HOME INSPECTION REPORT

Street address	City	ZIP code	Inspection date	Report date

Client(s)	Inspection company	Phone

Licensed home inspector	SC license number	Inspector signature

Building and year built	Weather	Temperature	Occupancy	People present

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

3 Structural components

Component	Type, material, and notes	S	D	SH	NI	NP
Foundation						
Columns or piers						
Floor structure						
Wall structure						
Ceiling structure						
Roof structure						
Crawl space entry and method						
Attic entry and method						
Water or moisture signs						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
3.1				
3.2				
3.3				

4 Exterior

Component	Type, material, and notes	S	D	SH	NI	NP
Wall coverings						
Flashing and trim						
Exterior doors						
Decks, porches, steps, railings						
Eaves, soffits, and fascias						
Vegetation, grading, drainage						
Retaining walls						
Walkways, patios, driveways						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
4.1				
4.2				
4.3				

5 Roofing

Component	Type, material, and notes	S	D	SH	NI	NP
Roof covering						
Roof drainage						
Flashing						
Skylights						
Chimneys						
Roof penetrations						
Inspection method						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
5.1				
5.2				
5.3				

6 Plumbing

Component	Type, material, and notes	S	D	SH	NI	NP
Supply piping material						
Fixtures and faucets						
Drain, waste, and vent piping						
Water heater and energy source						
Water heater vent and flue						
Main water shutoff location						
Main fuel shutoff location						
Fuel storage and piping						
Sump pumps and ejectors						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
6.1				
6.2				
6.3				

7 Electrical

Component	Type, material, and notes	S	D	SH	NI	NP
Service drop or lateral						
Service entrance conductors						
Service amperage						
Main disconnect location						
Service grounding						
Panels and subpanels						
Overcurrent protection						
Branch circuit wiring method						
Lights, switches, receptacles						
GFCI and AFCI protection						
Smoke alarms						
Carbon monoxide alarms						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
7.1				
7.2				
7.3				

8 Heating

Component	Type, material, and notes	S	D	SH	NI	NP
Heating equipment						
Energy source						
Vents, flues, and chimneys						
Distribution system						
Access panels opened						
Not inspected, and why						

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						
Energy source						
Distribution system						
Condensate drainage						
Access panels opened						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
9.1				
9.2				
9.3				

10 Interiors

Component	Type, material, and notes	S	D	SH	NI	NP
Walls, ceilings, and floors						
Steps, stairways, and railings						
Countertops and cabinets						
Doors and windows						
Garage vehicle doors, openers						
Kitchen appliances						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
10.1				
10.2				
10.3				

11 Insulation and ventilation

Component	Type, material, and notes	S	D	SH	NI	NP
Insulation, unfinished spaces						
Vapor retarders						
Missing at conditioned surfaces						
Attic ventilation						
Crawl space ventilation						
Kitchen, bath, laundry exhaust						
Clothes dryer exhaust						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
11.1				
11.2				
11.3				

12 Fireplaces and fuel-burning appliances

Component	Type, material, and notes	S	D	SH	NI	NP
Fireplaces, stoves, and inserts						
Fuel-burning accessories						
Chimneys and vents						
Not inspected, and why						

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.