HOME INSPECTION REPORT

Street address	City	ZIP code	Inspection date	Report date
1462 Wappoo Road	Charleston	29407	09/23/2026	09/24/2026

Client(s)	Inspection company	Phone
Chidi and Amara Okafor	Harbor Light Home Inspections, LLC	(843) 555-0171

Licensed home inspector	SC license number	Inspector signature
Nora Whitaker	RBI.48913	*Nora Whitaker*

Building and year built	Weather	Temperature	Occupancy	People present
One-story brick ranch on a crawl space, built 1958	Partly cloudy, humid	84°F	Occupied, furnished	Buyers, buyer's agent

This inspection followed the ASHI Standard of Practice for Home Inspections, effective March 1, 2014, which the South Carolina Residential Builders Commission posts as the SC Standards of Practice for Home Inspectors. Sections 3 through 12 below match the same sections of that Standard. Items not inspected are marked NI, with the reason, as S.C. Code § 40-59-560(B) requires.

Condition terms

Code	Term	Meaning
S	**Satisfactory**	Inspected. Working as intended, with no deficiency seen.
D	**Deficient**	Inspected. Not working as intended, damaged, or near the end of its life. Listed in the system's findings with a recommendation.
SH	**Safety hazard**	Inspected. Unsafe as found. Listed in the system's findings and first in the summary.
NI	**Not inspected**	Present, but not inspected. The reason is in the system's "Not inspected, and why" row.
NP	**Not present**	Not found at this property.

Summary of findings

Every item marked SH or D in the report, with its number. Safety hazards are listed first.

No.	Term	System	Component and observation	Recommendation
6.1	SH	Plumbing	Water heater: no discharge pipe on the relief valve.	Add a discharge pipe. Licensed plumber.
7.1	SH	Electrical	Open junction box with spliced wires, crawl space.	Cover and secure it. Licensed electrician.
3.1	D	Structural components	Wet, damaged sill and joists below the hall bath, crawl space.	See the 09/22/2026 CL-100. Contractor to dry it out.
4.1	D	Exterior	Soil slopes to the rear wall; downspouts empty there.	Regrade and extend downspouts. Contractor.
5.1	D	Roofing	Creased and lifted shingles on the rear slope.	Repair by a licensed roofing contractor.
6.2	D	Plumbing	Galvanized supply pipe with rust at two joints.	Evaluation by a licensed plumber.
7.2	D	Electrical	Open ground at the bedroom receptacles.	Ground or GFCI. Licensed electrician.
7.3	D	Electrical	No kitchen GFCI; missing smoke and CO alarms.	Add GFCI and alarms. Licensed electrician.
9.1	D	Air conditioning	Condensate drain wets the crawl space soil.	Route it outside. HVAC contractor.
10.1	D	Interiors	Rear bedroom windows painted shut.	Free the sashes. Qualified contractor.
11.1	D	Insulation and ventilation	Fallen floor batts, no vapor retarder, blocked vents.	Fix after the moisture repair. Contractor.
11.2	D	Insulation and ventilation	Bath fan vents into the attic.	Extend it to a vent cap. Contractor.

3 Structural components

Component	Type, material, and notes	S	D	SH	NI	NP
Foundation	Brick perimeter wall on a concrete footing	X				
Columns or piers	Brick piers. Wood form boards left against two rear piers		X			
Floor structure	2x8 joists on wood girders. Damaged sill and joist ends, right rear		X			
Wall structure	Wood frame, seen in the attic and crawl space	X				
Ceiling structure	Wood joists, seen from the attic hatch	X				
Roof structure	Wood rafters with plank sheathing	X				
Crawl space entry and method	Rear access door. Crawled all of it but behind the front porch					
Attic entry and method	Hall ceiling hatch. Viewed from the hatch					
Water or moisture signs	Damp soil and 21 to 22% readings, right rear		X			
Not inspected, and why	Crawl space behind the front porch: a duct sits 6 in. off the soil, so it was not entered (ASHI 3.2.C). Attic floor framing under blown-in insulation (ASHI 3.2.D).					

No.	Term	Component and location	Observation	Recommendation
3.1	D	Crawl space, right rear, below the hall bath	Damaged wood at about 4 ft of sill and two joist ends. Moisture of 21 to 22% in the sill, joists, and subfloor. Form boards touch the soil at two piers. These conditions invite wood-destroying insects.	See the CL-100 dated 09/22/2026 from Lowcountry Termite & Pest, and ask that licensed pest company about termites. A qualified contractor should repair the wood and dry out the crawl space.
3.2				
3.3				

4 Exterior

Component	Type, material, and notes	S	D	SH	NI	NP
Wall coverings	Brick veneer	X				
Flashing and trim	Painted wood trim at windows and doors	X				
Exterior doors	Wood front door, aluminum sliding door at the rear	X				
Decks, porches, steps, railings	Brick front stoop with iron railing, wood rear deck	X				
Eaves, soffits, and fascias	Vinyl soffits, aluminum-wrapped fascia	X				
Vegetation, grading, drainage	Soil slopes toward the rear wall. Downspouts empty at the wall		X			
Retaining walls	None					X
Walkways, patios, driveways	Concrete driveway and walk. Minor cracks	X				
Not inspected, and why	Detached storage shed, rear yard: outbuildings other than garages and carports are outside the Standard (ASHI 4.2.E).					

No.	Term	Component and location	Observation	Recommendation
4.1	D	Rear wall and both rear downspouts	Soil slopes toward the house and the downspouts empty at the foundation, right beside the wet part of the crawl space.	Regrade so the soil slopes away and extend the downspouts at least 4 ft out. Qualified contractor.
4.2				
4.3				

5 Roofing

Component	Type, material, and notes	S	D	SH	NI	NP
Roof covering	Architectural asphalt shingles, about 14 years old		X			
Roof drainage	Aluminum gutters and downspouts	X				
Flashing	Step and counter flashing at the chimney	X				
Skylights	None					X
Chimneys	Brick chimney with a metal cap	X				
Roof penetrations	Plumbing vents with rubber boots	X				
Inspection method	Walked the roof					
Not inspected, and why	None. The whole roof was walked.					

No.	Term	Component and location	Observation	Recommendation
5.1	D	Rear slope, above the den	Several creased and lifted shingle tabs from wind, and bare spots where granules have worn off.	Repair by a licensed roofing contractor, who can also judge how much life the roof has left.
5.2				
5.3				

6 Plumbing

Component	Type, material, and notes	S	D	SH	NI	NP
Supply piping material	Copper, with some galvanized steel in the crawl space		X			
Fixtures and faucets	Ran every fixture and faucet	X				
Drain, waste, and vent piping	Cast iron and PVC	X				
Water heater and energy source	50-gallon electric tank in the hall closet, made 2012			X		
Water heater vent and flue	None needed, electric					X
Main water shutoff location	Crawl space, at the front wall	X				
Main fuel shutoff location	Gas meter, left side of the house	X				
Fuel storage and piping	Black steel gas pipe to the range	X				
Sump pumps and ejectors	None					X
Not inspected, and why	Clothes washer connections and the lawn sprinkler system (ASHI 6.2.A.1 and 6.2.A.6).					

No.	Term	Component and location	Observation	Recommendation
6.1	SH	Water heater, hall closet	The temperature and pressure relief valve has no discharge pipe. If it opens, it sprays scalding water into the closet.	Add a discharge pipe to within 6 in. of the floor or to the outside. Licensed plumber.
6.2	D	Supply piping, crawl space	Galvanized steel pipe still feeds the kitchen and hall bath, with rust at two joints.	Evaluation by a licensed plumber, and a plan to replace the galvanized pipe.
6.3				

7 Electrical

Component	Type, material, and notes	S	D	SH	NI	NP
Service drop or lateral	Overhead drop to a mast, left side	X				
Service entrance conductors	Aluminum, in conduit	X				
Service amperage	150 amps, 240 volts	X				
Main disconnect location	Main breaker in the hall panel	X				
Service grounding	Ground rod clamp seen at the meter	X				
Panels and subpanels	Square D panel in the hall, installed 2004	X				
Overcurrent protection	Breakers. Sizes match the wire seen	X				
Branch circuit wiring method	Copper cable. Original two-wire cable in the bedrooms		X			
Lights, switches, receptacles	Checked a representative number. Open ground in bedrooms		X			
GFCI and AFCI protection	GFCI at the baths. None at the kitchen counters		X			
Smoke alarms	Hall and two bedrooms. None in the rear bedroom		X			
Carbon monoxide alarms	None found, though the range burns gas		X			
Not inspected, and why	Doorbell and security system low-voltage wiring (ASHI 7.2.A.3).					

No.	Term	Component and location	Observation	Recommendation
7.1	SH	Crawl space, under the kitchen	Open junction box with spliced wires hanging from a joist. Live wires can be touched.	Cover the box and secure the cable. Licensed electrician, before closing.
7.2	D	Receptacles in all three bedrooms	Three-prong receptacles test open ground. The original two-wire wiring has no ground.	Licensed electrician to add a ground or GFCI protection, and label the receptacles.
7.3	D	Kitchen counters, rear bedroom, hall	No GFCI protection at the kitchen counters. No smoke alarm in the rear bedroom, and no carbon monoxide alarm.	Add GFCI protection, a smoke alarm, and a CO alarm. Licensed electrician.

8 Heating

Component	Type, material, and notes	S	D	SH	NI	NP
Heating equipment	3-ton electric heat pump, made 2017. Air handler in the crawl space	X				
Energy source	Electric	X				
Vents, flues, and chimneys	None needed, electric					X
Distribution system	Insulated flex duct in the crawl space	X				
Access panels opened	Air handler panel opened					
Not inspected, and why	None.					

No.	Term	Component and location	Observation	Recommendation
8.1				
8.2				
8.3				

9 Air conditioning

Component	Type, material, and notes	S	D	SH	NI	NP
Cooling equipment	Same heat pump. Cooled on test	X				
Energy source	Electric	X				
Distribution system	Same ducts as the heat	X				
Condensate drainage	PVC drain ends on the soil at the right rear		X			
Access panels opened	Air handler panel opened					
Not inspected, and why	None.					

No.	Term	Component and location	Observation	Recommendation
9.1	D	Condensate drain, crawl space	The drain line ends on the soil at the right rear corner, right where the wet wood in 3.1 is.	Route the drain to the outside or to a condensate pump. HVAC contractor.
9.2				
9.3				

10 Interiors

Component	Type, material, and notes	S	D	SH	NI	NP
Walls, ceilings, and floors	Plaster walls, oak floors, tile in the baths	X				
Steps, stairways, and railings	None					X
Countertops and cabinets	Laminate counters, wood cabinets	X				
Doors and windows	Wood double-hung windows. Two painted shut		X			
Garage vehicle doors, openers	None. Carport only					X
Kitchen appliances	Gas range, dishwasher, disposal, and microwave ran	X				
Not inspected, and why	Walls and floors behind furniture and stored boxes in the rear bedroom (ASHI 13.2.F.3).					

No.	Term	Component and location	Observation	Recommendation
10.1	D	Rear bedroom windows	Both windows are painted shut and will not open, so the room has no second way out in a fire.	Free the sashes so they open fully. Qualified contractor.
10.2				
10.3				

11 Insulation and ventilation

Component	Type, material, and notes	S	D	SH	NI	NP
Insulation, unfinished spaces	About 8 in. of blown fiberglass in the attic	X				
Vapor retarders	None on the crawl space soil		X			
Missing at conditioned surfaces	Floor batts fallen from about 30 sq ft at the rear		X			
Attic ventilation	Soffit and ridge vents	X				
Crawl space ventilation	Foundation vents. Two blocked by soil		X			
Kitchen, bath, laundry exhaust	Hall bath fan ends in the attic		X			
Clothes dryer exhaust	Foil duct to a wall cap	X				
Not inspected, and why	Wall insulation: hidden behind finished walls.					

No.	Term	Component and location	Observation	Recommendation
11.1	D	Crawl space, rear	Floor batts have fallen from about 30 sq ft, there is no vapor retarder on the soil, and two rear vents are blocked by soil.	Clear the vents and lay a vapor retarder, then re-hang the batts once the moisture in 3.1 is fixed. Qualified contractor.
11.2	D	Hall bath exhaust fan	The fan's duct ends in the attic, so damp air from showers goes into the attic.	Extend the duct to a roof or soffit vent cap. Qualified contractor.
11.3				

12 Fireplaces and fuel-burning appliances

Component	Type, material, and notes	S	D	SH	NI	NP
Fireplaces, stoves, and inserts	Masonry wood-burning fireplace in the living room	X				
Fuel-burning accessories	None					X
Chimneys and vents	Brick chimney, clay flue liner seen from the damper	X				
Not inspected, and why	The flue past the damper is not readily accessible (ASHI 12.2.A.1). A chimney sweep can inspect the full flue.					

No.	Term	Component and location	Observation	Recommendation
12.1				
12.2				
12.3				

About this report

This is a visual inspection of the readily accessible systems and components the ASHI Standard of Practice lists, as they were on the inspection date. It will not find problems hidden inside walls, under floor coverings, or behind stored items, and it is not a warranty or a guarantee.

This is not a code inspection. Where this report calls a deficiency a building code violation, it is judged by the codes in effect when the house was built (S.C. Code § 40-59-620).

Wood-destroying insects are outside a home inspection. Wood damage and conditions that invite insects are noted where seen, but the Official South Carolina Wood Infestation Report (CL-100) comes from a licensed pest control company (S.C. Code § 40-59-530(4)).

Septic systems, wells, water quality, and lawn and fire sprinklers are outside a home inspection. Have a septic system checked by a septic professional licensed by SCDES.

Every item marked SH or D is listed on page 1 under the same number it has in its system. Read the whole report, and ask the inspector about anything that is unclear.