

Property Inspection Report Summary



**123 Dogwood Street
North Myrtle Beach, South Carolina 29582**

Date of Inspection

**April 24th, 2024
9:00 AM**

Client

**John Doe
(843) 503-8343**

Inspected By

**Jason Brock
InterNACHI Certified Professional
Inspector**

**First Choice Home Inspections
(843) 503-8343**

**[https://
www.firstchoicemyrtlebeach.com](https://www.firstchoicemyrtlebeach.com)**



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List of Actionable Findings

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Maintenance Needed

#	Category	Item	Condition
1	Exterior	Driveways	Observed minor cracking.
2	Interior	Interior Doors	Loose door handle observed.

Repair or Replacement Needed

#	Category	Item	Condition
1	Electrical	GFCI	Cover for GFCI receptacle at the entrance of the front door is broken.
2	Plumbing	Drain, Waste, Vent Piping 1	Minor leak observed when water is draining in guest bathroom sink.
3	Plumbing	Drain, Waste, Vent Piping 2	Drain line under kitchen sink is loose and leaks when water is draining.

Further Evaluation Needed

#	Category	Item	Condition
1	Plumbing	Water Heater	Rust observed at cold water input line.

Safety Issues

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ELECTRICAL

GFCI Section 3.6	Description	• Functional	Repair or Replacement Needed <i>Recommend replacement of cover.</i>
	Condition	• Cover for GFCI receptacle at the entrance of the front door is broken.	
	Location	• Exterior receptical	



Maintenance Recommended

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EXTERIOR

Driveways Section 1.12	Description	• Concrete	Maintenance Needed <i>Minor cracks are expected in concrete driveways over time, but do not indicate a serious issue. Recommend sealing cracks to prevent water from seeping into cracks and eroding soil beneath the concrete.</i>
	Condition	• Observed minor cracking.	



INTERIOR

Interior Doors Section 6.4	Description	• Hinged	Maintenance Needed <i>Recommend tightening of door knob.</i>
	Condition	• Loose door handle observed.	
	Location	• Master bath entry door.	

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Repair or Replace Recommended

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PLUMBING

Drain, Waste,
Vent Piping 1
Section 5.1

- Description
- PVC
- Condition
- Minor leak observed when water is draining in guest bathroom sink.
- Location
- Guest bathroom under sink.

Repair or Replacement Needed
P-trap under guest bath sink leaking. If left unrepaired, could lead to wood rot. This is an easily correctable issue for handyman or plumber.



**Drain, Waste,
Vent Piping 2**
Section 5.2

- | | |
|--------------------|--|
| Description | • PVC |
| Condition | • Drain line under kitchen sink is loose and leaks when water is draining. |
| Location | • Under kitchen sink. |

Repair or Replacement Needed

Recommend repair.

Leak is an easily correctable issue by handyman or plumber. Repair or Replacement of damaged cabinet bottom can be made by handyman or contractor,



Further Evaluation Recommended

Please Read Full Report for Details

PLUMBING

Water Heater
Section 5.3

- Description
- Conventional
- Condition
- Rust observed at cold water input line.

Further Evaluation Needed

Minor rust was observed at cold water input line. No leak was observed. One possible reason for the cause of this rust could be galvanic reaction which is a chemical reaction of two different types of metals being connected together. Another possible cause could be from a previous leak that has since been repaired. However, unable to determine the exact cause of the rust. Recommend having condition checked by a licensed plumber.

