Door Condition
- ⌚ 3.2.2 Bathrooms - Sinks, Tubs & Showers: Faucet - Loose
- ⌚ 3.2.3 Bathrooms - Sinks, Tubs & Showers: Shower - Caulk Condition
- ⌚ 3.2.4 Bathrooms - Sinks, Tubs & Showers: Trap Configuration

- 3.5.1 Bathrooms - Cabinetry: Backsplash/Countertop - Caulk Condition
- 3.5.2 Bathrooms - Cabinetry: Drawer - Missing soft close
- 3.5.3 Bathrooms - Cabinetry: Cabinet - Stain Present
- 4.1.1 Doors, Windows & Interior - Doors: Weatherstripping - Inadequate
- 4.1.2 Doors, Windows & Interior - Doors: Door/Screen Operation
- 4.5.1 Doors, Windows & Interior - Windows: Window - Scratch Present
- 4.5.2 Doors, Windows & Interior - Windows: Window Operation
- 4.6.1 Doors, Windows & Interior - Miscellaneous: Cosmetic Deficiencies
- 7.6.1 Electrical - Lighting Fixtures, Switches, Wires & Receptacles: Lights - Bulbs Out
- 7.6.2 Electrical - Lighting Fixtures, Switches, Wires & Receptacles: Switch Operation
- 8.9.1 Exterior - Water Spigot: Water Pressure - Low
- 9.1.1 Roof - Coverings: Roof - Damage Present
- 9.2.1 Roof - Roof Drainage Systems: Gutter Extensions Missing
- 9.2.2 Roof - Roof Drainage Systems: Downspout Termination
- 9.5.1 Roof - Skylights & Other Roof Penetrations: Roof Boot(s) - Not Nailed
- 10.2.1 Garage - Garage Door: Garage Door - Gaps Present
- 12.4.1 Attic, Insulation, Ventilation & Structure - Roof Structure & Attic: Truss Repairs Present
- 13.2.1 Heating, Ventilation & Air Conditioning - Heating/Cooling: Intake Vent - Missing Screen

# 1: INSPECTION DETAILS

## Information

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<b>In Attendance</b> Home Inspectors	<b>Occupancy</b> Vacant	<b>Type of Building</b> Single Family
<b>Temperature (approximate)</b> 58 Fahrenheit (F)	<b>Weather Conditions</b> Clear	

## 2: KITCHEN

### Information

**Sink: Ran water at kitchen sink**

I ran the water at the kitchen sink.

**Dishwasher: Brand**

GE

**Range/Oven/Cooktop:****Range/Oven Energy Source**

Gas

**Range/Oven/Cooktop:****Range/Oven Brand**

GE

**Range/Oven/Cooktop: Anti-Tip****Bracket**

Present

**Range/Oven/Cooktop: Exhaust****Hood Type**

Vented

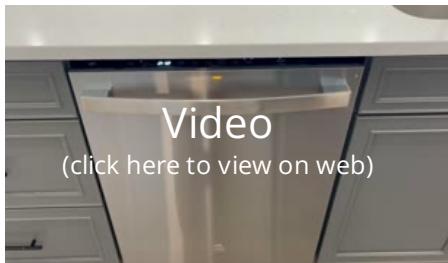
**Countertops & Cabinets:****Countertop Material**

Granite/Quartz

**Dishwasher: OK**

The dishwasher was operated through one cycle and appeared to be in working order at time of inspection. No leaks or deficiencies were found.

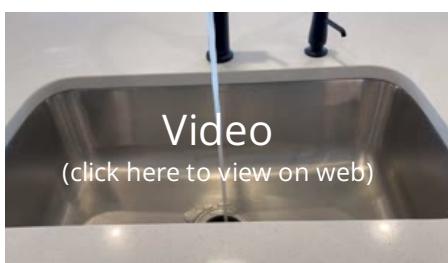
**Note:** Many dishwashers can leak or fail without warning. The home inspector is not responsible for any leaks that occur after the dishwasher is operated.

**Range/Oven/Cooktop: OK**

The oven operated when tested. Inspection of ranges is limited to basic functions, such as testing of the bake/broil features of the oven. Self-cleaning and convection features (if present) were not tested.

**Garbage Disposal: OK**

The garbage disposal was tested and appeared to be in working order at the time of the inspection.

**Built-in Microwave: OK**

No deficiencies were observed in the condition or operation of the built-in microwave oven. The unit was tested and appeared to be serviceable at time of inspection. Built-in microwave ovens are tested using normal operating controls. Microwave leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified appliance technician.

## Countertops & Cabinets: OK

At the time of the inspection, no deficiencies were observed in the condition of the kitchen cabinets. Inspection of installed cabinetry typically includes inspection of installation hardware, door and drawer operation, hardware function and countertops. Areas of cosmetic damage are not noted.

## GFCI: GFCI Tested

I observed & tested ground fault circuit interrupter (GFCI) protection in the kitchen.

## Observations

### 2.1.1 Sink



#### SINK - SCRATCHES PRESENT

##### KITCHEN

Scratches are present at the kitchen sink. Further evaluation and repair is recommended.

##### Recommendation

Contact your builder.



Kitchen



Kitchen

## 3: BATHROOMS

### Information

#### Bathroom Toilets: OK

All toilet components operated in a manner consistent with their intended use, on the day of inspection.

#### Sinks, Tubs & Showers: Ran water at Sinks, Tubs & Showers

All sinks, bathtubs, and shower components appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes evaluation of functional flow, functional drainage, proper operation of shut-off, diverter valves and faucet; and moisture intrusion of walls and pan.

**Note:** We do not stand inside any bathtubs/showers. We view the bathtubs/showers from the outside. We are unable to determine the condition of the areas below.

#### GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument. All receptacles in the bathroom must be GFCI protected.

### Observations

#### 3.2.1 Sinks, Tubs & Showers



#### SHOWER DOOR CONDITION

##### HALLWAY BATHROOM

The shower door sweep is too long. I recommend having the area trimmed.

Recommendation

Contact your builder.



Hallway Bathroom

#### 3.2.2 Sinks, Tubs & Showers



#### FAUCET - LOOSE

##### HALLWAY BATHROOM

The faucet is loose. Correction is recommended.

Recommendation

Contact your builder.



Hallway Bathroom

#### 3.2.3 Sinks, Tubs & Showers



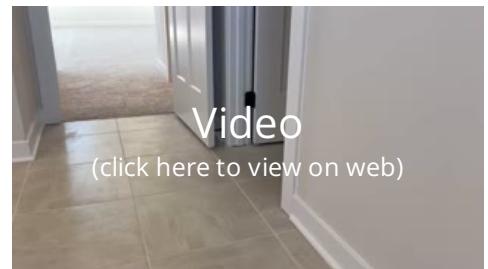
#### SHOWER - CAULK CONDITION

##### MASTER BATHROOM

The side of the frame/glass has not been properly sealed. Correction is recommended.

Recommendation

Contact your builder.



Video  
(click here to view on web)

Master Bathroom

### 3.2.4 Sinks, Tubs & Showers



#### TRAP CONFIGURATION

##### MASTER BATHROOM

The setup appears to have two traps in series, which is problematic because it can cause slow drainage and siphoning issues. Further evaluation of the trap is recommended.

Recommendation

Contact your builder.



Master Bathroom

### 3.5.1 Cabinetry



#### BACKSPLASH/COUNTERTOP - CAULK CONDITION

##### MASTERBATHROOM

Cracking is present at sections of the caulk. I recommend having the areas corrected.

Recommendation

Contact your builder.



Master Bathroom



Master Bathroom

### 3.5.2 Cabinetry



#### DRAWER - MISSING SOFT CLOSE

##### UPSTAIRS HALLWAY BATHROOM

All of the drawers are equipped with soft closing mechanisms. The one cabinet appears to be missing soft closing mechanisms. I recommend confirming with the builder.

Recommendation

Contact your builder.



Video  
(click here to view on web)

3.5.3 Cabinetry

### CABINET - STAIN PRESENT

MASTER BATHROOM

There is a stain present inside the cabinet.

Recommendation

Contact your builder.



Master Bathroom

## 4: DOORS, WINDOWS & INTERIOR

### Information

#### Windows: OK

All of the accessible windows were tested throughout the house. No deficiencies were observed in the condition of windows.

### Observations

#### 4.1.1 Doors



#### WEATHERSTRIPPING - INADEQUATE

##### FRONT OF HOME

The weatherstripping at the door is inadequate. Correction is recommended.

Recommendation

Contact your builder.



Front of home

#### 4.1.2 Doors



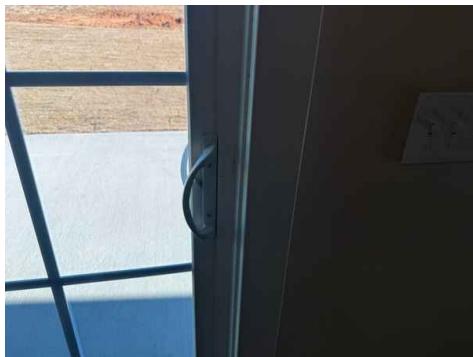
#### DOOR/SCREEN OPERATION

##### BACK OF HOME

The door catches when closed/latched. Additionally, the screen door does not latch properly. Some adjustment is needed.

Recommendation

Contact your builder.



Back of home



Back of home

## 4.5.1 Windows

**WINDOW - SCRATCH PRESENT**

## STAIRWAY

There appears to be scratches/scuff marks present on the window. I recommend having the builder confirm.

Recommendation

Contact your builder.



Stairway

## 4.5.2 Windows

**WINDOW OPERATION**

## MASTER BEDROOM

The window is difficult to open. Further evaluation is recommended.

Recommendation

Contact your builder.



Master Bedroom

## 4.6.1 Miscellaneous

**COSMETIC DEFICIENCIES**

## MULTIPLE LOCATIONS

Some noticeable cosmetic deficiencies were present at the time of the inspection. Cosmetic deficiencies are not noted as defects on the report. These have been listed as a courtesy.

**Note:** This does not include every cosmetic deficiency currently present. We list these as a courtesy. **I recommend addressing all of your cosmetic concerns during your blue tape walk.**

Recommendation

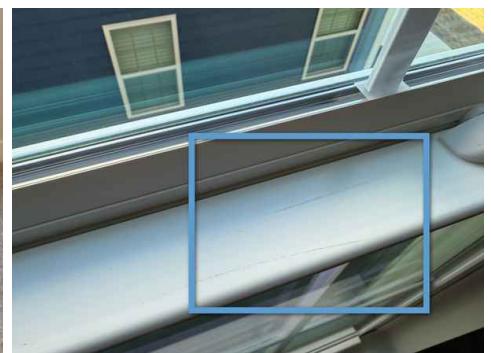
Contact your builder.



Front right bedroom closet window



Stairway



Upstairs back left bedroom



Multiple Locations



Stairway

## 5: FIREPLACE

## 6: LAUNDRY ROOM

### Information

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**Washer / Dryer Connection: Dryer**

<b>Power Source</b>	Vent
110/220	Metal

**Washer / Dryer Connection: Washer Connections**

Both hot and cold water connection were available to the washer.

The washing machine water supply valves were **NOT** operated at the time of inspection.

# 7: ELECTRICAL

## Information

**Service Entrance Conductors:****Electrical Service**

Below Ground

**Electric Meter: Location**

Left of home

**Electric Panel: Panel Capacity**

200 AMP

**Electric Panel: Panel Manufacturer**

Square D

**Electric Panel: Panel Locations**

Garage, Left of home

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20****AMP**

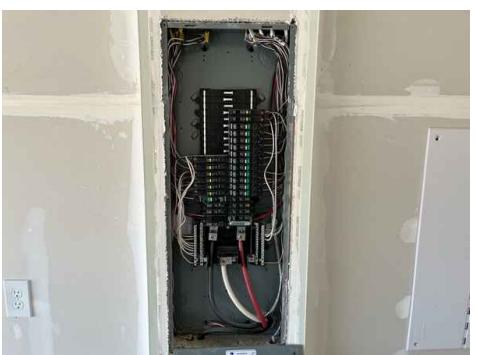
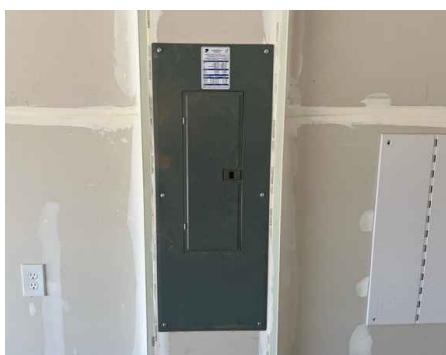
Copper

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**

Romex

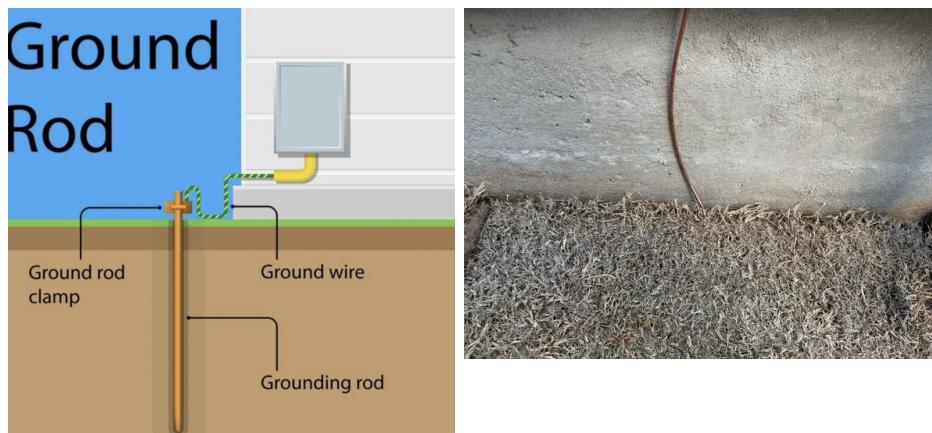
**Electric Panel: Panel Type**

Circuit Breaker

**Electric Panel: Electrical Panels**

## Grounding/Bonding: Service Grounding / Bonding: GEC Present

The grounding electrode conductor (GEC) was present and connected in the service equipment panel. Typically the attachment point to a grounding rod, etc. is not visible. No indications of deficiencies were observed at visible portions.



## GFCI & AFCI: Information

A Ground Fault Circuit Interrupter (GFCI) is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking; this is faster than a person's nervous system can react! At minimum; bathrooms, whirlpools, exterior circuits, hot-tubs and pools need to be GFCI protected. All GFCI protected devices should be tested monthly using the "Test" button to ensure proper operation.

## Smoke Detectors: OK

Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. However, I recommend all detectors be checked upon occupancy to confirm batteries and alarms are operational.

## Smoke Detectors: Smoke Alarm Information

Smoke alarms should generally be replaced every **10 years**. Over time, the sensors can become less effective, even if the alarm still sounds when tested. It's also a good idea to check the manufacturer's recommendations for your specific model, as some may have different guidelines. Additionally, it's recommended to test your smoke alarms monthly and replace the batteries at least once a year, or more frequently if the alarm starts chirping, indicating a low battery.

## Carbon Monoxide Detectors: Information

Carbon monoxide is a colorless, odorless toxic gas produced by fuel-fired appliances during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by automobiles, furnaces, boilers or wood stoves with components that are dirty or out of adjustment can create elevated levels of carbon monoxide in exhaust gasses.

Carbon monoxide can cause sickness, debilitating injury, and even death. Electronic detectors are inexpensive, and under current standards, should be installed in homes in which fuel-fired appliances are installed and in homes with an attached garage. Detectors should not be placed next to heating appliances like furnaces and boilers, but should be placed in the immediate vicinity of the bedrooms to protect living and sleeping areas. **If your home has any gas appliances present - I recommend having a CO monitor added.**

## Observations

### 7.6.1 Lighting Fixtures, Switches, Wires & Receptacles

#### LIGHTS - BULBS OUT

MASTER BATHROOM

Some of the bulbs are out/missing from the fixtures. I recommend replacing the bulbs and confirming operation.

Recommendation

Contact a handyman or DIY project





Master Bathroom

7.6.2 Lighting Fixtures, Switches, Wires & Receptacles



Moderate/Major

## SWITCH OPERATION

### LIVING ROOM

Two of the switches are difficult to operate. Correction is recommended.

Recommendation

Contact your builder.



Living Room

## 8: EXTERIOR

### Information

**Driveway:** Driveway Material  
Concrete

**Walkways & Patios :** Walkway  
Material  
Concrete

**Siding, Flashing & Trim:** Siding  
Material  
Fiber Cement

**Gas Meter:** Main Gas Shut-off  
Location

Gas Meter



**Water Spigot: Pressure**

53

It is recommended that the water pressure should be no more than 80 PSI. This is measured in pounds per square inch, or psi, the water pressure determines how quickly the water pushes through the hose.



### Observations

8.9.1 Water Spigot

**WATER PRESSURE - LOW**

WHOLE HOME

The water pressure is low (53 PSI). The recommended water pressure is between 60-80 PSI. I recommend having the water pressure adjusted.

Recommendation

Contact your builder.

Minor

## 9: ROOF

### Information

**Inspection Method**

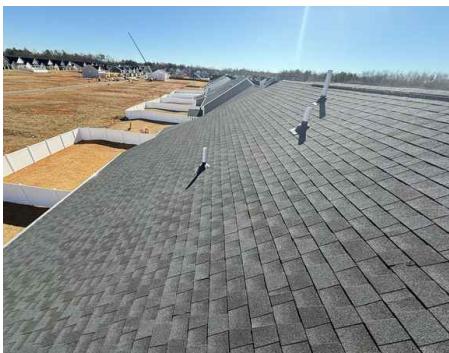
Walked Roof

**Roof Type/Style**

Gable

**Coverings: Material**

Asphalt

**Coverings: Asphalt Shingles**

The roof coverings are comprised of asphalt shingles. The average lifespan of an asphalt roof is based on a number of factors. Longevity depends on the climate of an area, the way the original installation was handled, and whether ongoing care and maintenance have been part of a regular routine. The average lifespan can range from 15-25 years.

Asphalt shingles must be installed to manufacturers' recommendations for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer. An inspection of the roof will be conducted to the best of our ability. Confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible. Invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

### Observations

## 9.1.1 Coverings

**ROOF - DAMAGE PRESENT**

## ROOF (FRONT)

I observed damage to parts of the roof. Some stained areas are also present. Correction of the areas is recommended.

Moderate/Major

Recommendation

Contact your builder.



#### 9.2.1 Roof Drainage Systems

### GUTTER EXTENSIONS MISSING

WHOLE HOME

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. I recommend an extension 3' to 6' away from wall.

Recommendation

Contact your builder.





## 9.2.2 Roof Drainage Systems

**DOWNSPOUT TERMINATION**

## ROOF (FRONT)

The downspout terminates directly onto the roof shingles. I recommend installing an elbow at the bottom of the downspout to redirect water flow.

Recommendation

Contact your builder.



Front of home

## 9.5.1 Skylights &amp; Other Roof Penetrations

**ROOF BOOT(S) - NOT NAILED**

## ROOF

The boots around the vent pipes should be nailed at the bottoms. The nail heads should then be caulked over to prevent leaks.

Recommendation

Contact your builder.



# 10: GARAGE

## Information

**Garage Door: Material**

Metal/Aluminum

**Garage Door: Type**

Automatic

**Garage Floor: Mostly OK**

The overall condition of the floor is OK. I noticed small shrinkage cracks in the garage floor. This is common and doesn't appear to be a structural issue.

**Garage Door: OK - One Garage Door**

The garage door was operated and tested. It appeared to be in proper working order at the time of the inspection.

**Garage Door Opener: Photoelectric Eye Sensors: OK**

The garage door sensors were tested and were in working order at the time of the inspection.

## Observations

**10.2.1 Garage Door****GARAGE DOOR - GAPS PRESENT****GARAGE**

Gaps are present at some sections of the garage door. Correction is recommended.

Recommendation

Contact your builder.



Garage

# 11: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

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**Inspection Method**

Visual

**Foundation: Material**

Slab on Grade

**Foundation: OK**

At the time of the inspection, no deficiencies were observed in the condition of the visible portions of the foundation.

# 12: ATTIC, INSULATION, VENTILATION & STRUCTURE

## Information

**Attic Insulation: Insulation Type**

Blown

**Attic Insulation: Adequate Insulation**

The attic appears to be insulated adequately.

**Roof Structure & Attic: Type**

Gable

**Roof Structure & Attic: H Clips**

Present

Yes

**Attic Maintenance**

All attic areas should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mold is kept in check.

## Limitations

General

**ACCESS RESTRICTED**

A portion of the attic space was inspected due to size restrictions and obstructions.

## Observations

## 12.4.1 Roof Structure &amp; Attic

**TRUSS REPAIRS PRESENT**

## ATTIC

Multiple sections of the trusses have been repaired. However, the builder has provided all of the required documentation - which is located in the attic. No action is needed.

## Recommendation

Contact your builder.





# 13: HEATING, VENTILATION & AIR CONDITIONING

## Information

**Thermostat Controls:**
**Thermostat(s) Working**

The thermostats were in working order at the time of the inspection.

**Heating/Cooling: Energy Source/Type**

Gas Furnace, Central Air Conditioner

**Heating/Cooling: Disconnect(s) Present**

Yes

**Heating/Cooling: Location**

Attic, Right of home

**Heating/Cooling: Equipment**
**Years**

The manufacturer year of the units is 2024.

**Distribution System:**
**Configuration**

Split

**Heating/Cooling: Cooling Brand**

Carrier


**Heating/Cooling: Heating Brand**

Carrier


**Heating/Cooling: Cooling/Heating - Tested & Working**

The heat/air worked during the inspection. However, it is always recommended to have the unit routinely serviced by an HVAC professional.

**Note:** The HVAC system is operated under normal controls. Any invasive inspection of the unit will need to be conducted by an HVAC professional. A HVAC professional will be able to test the pressures and power of the components. Additionally, they can also check refrigerant levels and for leaks.

## Distribution System: General Info: Split System Present

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat
- Interior ductwork to distribute conditioned air throughout the home

## Air Return Vent: Filter Replacement & Maintenance

It is recommended to have the return filters changed every 90 days for a home without pets. Every 60 days for a home with pets.

## Observations

13.2.1 Heating/Cooling



### INTAKE VENT - MISSING SCREEN

ATTIC

The intake vent at the furnace is missing a screen. I recommend having a screen added.

Recommendation

Contact your builder.



Attic

# 14: PLUMBING

## Information

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

**Water Heater: Water Heater Disconnect - Present**  
Yes - At Water Heater, Yes - At Panel

**Main Water Shut-Off: Location**  
Garage, Front of home



**Water Supply, Distribution Systems & Fixtures: Drain Materials**  
PVC

**Water Heater: Location**  
Left of home



**Water Heater: Power Source/Type**  
Tankless

**Water Heater: Water Heater Year**  
The manufacturer year of the water heater is 2024.

### Main Water Shut-Off: Shutoff Valve Information

Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern and to expect leaking to occur once operated.

### Water Supply, Distribution Systems & Fixtures: Functional Drainage

Water was ran through all drains in the home for an extended period of time. No hindered drainage was present at the time of inspection unless otherwise noted in the report. For homes that are vacant - lived-in conditions can not be adequately replicated during a general home inspection.

### Water Supply, Distribution Systems & Fixtures: Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected, looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home** regardless of age due to the sewer lateral between the home and sewer service not being visible. These inspections typically cost around \$250.00 but can save thousands if a problem is found.

## Water Heater: Manufacturer

Rinnai



# 15: INSPECTION - COMPLETION CHECKLIST

## Information

### Checklist

Breakers On/Reset, Lights Off,  
Sinks Off, Windows  
Closed/Locked, Thermostat  
Reset, Smoke Detectors, Doors  
Closed/Locked, Shower/Bath Off,  
Appliances Off, GFCIs Reset

### Fireplace/Oven/Stove: Off

After testing, all fireplaces,  
stoves and ovens were turned  
back off.

### Thermostat(s): Photo after testing

Prior to leaving the home the HVAC system(s) were double checked to make sure they were reset to their original settings.



**Fixtures: Off**

The fixtures were all turned off after testing.



## 16: ADDITIONAL PICTURES

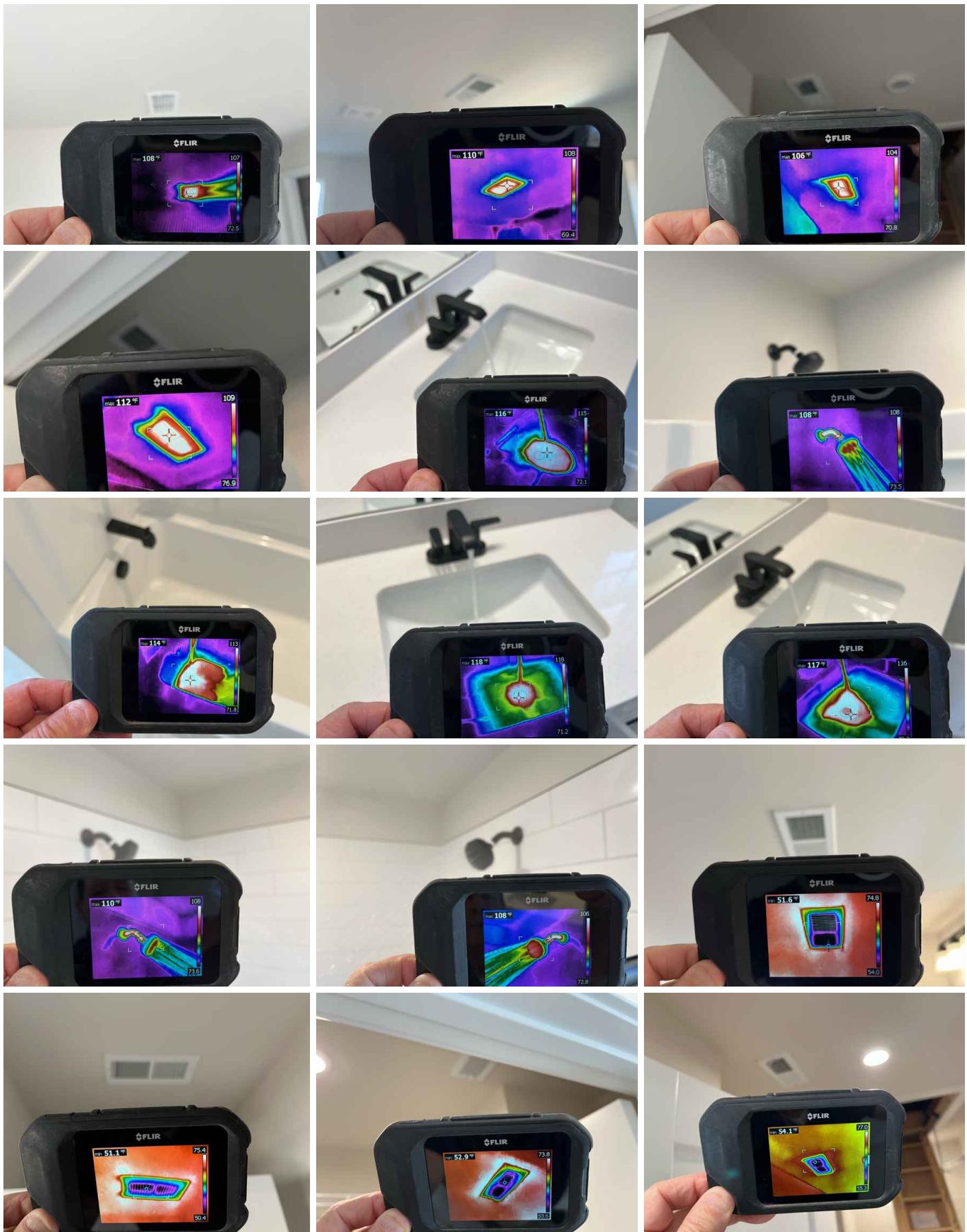
### **Information**

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## Thermal Pictures

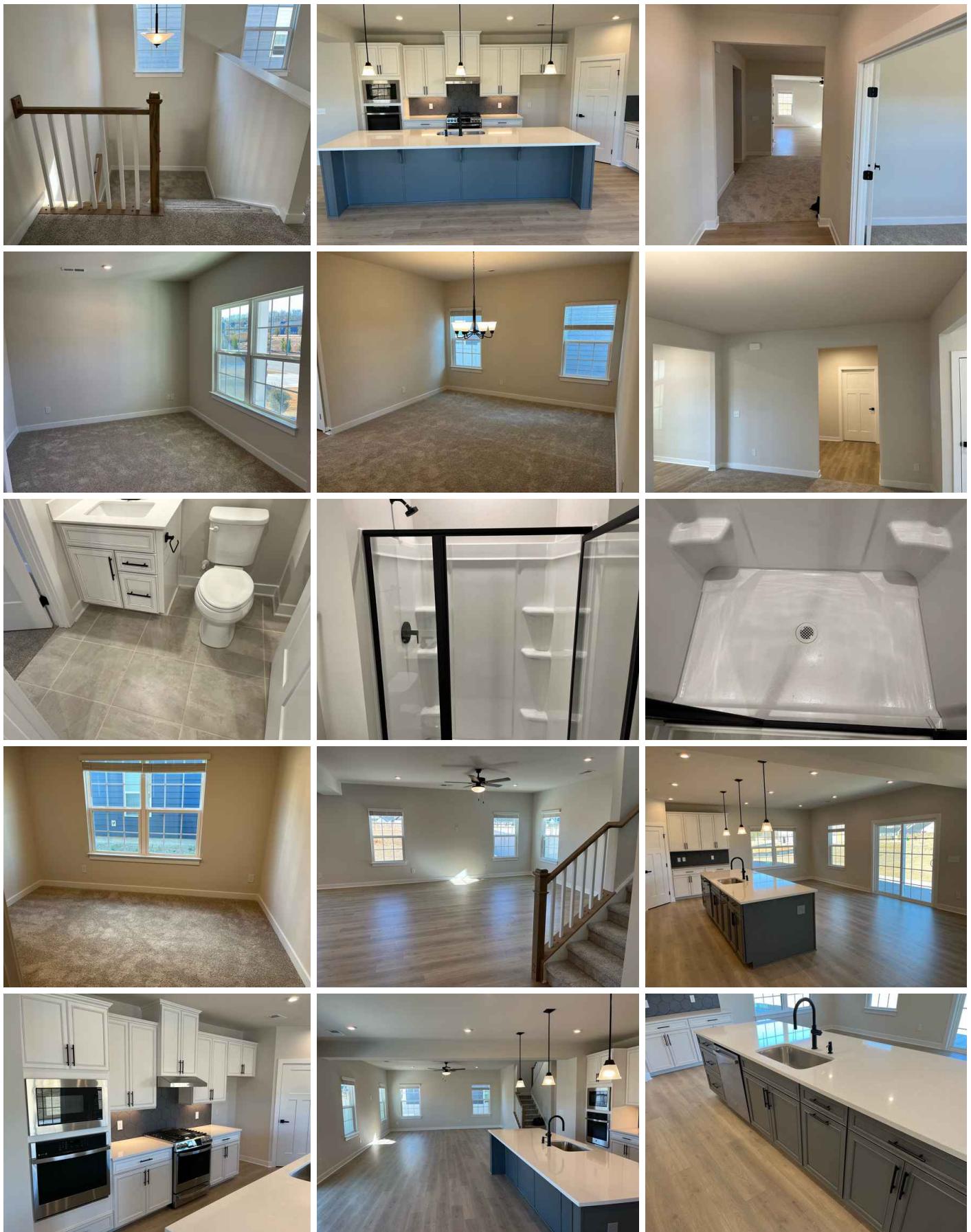


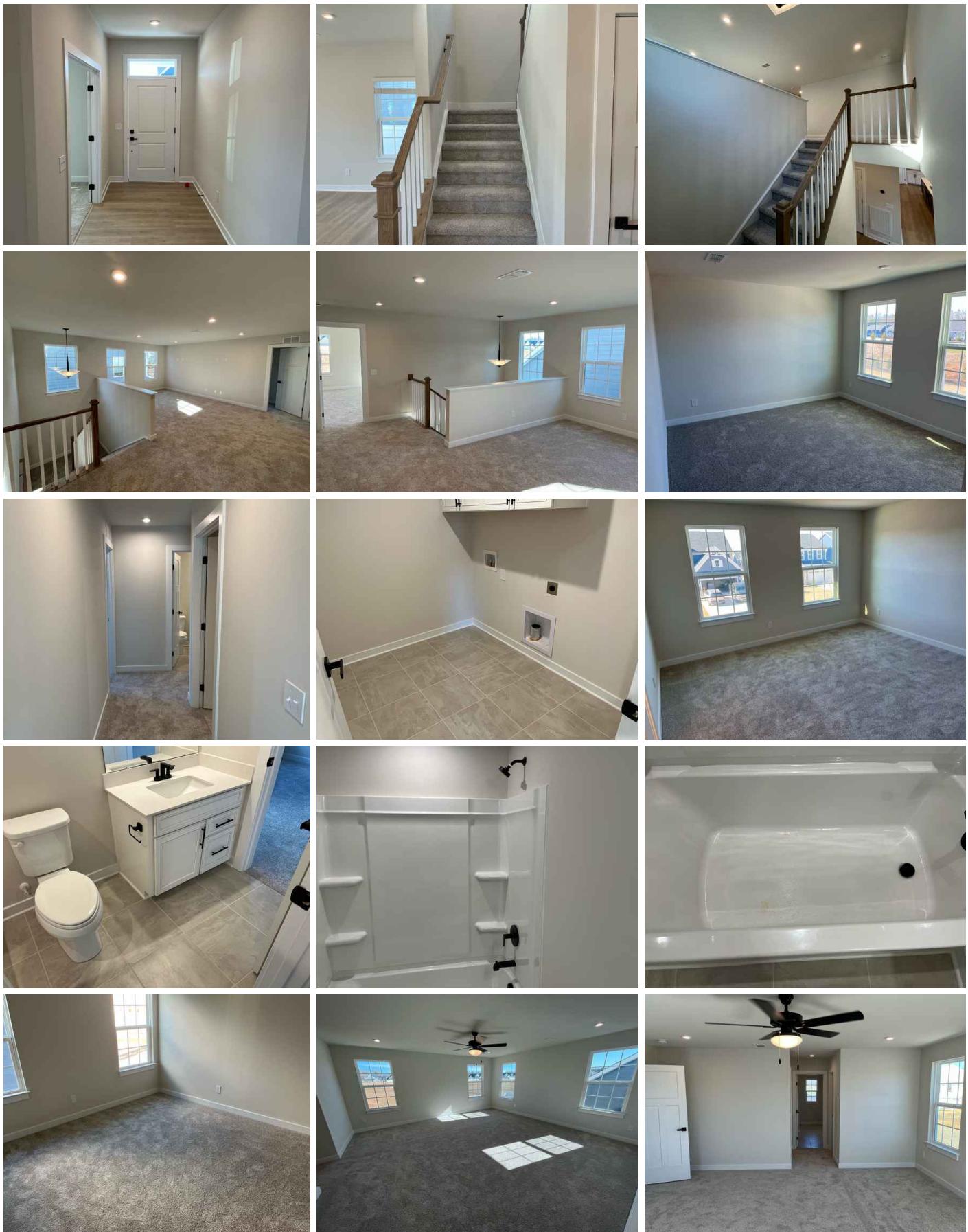






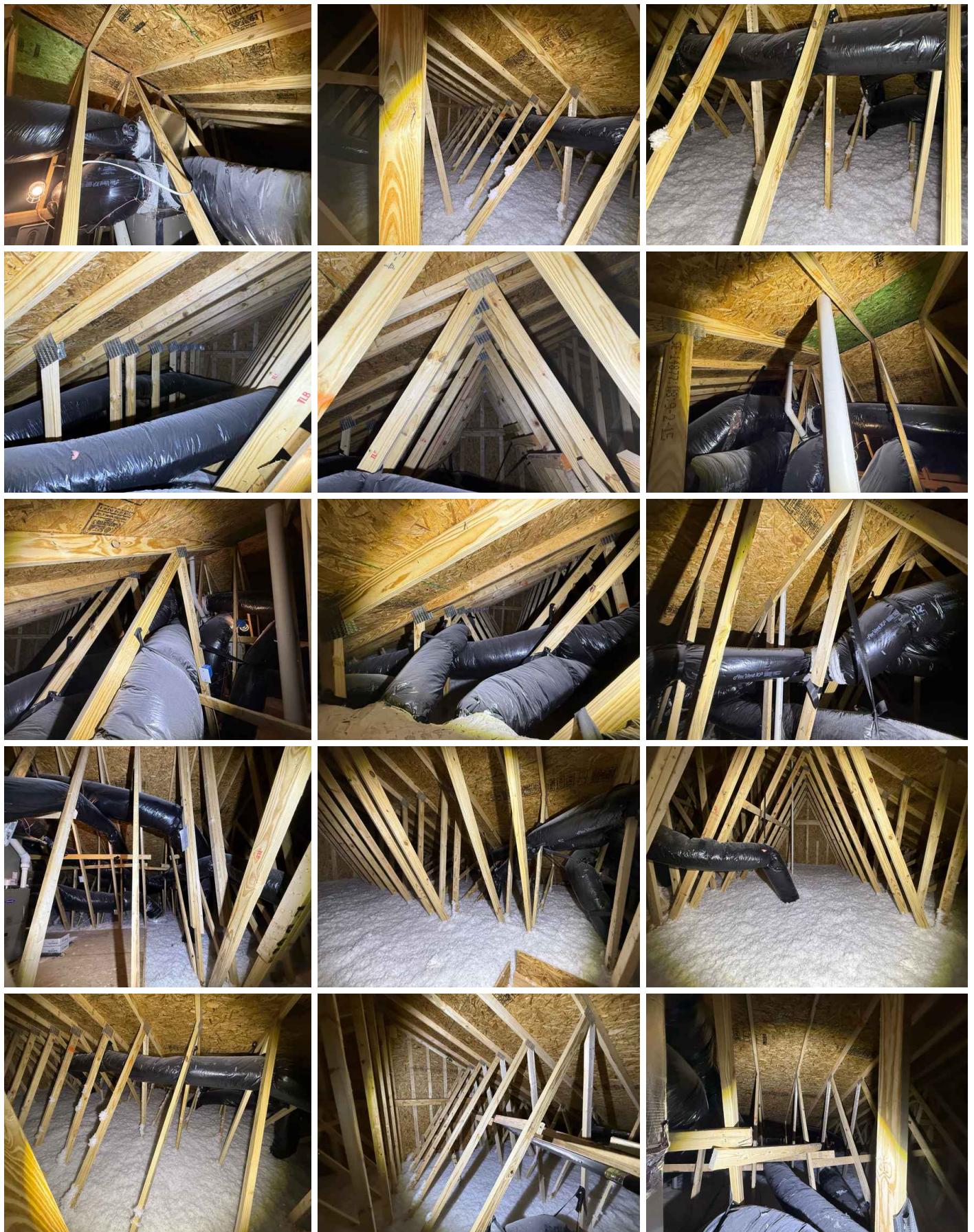


**Interior Pictures**



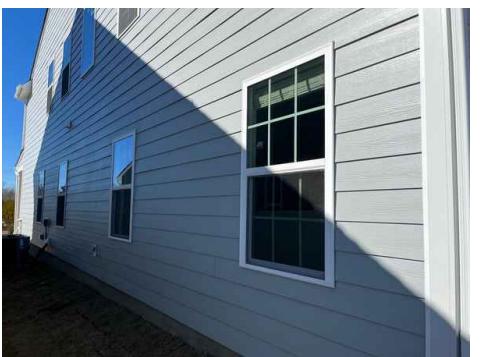


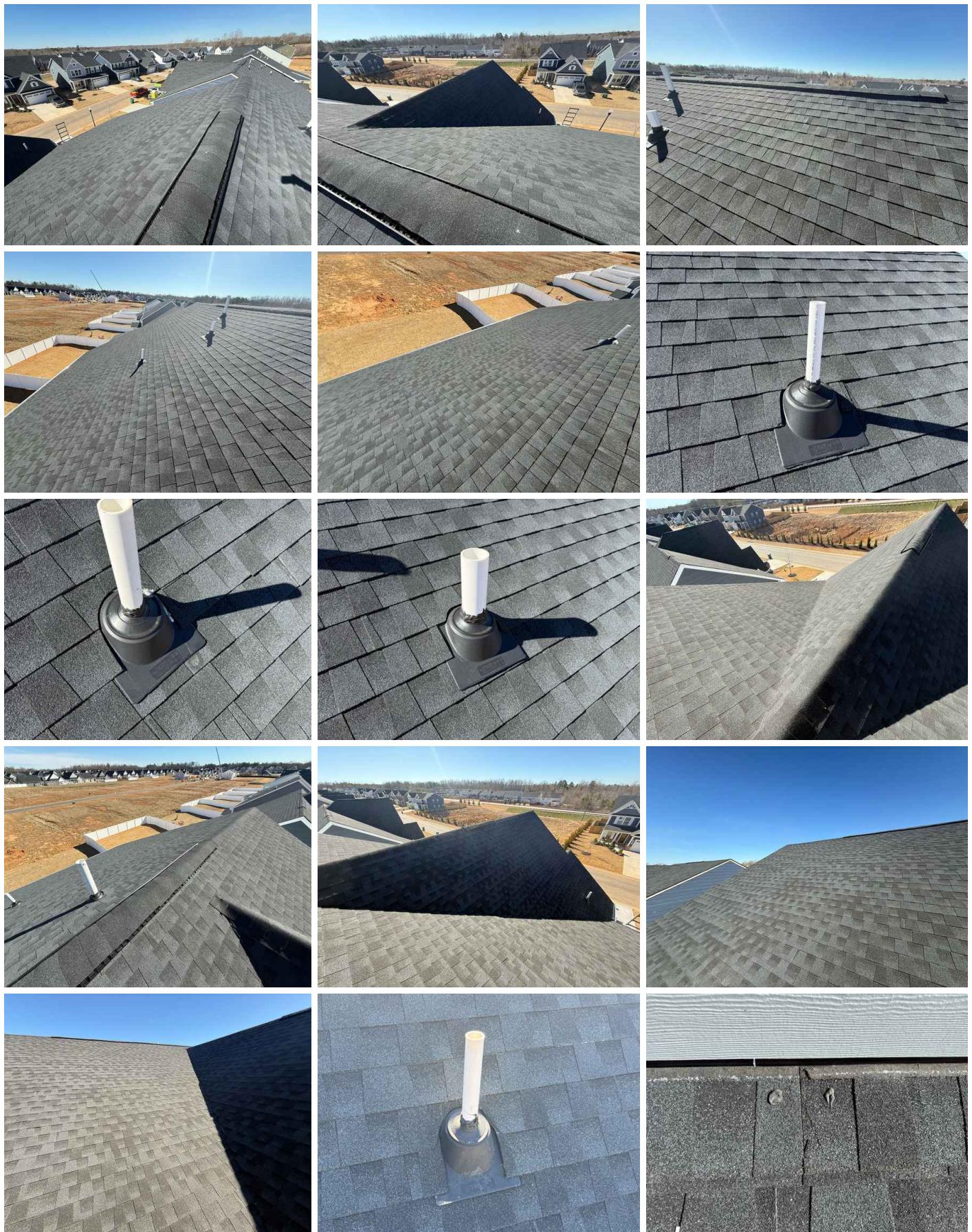
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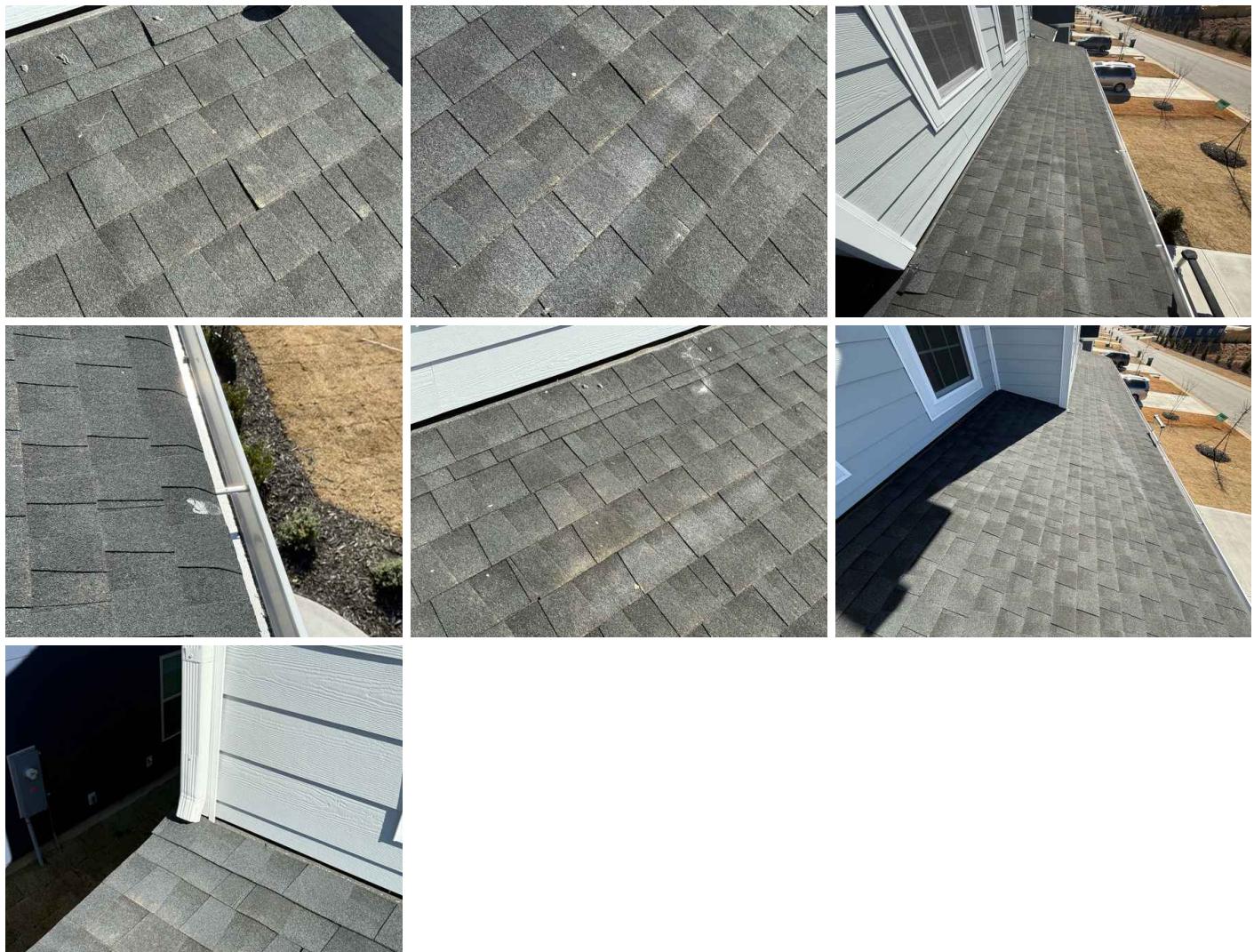




### Exterior Pictures



**Roof Pictures**



**Interior Plumbing Pictures**

# STANDARDS OF PRACTICE

## Inspection Details

### Kitchen

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: Stove/Oven, Microwave, Garbage Disposal, Refrigerator. (On/Off function only)**

**We are unable to check the efficiency of the appliances.**

### Doors, Windows & Interior

**I.** The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. **II.** The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. **III.** The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. **IV.** The inspector is **NOT** required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

### Fireplace

**I.** The inspector shall inspect: Readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and clean-out doors and frames. **II.** The inspector shall describe: the type of fireplace. **III.** The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and clean-outs not made of metal, pre-cast cement, or other non combustible material. **IV.** The inspector is **NOT** required to: inspect the flue or vent system; inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; Determine the need for a chimney sweep; operate gas fireplace inserts; light pilot flames; determine the appropriateness of any installation; inspect automatic fuel-fed devices; inspect combustion and/or make-up air devices; inspect heat-distribution assists, whether gravity-controlled or fan-assisted; ignite or extinguish fires; determine the adequacy of drafts or draft characteristics; move fireplace inserts, stoves or firebox contents; perform a smoke test; dismantle or remove any component; perform a National Fire Protection Association (NFPA)-style inspection; perform a Phase I fireplace and chimney inspection.

### Electrical

**I.** The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. 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; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. **II.** The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. **III.** The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the

presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. 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 E. the absence of smoke detectors. **IV.** The inspector is **NOT** required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

## Exterior

**I.** The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. 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: A. the type of exterior wall-covering materials. **III.** The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. **IV.** The inspector is **NOT** required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Roof

**I.** The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. 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: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Basement, Foundation, Crawlspace & Structure

**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.

## Attic, Insulation, Ventilation & Structure

**I.** The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. **II.** The inspector shall describe: A. the type of insulation observed; and B. 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: A. the general absence of insulation or ventilation in unfinished spaces. **IV.** 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 disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans.

G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

### **Heating, Ventilation & Air Conditioning**

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. 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. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks. I) Measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

### **Cooling**

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. 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. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

### **Plumbing**

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. 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: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. 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. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. 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. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.