

Property Inspection Report



**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)**



This report is also available as an interactive online presentation.
Please see the link below or scan the QR code with your phone's camera app.

<https://ener.is/presentation/2sQFCD4iDeP4HcZYF>





Inspector's Remarks

By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the INSPECTION AGREEMENT, which has already been sent to you for review.

The inspection report is an unbiased assessment of the property on the day it was created. This inspection is not a guarantee or warranty of any kind.

First Choice Residential Services LLC performs all inspections in compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI).

CATEGORIES:

This report divides deficiencies into several categories;

FUNCTIONAL = The component or system was visually observed and appeared to be functioning as intended for period construction. Normal wear and tear may not be noted in the inspection report.

NOT INSPECTED = We did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended. The reasons for not inspecting a particular item may derive from situations such as not having utilities on, not being able to gain access to a specific location, or safety concerns.

MAINTENANCE ITEMS= Items that are in need of minor repair, service or routine maintenance. These items are often in need of repair or correction to prevent further damage to components and systems of the home.

SAFETY = Items found in the building that could pose a health or injury risk, regardless of past or present code compliance.

MINOR DEFECTS = Items or areas that may show minor damage, but do not appear to be causing harm or damage to the property. Any item noted in this category should however be considered for repair.

REPAIR, REPLACE or FURTHER EVALUATION NEEDED = Items in these categories are damaged, non-functioning, improperly constructed/installed or are presently/potentially creating damage to the structure. Anything listed in this category should require evaluation, repair or correction by a licensed tradesman.

Table of Contents

Click the page number to jump to the corresponding section.

List of Actionable Findings	4
Safety Issues	5
Maintenance Recommended	6
Repair or Replace Recommended	7
Further Evaluation Recommended	9
General Information	10
1. Exterior	13
2. Roofing	17
3. Electrical	19
4. HVAC	23
5. Plumbing	27
6. Interior	32
7. Structure	35
8. Insulation & Ventilation	38
Service Agreement	41
Standards of Practice	46

List of Actionable Findings

[Please Read Full Report for Details](#)

Maintenance Needed

#	Category	Item	Condition	Page
1	Exterior	Driveways	Observed minor cracking.	14
2	Interior	Interior Doors	Loose door handle observed.	32

Repair or Replacement Needed

#	Category	Item	Condition	Page
1	Electrical	GFCI	Cover for GFCI receptacle at the entrance of the front door is broken.	20
2	Plumbing	Drain, Waste, Vent Piping 1	Minor leak observed when water is draining in guest bathroom sink.	27
3	Plumbing	Drain, Waste, Vent Piping 2	Drain line under kitchen sink is loose and leaks when water is draining.	27

Further Evaluation Needed

#	Category	Item	Condition	Page
1	Plumbing	Water Heater	Rust observed at cold water input line.	28

Safety Issues

Please Read Full Report for Details

ELECTRICAL

GFCI
Section 3.6
Page 20

- | | | |
|--------------------|--|---|
| Description | <ul style="list-style-type: none">• Functional | Repair or Replacement Needed
<i>Recommend replacement of cover.</i> |
| Condition | <ul style="list-style-type: none">• Cover for GFCI receptacle at the entrance of the front door is broken. | |
| Location | <ul style="list-style-type: none">• Exterior receptical | |



Maintenance Recommended

Please Read Full Report for Details

EXTERIOR

Driveways
Section 1.12
Page 14

- Description
- Concrete
- Condition
- Observed minor cracking.

Maintenance Needed

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.



INTERIOR

Interior Doors
Section 6.4
Page 32

- Description
- Hinged
- Condition
- Loose door handle observed.
- Location
- Master bath entry door.

Maintenance Needed

Recommend tightening of door knob.

[Click to View](#)

Repair or Replace Recommended

Please Read Full Report for Details

PLUMBING

Drain, Waste,
Vent Piping 1
Section 5.1
Page 27

- Description

Condition

Location
- PVC
 - Minor leak observed when water is draining in guest bathroom sink.
 - 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
Page 27

- 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
Page 28

Description	• Conventional	Further Evaluation Needed
Condition	• Rust observed at cold water input line.	<i>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.</i>



General Information

Property Details

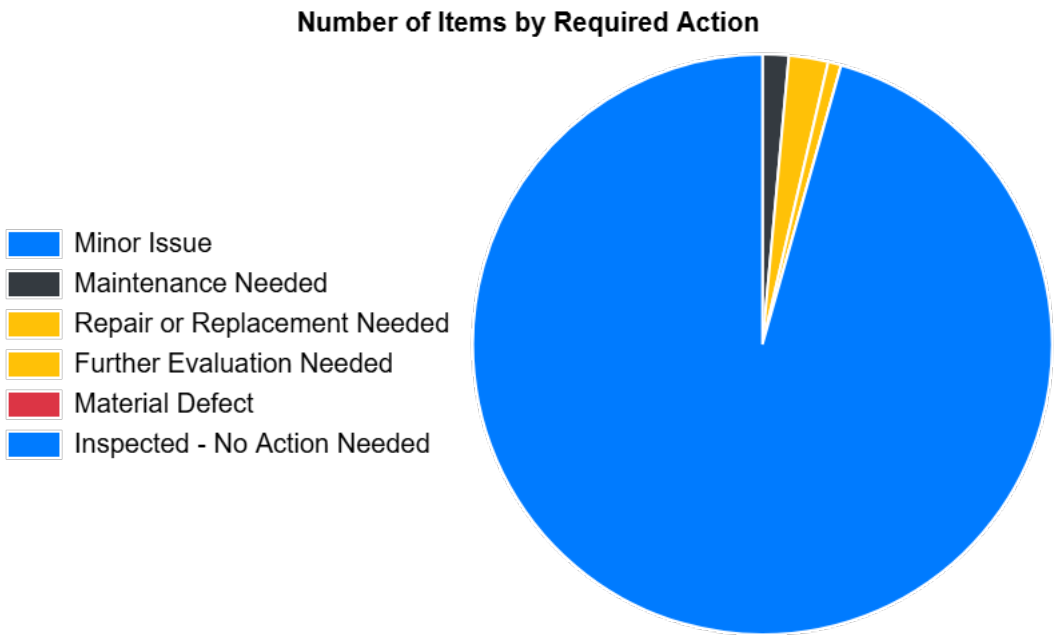
Property Type	• Residential Detached	Num. Floors	• 1
Num. Bedrooms	• 3	Num. Baths	• 2
Est. Building Size	• 1700 ft²		

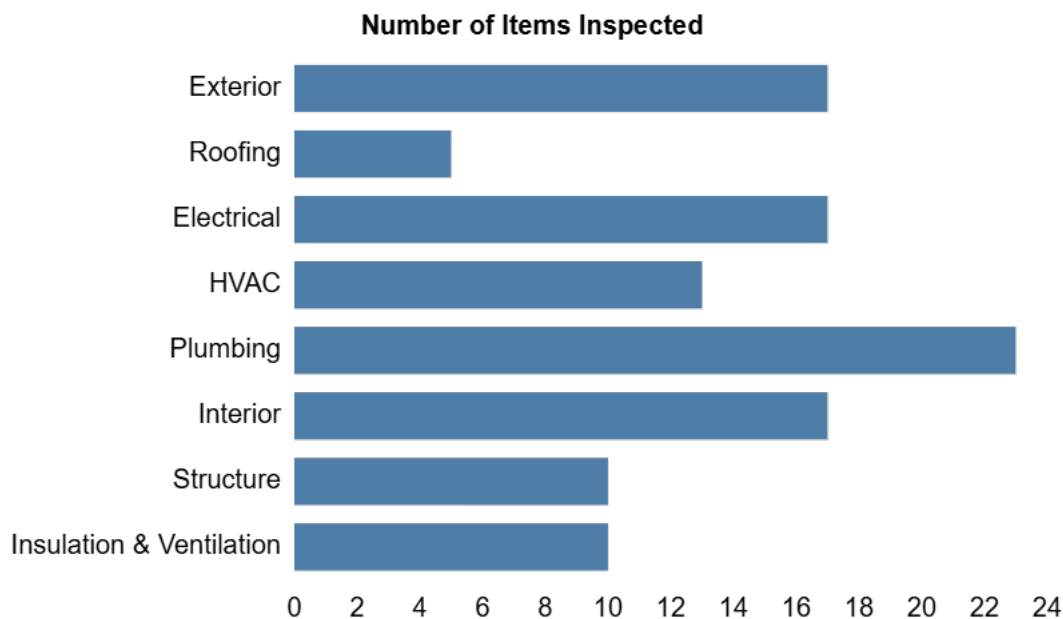
General Remarks

Weather Conditions • Sunny, 73 degrees.

Inspection Standards

To see the standards that determine what is inspected, please visit:
<https://www.nachi.org/sop.htm>





**General
Limitations**

An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observations of the visible and apparent condition of the building and its components on the date of the inspection. This report is not valid without a signed pre-inspection agreement. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist and no warranty or guaranty is expressed or implied. If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in this report. This report is the exclusive property of First Choice Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of First Choice Home Inspections and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of practice set forth by the National Association of Certified Home Inspectors (NACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. Additional pages or hyperlinks may be attached to this report. This report may not be complete without the attachments. Furthermore, photographs have been included in the inspection report to help you to understand

what was observed during the inspection. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

1. Exterior

Description of Components	Type	Location
Porches	<ul style="list-style-type: none">Functional	

Exterior System Findings by Component

1.1 Exterior Wall Coverings Exterior	<div>Description</div> <div>Condition</div>	<ul style="list-style-type: none">VinylFunctional
--	---	--

1.2 Wall Flashings Exterior	<div>Condition</div>	<ul style="list-style-type: none">Functional
---------------------------------------	----------------------	--

1.3 Trim / Fascia / Eaves Exterior	<div>Condition</div>	<ul style="list-style-type: none">Functional
--	----------------------	--

1.4 Exterior Doors Exterior	<div>Description</div> <div>Condition</div>	<ul style="list-style-type: none">MetalFunctional
---------------------------------------	---	--

1.5 Patios Exterior	<div>Description</div> <div>Condition</div>	<ul style="list-style-type: none">ConcreteFunctional
-------------------------------	---	---

1.6 Gutters / Downspouts Exterior	<div>Description</div> <div>Condition</div>	<ul style="list-style-type: none">AluminumFunctional
---	---	---

1.7 Soffits

Exterior

Description	• Vinyl
Condition	• Functional

1.8 Vegetation

Exterior

Description	• Shrubs
Condition	• Functional

1.9 Grading

Exterior

Description	• Graded away from foundation
Condition	• Functional

1.10 Surface Drainage

Exterior

Condition	• Functional
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1.11 Passageways

Exterior

Description	• Concrete
Condition	• Functional

1.12 Driveways

Exterior

Description	• Concrete
Condition	• Observed minor cracking.

Maintenance Needed 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.



Image 1.12.1

1.13 Garage
Exterior

Description	<ul style="list-style-type: none">• Attached
Condition	<ul style="list-style-type: none">• Functional

1.14 Garage Door
Exterior

Description	<ul style="list-style-type: none">• Chamberlain
Condition	<ul style="list-style-type: none">• Functional

**1.15 Hose Bibbs /
Outdoor
Faucets**
Exterior

Description	<ul style="list-style-type: none">• Brass
Condition	<ul style="list-style-type: none">• Functional

1.16 Electric Meter
Exterior

Description	<ul style="list-style-type: none">• Underground Service Lateral	Location	<ul style="list-style-type: none">• Left side of house if facing garage.
Condition	<ul style="list-style-type: none">• Functional		

**1.IN Items
Inspected**
Exterior

- Porches

The items listed in this section were inspected without the need to comment on their condition.

**1.NA Items Not
Applicable**
Exterior

- Balconies
- Steps / Stoops
- Railings
- Carport
- Shed / Cottage
- Gas Meter
- Decks
- Stairs
- Ramps
- Retaining Walls
- Window Wells
- Fences
- Drain Clean-Out

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

2. Roofing

Description of Components	Type	Location
Roof Inspection Method	<ul style="list-style-type: none">• Walked Roof	
Roof Type	<ul style="list-style-type: none">• GableHip	
Roof Flashings / Valleys	<ul style="list-style-type: none">• Functional	

Roofing System Findings by Component

2.1 Roof Coverings / Materials Roofing	Description	<ul style="list-style-type: none">• Architectural Shingle
	Condition	<ul style="list-style-type: none">• Shingles appear to be in very good condition with no visible areas of concern.



Image 2.1.1

2.2 Plumbing Stack / Vents Roofing	Description	<ul style="list-style-type: none">• Plastic
	Condition	<ul style="list-style-type: none">• Functional

**2.IN Items
Inspected**
Roofing

- Roof Type
- Roof Inspection Method
- Roof Flashings / Valleys

The items listed in this section were inspected without the need to comment on their condition.

**2.NA Items Not
Applicable**
Roofing

- Chimneys
- Skylights
- Detached Garage Roofing

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

3. Electrical

Description of Components	Type	Location
Service Type	<ul style="list-style-type: none">Underground	
Service Voltage	<ul style="list-style-type: none">110/220V	
Service Amperage	<ul style="list-style-type: none">200 Amps	
Service Disconnect Rating	<ul style="list-style-type: none">200 Amps	
Presence of Solid Aluminum Wiring	<ul style="list-style-type: none">None observed	
AFCI		<ul style="list-style-type: none">Not Observed

Electrical System Findings by Component

3.1 Service Entrance Conductor

Electrical

- Description

Condition
- Aluminum
 - Functional

3.2 Service Main Disconnect

Electrical

- Description

Condition
- Breaker

- Functional
- Location
- Inside service panel in garage

The main disconnect (indicated by the green arrow in the photo) can be used to shut off all the electrical power to the home.



Image 3.2.1

3.3 Distribution

- Description

Location
- Square D

- Garage

Panels
Electrical

Condition • Functional



Image 3.3.1



Image 3.3.2

3.4 Branch Circuit Wiring
Electrical

Description • Non-Metallic Shielded Copper
Condition • Functional

3.5 Smoke / Carbon Monoxide Alarms
Electrical

Description • Hard Wired Smoke Detectors
Condition • Functional
Location • Hallway at kitchen/ Livingroom. All bedrooms.

3.6 GFCI
Electrical

Description • Functional
Condition • Cover for GFCI receptacle at the entrance of the front door is broken.
Location • Exterior receptical
Risk • Potential shock hazard if receptical gets wet.

Repair or Replacement Needed Recommend replacement of cover.



Image 3.6.1

3.7 Service Grounding Electrical	Description	<ul style="list-style-type: none">• Copper
	Condition	<ul style="list-style-type: none">• Functional
3.8 Overcurrent Protection Electrical	Description	<ul style="list-style-type: none">• Breakers
	Condition	<ul style="list-style-type: none">• Functional
3.9 Light Fixtures / Ceiling Fans Electrical	Description	<ul style="list-style-type: none">• Tested all light fixtures and ceiling fans
	Condition	<ul style="list-style-type: none">• Functional
3.10 Light Switches Electrical	Description	<ul style="list-style-type: none">• Tested all switches.
	Condition	<ul style="list-style-type: none">• Functional
3.11 Receptacles (Outlets) Electrical	Description	<ul style="list-style-type: none">• Tested all outlets.
	Condition	<ul style="list-style-type: none">• Functional

3.IN Items Inspected

Electrical

- Service Voltage
- Service Disconnect Rating
- Service Type
- Service Amperage
- Presence of Solid Aluminum Wiring

The items listed in this section were inspected without the need to comment on their condition.

3.NA Items Not Applicable

Electrical

- Junction Boxes
- AFCI
- Electrical Boxes

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

4. HVAC

Description of Components	Type	Location
Heating Energy Source	<ul style="list-style-type: none">• Electric	
Combustion Air Sources	<ul style="list-style-type: none">• Electric non combustion.	
Exhaust Venting Method	<ul style="list-style-type: none">• Non combustion. No exhaust required.	
Chimneys / Venting Materials	<ul style="list-style-type: none">• None present	
Cooling Energy Source	<ul style="list-style-type: none">• Electric	
Fireplace	<ul style="list-style-type: none">• None present	

HVAC System Findings by Component

4.1 Heating Systems HVAC	Description	<ul style="list-style-type: none">• Forced Air Furnace• Carrier	Location	<ul style="list-style-type: none">• Attic
	Condition	<ul style="list-style-type: none">• Unable to operate due to temperature outside. No visible defects observed.		
	System is 8 years old.			
4.2 Thermostats HVAC	Description	<ul style="list-style-type: none">• Digital	Location	<ul style="list-style-type: none">• Hallway leading to master bedroom.
	Condition	<ul style="list-style-type: none">• Functional		



Image 4.2.1

4.3 Cooling Systems
HVAC

Description	<ul style="list-style-type: none">• Central Split System.• Carrier	Location	<ul style="list-style-type: none">• Condenser unit located left side of house near garage walkout door.• Evaporator coil located in attic.
Condition	<ul style="list-style-type: none">• Functional		
System is 8 years old.			



Image 4.3.1

4.4 Heating / Cooling Distribution
HVAC

Description	<ul style="list-style-type: none">• Flexible Ducting
Condition	<ul style="list-style-type: none">• Functional

4.5 Heat / Cooling Description

- Vents on

Source per
Room
HVAC

ceilings.
Condition

- Functional

Temperature from vents was approximately 63 degrees.

4.6 Heat / Cooling
Recovery
Return
HVAC

Description

- Return Vent

Location

- Hallway ceiling leading to master bedroom.

Condition

- Funtional

Filter size is 20x30x1 inches.



Image 4.6.1



Image 4.6.2

4.7 Fire Safety
Equipment
HVAC

Description

- Fire extinguisher

Location

- Under kitchen sink.

Condition

- Functional

4.IN Items
Inspected
HVAC

- Cooling Energy Source
- Heating Energy Source

The items listed in this section were inspected without the need to comment on their condition.

**4.NA Items Not
Applicable**
HVAC

- Exhaust Venting Method
- Fireplace
- Gas Appliance Services
- Combustion Air Sources
- Chimneys / Venting Materials
- Automatic Safety Controls

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

5. Plumbing

Description of Components	Type	Location
Water System Source	<ul style="list-style-type: none">Public	
Sewage System	<ul style="list-style-type: none">Public	
Water Supply Piping	<ul style="list-style-type: none">Copper	
Water Heater Energy Source	<ul style="list-style-type: none">Electric	
Water Heater Capacity	<ul style="list-style-type: none">50 gal	
Fuel Shut-Off		<ul style="list-style-type: none">None present
Fuel Storage System		<ul style="list-style-type: none">Not Observed

Plumbing System Findings by Component

5.1 Drain, Waste, Vent Piping 1 Plumbing	Description	<ul style="list-style-type: none">PVC	Location	<ul style="list-style-type: none">Guest bathroom under sink.
	Condition	<ul style="list-style-type: none">Minor leak observed when water is draining in guest bathroom sink.	Risk	<ul style="list-style-type: none">Potential damage to vanity base.

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.



Image 5.1.1



Image 5.1.2

5.2 Drain, Waste, Vent Piping 2 Plumbing	Description	<ul style="list-style-type: none">PVC	Location	<ul style="list-style-type: none">Under kitchen sink.
	Condition	<ul style="list-style-type: none">Drain line under kitchen	Risk	<ul style="list-style-type: none">Causing damage to bottom of base

sink is loose and leaks when water is draining. cabinet.

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,



Image 5.2.1



Image 5.2.2



Image 5.2.3

5.3 Water Heater
Plumbing

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.



Image 5.3.1



Image 5.3.2

5.4 Water Heater Manufacturer

Plumbing

- | | |
|-------------|---|
| Description | • A.O. Smith |
| Condition | • Installed in 2016 based on serial number. |

5.5 Water Heater Approximate Age

Plumbing

- | | |
|-------------|---------------------------------------|
| Description | • 8 years old based on serial number. |
| Condition | • Functional |

The average life expectancy for an electric water heater is about 12 years.

5.6 Water Shut-Off

Plumbing

- | | | | |
|-------------|---|----------|---------------------------|
| Description | • Water valve key needed to shut off water. | Location | • By Meter in front yard. |
| Condition | • Functional | | |

5.7 Temperature Measurements

Plumbing

- | | |
|-----------|--------------------------------------|
| Condition | • Hot water was sufficient to touch. |
|-----------|--------------------------------------|

5.8 Temperature / Pressure Release Valve Plumbing	Condition	<ul style="list-style-type: none">• Functional
---	-----------	--

5.9 Pressure Measurements Plumbing	Condition	<ul style="list-style-type: none">• water pressure tested between normal range of between 45 and 80 psi.
--	-----------	--

5.10 Kitchen Sinks Plumbing	Description	<ul style="list-style-type: none">• Double Basin
	Condition	<ul style="list-style-type: none">• Functional

5.11 Kitchen Faucets Plumbing	Condition	<ul style="list-style-type: none">• Functional
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5.12 Bathroom Faucets Plumbing	Condition	<ul style="list-style-type: none">• Functional
--	-----------	--

5.13 Bathroom Sinks Plumbing	Description	<ul style="list-style-type: none">• Single Vanity
	Condition	<ul style="list-style-type: none">• Functional

5.14 Shower Stalls

Plumbing

Condition

- Functional

5.15 Bathtubs

Plumbing

Condition

- Functional

5.16 Toilets

Plumbing

Condition

- Functional

5.IN Items Inspected

Plumbing

- Sewage System
- Water Heater Energy Source

- Water System Source
- Water Supply Piping
- Water Heater Capacity

The items listed in this section were inspected without the need to comment on their condition.

5.NA Items Not Applicable

Plumbing

- Fuel Storage System
- Sewage Ejectors

- Fuel Shut-Off
- Fuel Distribution Systems
- Sump Pumps

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

6. Interior

Interior System Findings by Component

6.1 Interior Walls Interior	Description <ul style="list-style-type: none">Drywall Condition <ul style="list-style-type: none">Functional	
6.2 Ceiling Interior	Description <ul style="list-style-type: none">Drywall Condition <ul style="list-style-type: none">Functional	
6.3 Flooring Interior	Description <ul style="list-style-type: none">Vinyl Condition <ul style="list-style-type: none">Functional	
6.4 Interior Doors Interior	Description <ul style="list-style-type: none">Hinged Condition <ul style="list-style-type: none">Loose door handle observed. Maintenance Needed Recommend tightening of door knob.	Location <ul style="list-style-type: none">Master bath entry door.
6.5 Interior Windows Interior	Description <ul style="list-style-type: none">Double Hung Condition <ul style="list-style-type: none">Functional	
6.6 Interior Trims Interior	Description <ul style="list-style-type: none">Painted Wood Condition <ul style="list-style-type: none">Functional	

[Click to View](#)

Video 6.4.1

6.7 Closets

Interior

Condition • Functional**6.8 Washer**

Interior

Description • Samsung**Condition** • Functional

Washer ran through cycle with no issues observed.

6.9 Dryer

Interior

Description • Samsung**Condition** • Functional

Dryer ran through cycle and appeared to heat as it should with no issues observed.

6.10 Bathroom Counters

Interior

Description • Laminate**Condition** • Functional**6.11 Bathroom Cabinets**

Interior

Description • Wood**Condition** • Functional**6.12 Kitchen Counters**

Interior

Description • Laminate**Condition** • Functional**6.13 Kitchen****Description** • Wood

Cabinets
Interior

Condition • Functional

**6.14 Ranges /
Ovens /
Cooktops**
Interior

Description • Frigidaire
Condition • Functional

**6.15 Garbage
Disposer**
Interior

Description • InSinkErator
Condition • Functional

**6.16 Refrigerator /
Freezer**
Interior

Description • Frigidaire
Condition • Functional

**6.17 Microwave
Oven**
Interior

Description • Frigidaire
Condition • Functional

**6.NA Items Not
Applicable**
Interior

- Interior Steps / Stairways

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

7. Structure

Description of Components	Type	Location
Under-Floor Access		• Slab foundation
Crawl Space Inspection Method	• No crawlspace present	
Floor Structure	• Floor structure concealed by flooring materials, however no defects were observed that would indicate problems with floor structure.	

Structure System Findings by Component

7.1 Foundation Type Structure	Description	• Slab On Grade
	Condition	• Functional
7.2 Foundation Material Structure	Description	• Concrete
	Condition	• Functional
7.3 Wall Structure Structure	Description	• Wood Framed
	Condition	• Wall structure members are concealed behind drywall, brick and vinyl siding. No defects were observed while inspecting these systems that would indicate any problems

with the wall structures.

7.4 Attic Inspection Method Structure	Description	<ul style="list-style-type: none">• Inspected by walking inside attic
	Condition	<ul style="list-style-type: none">• Functional

7.5 Roof Structure Members Structure	Description	<ul style="list-style-type: none">• Trusses
	Condition	<ul style="list-style-type: none">• Functional

7.6 Roof Sheathing Structure	Description	<ul style="list-style-type: none">• Plywood
	Condition	<ul style="list-style-type: none">• Functional

7.7 Columns Structure	Description	<ul style="list-style-type: none">• Wood
	Condition	<ul style="list-style-type: none">• Functional

7.IN Items Inspected Structure	<ul style="list-style-type: none">• Floor Structure

The items listed in this section were inspected without the need to comment on their condition.

**7.NA Items Not
Applicable**
Structure

- Crawl Space Inspection Method • Under-Floor Access

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

8. Insulation & Ventilation

Description of Components	Type	Location
Foundation Wall Insulation	<ul style="list-style-type: none">Slab foundation. Any insulation would be concealed.	
Foundation Insulation Depth	<ul style="list-style-type: none">Concealed	
Foundation Ventilation Systems	<ul style="list-style-type: none">Slab foundation.	
Vapour Barriers	<ul style="list-style-type: none">No vapor barriers observed or if present were hidden behind wall coverings or insulation.	

Insulation & Ventilation System Findings by Component

8.1 Roof / Attic Insulation Insulation & Ventilation	Description	<ul style="list-style-type: none">Cellulose
	Condition	<ul style="list-style-type: none">Functional
8.2 Roof / Attic Insulation Depth Insulation & Ventilation	Description	<ul style="list-style-type: none">12 inches
	Condition	<ul style="list-style-type: none">Approximately R-38 Value.



Image 8.2.1



Image 8.2.2



Image 8.2.3

8.3 Roof / Attic Ventilation
Insulation & Ventilation

- | | |
|-------------|--|
| Description | <ul style="list-style-type: none">• Soffit Vents• Ridge Vents |
| Condition | <ul style="list-style-type: none">• Functional |

8.4 Kitchen Exhaust System
Insulation & Ventilation

- | | |
|-------------|---|
| Description | <ul style="list-style-type: none">• Above range microwave exhausts back into kitchen. |
| Condition | <ul style="list-style-type: none">• Functional |

8.5 Bathrooms Exhaust System
Insulation & Ventilation

- | | |
|-------------|--|
| Description | <ul style="list-style-type: none">• Switch Operated Fan |
| Condition | <ul style="list-style-type: none">• Functional. Exhausts through roof. |

8.6 Laundry Exhaust System
Insulation & Ventilation

- | | |
|-------------|--|
| Description | <ul style="list-style-type: none">• Flexible duct. |
| Condition | <ul style="list-style-type: none">• Functional |

8.NI Items Not Inspected
Insulation & Ventilation

- Foundation Insulation Depth
- Foundation Wall Insulation
- Vapour Barriers

The items listed in this section were not inspected as a part of the Property Inspection.

**8.NA Items Not
Applicable**
Insulation &
Ventilation

- Mechanical Ventilation System • Foundation Ventilation Systems

The items listed in this section were not applicable to the scope of this Property Inspection. Please refer to the inspection Standards of Practice (SOP) for details.

Service Agreement

First Choice Home Inspections
First Choice Residential Services, LLC
4607 Heron Street
North Myrtle Beach, SC. 29582
(843)503-8343

Inspected Property: 123 Dogwood Street, North Myrtle Beach, South Carolina
Inspection Date: April 24th, 2024
Client(s) Name: John Doe
Client(s) Present Address:
Inspected By: Jason Brock
License No.: RB150044
Inspection Fee: _____

THIS AGREEMENT is made on this 20th day of August 2024, by and between Jason Brock (hereinafter "INSPECTOR") and the undersigned ("CLIENT"), collectively referred to herein as "the Parties." The Parties understand and voluntarily agree as follows:

1. **Permission to Enter Property:** The CLIENT is responsible for ensuring that the INSPECTOR has permission to enter the Inspected Property to perform the home inspection on the date scheduled. The INSPECTOR is not responsible for any disruption in the inspection process caused by construction, renovations, painting, cleaning, or any other activity occurring at the Inspected Property at the time of the inspection.
2. **Assumption of Risk of Injury:** The INSPECTOR has no knowledge or information concerning the conditions of the Inspected Property and will not see any conditions until the time of the home inspection. The CLIENT is encouraged to attend the home inspection but assumes all risks and responsibility for any injury (including, but not limited to, personal injury, bodily injury, disability, and death), illness, damage, loss, claim, liability, or expense of any kind, that CLIENT may experience or incur in connection with attending the home inspection. CLIENT releases, discharges, and holds harmless INSPECTOR, its employees, agents, and representatives, of and from any such claims, including all liabilities, claims, actions, damages, costs, or expenses of any kind arising out of or relating to attending the home inspection.
3. **Scope of Services:** The INSPECTOR agrees to provide professional home inspection services to the CLIENT in conformance with the provisions of S.C. Code Ann. § 40-59-500, et seq., the provisions of the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI Standards") posted at www.nachi.org/sop, and this Agreement. Although the INSPECTOR agrees to follow InterNACHI's Standards, CLIENT understands that these Standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over the INSPECTOR or representations made by the INSPECTOR and does not supervise the INSPECTOR. The inspection is a non-invasive, visual examination of the accessible areas of the Inspected Property designed to identify material defects within specific systems and components as defined by the InterNACHI Standards. The inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. 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 a material defect. The inspection will include the following systems and components of the Inspected Property, if present, visible and accessible: roof; exterior; basement, foundation, crawlspace, and structure; heating; cooling; plumbing; electrical; fireplace; attic, insulation, and ventilation; doors, windows, and interior.
4. **Home Inspection Report:** The CLIENT and the INSPECTOR agree that the INSPECTOR will prepare a Home Inspection Report that shall identify, in written format, defects within specific systems and

components as defined by the InterNACHI Standards that are both observed and deemed material by the INSPECTOR. The home inspection report may include additional comments and recommendations. The Report shall be on or in a form approved by the South Carolina Residential Builders Commission.

5. General Exclusions: An inspection IS NOT technically exhaustive. An inspection WILL NOT identify concealed or latent defects, or deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc. An inspection DOES NOT include items not permanently installed. The inspection services DO NOT INCLUDE any action, system or component specifically excluded from the scope of work in any provision of the InterNACHI Standards. The INSPECTOR IS NOT REQUIRED TO DETERMINE (a) the suitability of the Inspected Property for any use; (b) the market value of the Inspected Property or its marketability; (c) the insurability of the Inspected Property; (d) the advisability or inadvisability of the purchase of the Inspected Property; (e) the life expectancy of the Inspected Property or any components or systems therein; (f) property boundary lines or encroachments; (g) the condition of any component or system that is not readily accessible; (h) the service life expectancy of any component or system; (i) the size, capacity, BTU, performance or efficiency of any component or system; (j) the cause or reason of any condition; (k) the cause for the need of correction, repair or replacement of any system or component; (l) future conditions; (m) compliance with codes or regulations; (n) the presence of evidence of rodents, birds, bats, animals, insects, or other pests; (o) the presence of mold, mildew or fungus; (p) the presence of airborne hazards, including radon; (q) the air quality; (r) the existence of environmental hazards, including lead paint, asbestos or toxic drywall, or proximity to toxic waste sites or sites being monitored by any state or federal agency; (s) the existence of electromagnetic fields; (t) any hazardous waste conditions; (u) any manufacturers' recalls or conformance with manufacturers' installation guidelines, or any information included for consumer protection purposes; (v) acoustical properties; (w) correction, replacement or repair cost estimates; or (x) estimates of the cost to operate any given system. The INSPECTOR IS NOT REQUIRED TO DETERMINE whether any system or component of the Inspected Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any illicit drugs, products, or by-products, including, but not limited to, methamphetamines, and including all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities. The INSPECTOR is NOT REQUIRED TO OPERATE: (a) any system that is shut down; (b) any system that does not function properly; (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; (d) any system that does not turn on with the use of normal operating controls; (e) any shut-off valves or manual stop valves; (f) any electrical disconnect or over-current protection devices; (g) any alarm systems; or (h) moisture meters, gas detectors or similar equipment. The INSPECTOR IS NOT REQUIRED TO: (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; (b) dismantle, open or uncover any system or component; (c) enter or access any area that may, in the INSPECTOR'S opinion, be unsafe; (d) enter crawlspaces or other areas that may be unsafe or not readily accessible; (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; (f) do anything that may, in the INSPECTOR'S opinion, be unsafe or dangerous to the INSPECTOR or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets; (g) inspect decorative items; (h) inspect common elements or areas in multi-unit housing; (i) inspect intercoms, speaker systems or security systems; (j) offer guarantees or warranties; (k) offer or perform any engineering services; (l) offer or perform any trade or professional service other than general home inspection; (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; (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; (o) determine the insurability of a property; (p) perform or offer Phase 1 or environmental audits; or (q) inspect any system or component that is not included in the InterNACHI Standards. The CLIENT and the INSPECTOR agree that the scope of the inspection to be performed pursuant to this Agreement DOES NOT INCLUDE decay of the interior of logs in log walls, log foundations or roofs, or similar defects in log homes, log structures or similar log construction. The CLIENT and the INSPECTOR agree that the INSPECTOR IS NOT REQUIRED TO PERFORM any action or task specifically excluded from the scope of a general home inspection as contained in the InterNACHI Standards, whether or not specifically identified herein.

6. No Liability for Third-Party Service Providers: The INSPECTOR may, where appropriate, recommend third-party service providers to supply goods and/or services to CLIENT in accordance with the home inspection services. CLIENT understands and agrees that the INSPECTOR bears no legal or contractual responsibility to the CLIENT for any actions or inactions of any such third-party service provider. No third-party service provider shall have the authority to incur or create any liability or obligation in the name of the INSPECTOR, or for which the INSPECTOR shall be liable to another.

7. No Liability for Third-Party Reliance on Inspection Report: The inspection and home inspection report are for the use of CLIENT only. INSPECTOR may also provide a copy of the home inspection report to the CLIENT'S real estate agent or attorney. INSPECTOR has permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties only with written consent of CLIENT. CLIENT shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation of the content of the report by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR from any liability whatsoever.

8. Inspection Fee & Additional Fees: The Inspection Fee identified above is due prior to or immediately upon completion of the physical inspection of the Inspected Property. If the Inspection Fee is not paid as required herein, the INSPECTOR has no obligation to release the home inspection report, or any other information concerning the inspection or the Inspected Property, until the Inspection Fee is paid in full. All expenses incurred in collecting any overdue payments or returned checks are the responsibility of the CLIENT. There is a \$50.00 service charge for returned checks. A finance charge of one and one-half percent (1.5%) per month, eighteen percent (18%) per year, will apply to all obligations not paid pursuant to the terms contained herein. CLIENT agrees that in addition to any service charges or interest, the CLIENT shall be responsible for all legal fees and costs incurred by the INSPECTOR to collect the fees due under this Agreement. The CLIENT agrees that the provisions of Paragraph 11 of this Agreement do not apply to any legal fees and costs incurred by the INSPECTOR to collect the fees due.

9. Responsibility for Return Inspections: The CLIENT understands that if any systems and/or components of the Inspected Property cannot be inspected due to unforeseen circumstances during the inspection, it is the CLIENT'S duty to contact the INSPECTOR should the CLIENT want the INSPECTOR to return to the Inspected Property later to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the report.

10. Severability: If any portion of this Agreement is found to be invalid or unenforceable by any court, the remaining terms shall remain in force between the Parties. The indemnities and assumptions of liabilities and obligations herein shall continue in full force and effect after and notwithstanding the termination of this Agreement.

11. LIQUIDATED DAMAGES & LIMITATION OF LIABILITY: INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for any claims against the INSPECTOR, including claims for, but not limited to, breach of contract, negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or the home inspection report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special, or incidental damages or for the loss of the use of any portion of the Inspected Property. The Parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee. The CLIENT understands that he/she/they is/are free to consult with another professional if the Client does not agree to this provision.

12. Disclaimer of Warranties: Unless specified in this Agreement, all express or implied conditions, representations, and warranties, including any implied warranty of merchantability, fitness for a particular purpose or non-infringement are disclaimed, except to the extent that these disclaimers are held to be legally invalid.

13. Notice of Claims: The CLIENT agrees that any claim for failure of the INSPECTOR to fulfill its obligations under this Agreement shall be made in writing to the INSPECTOR upon discovery. The CLIENT also agrees to allow the INSPECTOR ten (10) days to come to the Inspected Property to observe, photograph, inspect and evaluate any condition complained of by the CLIENT to the INSPECTOR and not to make, or allow others to make, any alteration to the claimed condition until the INSPECTOR has had the

opportunity to inspect and evaluate the claimed condition.

14. **Governing Law & Jurisdiction:** All issues and questions concerning the construction, validity, enforcement, and interpretation of this Agreement shall be governed by, and construed in accordance with, the laws of the state where the Inspected Property is situated, without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than the state where the Inspected Property is located. The parties agree that any litigation arising out of this Agreement, or any services provided by the INSPECTOR shall be filed only in the court having jurisdiction in the county in which the INSPECTOR has its principal place of business.

15. **LIMITATION ON TIME TO INITIATE ANY LEGAL ACTION:** Any legal action, dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or the home inspection report must be initiated within one (1) year from the date of the delivery of the home inspection report to the CLIENT, regardless of when the CLIENT first discovers the facts supporting such possible claims as identified herein. Failure to initiate said action within one (1) year of the date of services shall be a complete bar to any such action a full and complete waiver of any rights, actions or causes of actions that may have arisen thereon. This period may be shorter than otherwise provided by state law.

16. **No Assignments Permitted:** CLIENT may not assign all or any portion of his/her/their rights or obligations under this Agreement. Subject to the preceding, this Agreement shall be binding upon, inure to the benefit of, and be enforceable by the Parties hereto and their respective heirs, legal representatives, successors, and assigns. This Agreement does not create and shall not be construed or deemed to create any rights or benefits enforceable by or for the benefit of any person or entity other than the Parties hereto and their respective heirs, legal representatives, successors, and assigns.

17. **Entire Agreement:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever.

18. **Acceptance of Terms:** CLIENT agrees that he/she/I/they have read, understand, and agree to all the terms and conditions on all pages of this Agreement, including the limitations and exclusions, and agree(s) to pay the fee shown according to the terms stated herein. The CLIENT can consult with legal counsel, or any other person or entity, before signing this Agreement. CLIENT acknowledges that if CLIENT does not agree with any of the terms of this Agreement, CLIENT has the option to retain another inspection company.



John Doe

August 22nd, 2024



Jason Brock

123 Dogwood Street

April 24th, 2024

April 24th, 2024

Standards of Practice

Inspection was performed in accordance with the Standards of Practice for Home Inspections as required by InterNACHI and the State of South Carolina.