



Home Inspection Report

123 Anystreet
North Myrtle Beach, SC

Inspected By: Martin Willes

Prepared For: John Smith

Inspected On Wed, Jan 1, 2025 at 10:00 AM

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Beach House Home Inspections LLC would like to thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding property condition and to help you understand current defects discovered during your 12 month warranty inspection. Your home inspection is not a technically exhaustive inspection and will not reveal concealed, cosmetic or latent defects. We recommend you read the South Carolina SOP before reading the following report. A copy of the SOP may be requested by contacting Beach House Home Inspections LLC.

Sections of this report are indicated by a (*). This indicates a courtesy inspection that is outside of the standard of practice. We feel this additional information is important for the overall condition of the building.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all. See Report Summary for a list of comments by home inspector.

DEFINITION OF CONDITION TERMS:

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect.

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.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report and forward findings to your builder so that repairs can be made prior to your warranty expiration date.

Please see the "Life Expectancy Chart" attached to your email. This report is a life expectancy chart to help homeowners make decisions about home components life expectancy. Beach House Home Inspections LLC makes no predictions or assumptions on materials life expectancy. Homeowner maintenance or neglect can greatly affect life expectancy of home components. You will also see our standard of practice attachment. Our Inspection is based on condition of the home the day the report is written only.

Deficiency

Comment 1

Site: Site Grading

The grading around the house is level or slightly sloped towards the house. There was standing water next to the house. Standing water indicates a proper swale has not been installed. The concrete foundation can become damaged with long exposure to moisture.

Recommend grading be sloped away from the house at 6" for the first 10' to improve drainage away from the homes foundation. It is also recommended a swale be installed between properties.

Comment 2

Site: Porches

Minor cracks were observed on the concrete porch. Recommend monitoring over time for change in elevation and expansion.

Comment 3

Roofing: Ventilation Present

The roof ridge vent is covered with felt paper in the attic space. The felt paper it's blocking the natural flow of air movement from the exterior soffit vents to the ridge vents in the attic. The result is an attic space that is not properly ventilated and will get extremely hot. This excessive heat may result in shortening the lifespan of the roof sheathing material and shingles.

Recommend the felt paper be removed to properly ventilate the attic space.

Comment 4

Roofing: Vent Stacks

The furnace installed in this residence is a category one appliance meaning it is a natural draft vent system. Category one flue piping must maintain a pre-determined distance from the roof to the lowest discharge portion of the flue pipe. If

the lowest discharge portion of the flue pipe is too close to the roof covering material, the possibility of overheating the roof covering material or fire is possible. High winds may also create a backdraft forcing carbon monoxide into the furnace. This carbon dioxide might also enter the living space creating a dangerous atmosphere.

This roof is greater than a 7:12 pitch or 7/12 slope roof. The flue piping must maintain a minimum of 16" from the roof to the lowest discharge opening of the flue pipe. The current configuration only allows for 13.5". This will be considered a material defect.

It is recommended the flue pipe be raised to be compliant with the South Carolina fuel gas code 503.6.10.1 See figure 503.6.5 for reference. All repairs should be performed a licensed HVAC contractor.

Comment 5

Roofing: Gutters & Downspouts

The gutters on the rear of the house have standing water in them. These gutters have dips and sags in them. When gutters retain water they put added weight on the gutter hangers and may pull away from the fascia board.

It is recommended all defective gutters be properly graded to shed all water.

Comment 6

Exterior: Exterior Covering

Some of the vinyl siding material on the right side of the house has buckled. When siding material buckles, it may have pulled away from the buildings sheathing material. Water may enter the buildings interior if siding material continues to pull away from the structure.

It is recommended buckled siding material be evaluated and repaired by a licensed contractor.

Comment 7

Exterior: Windows

There are a number of windows installed in the house that have coating defects or scratched interior coating. This is not a defect that can be repaired. The window glass units will need to be replaced.

It is recommended the windows be replaced by a licensed contractor.

Comment 8

Electrical: Service Panel Manufacturer

The electrical panel utilizes non metallic or NM cable. There is a missing grommet between the sharp metal cabinet and the non-metallic cable. The NM cable is not properly protected from the sharp electrical cabinet edge. This may create a cut in the cable and cause a fire. This will be considered a material defect.

See South Carolina Residential Code E3907.6. The code reads “Conductors entering cabinets and panel boards shall be protected from abrasion and shall comply with section E3906.1.1. It is recommended this penetration be made code compliant by a licensed electrical contractor.

Comment 9

Electrical: Service Panel Manufacturer

The electric service panel is mounted behind the finished surface of the garage sheet rock. It is recommended that the panel board be relocated flush with the finished sheet rock and the dead front cover properly installed. The dead front cover should be installed tight to the panel board to prevent electrical arcs from igniting surrounding combustible materials.

See South Carolina Residential Code E3907.3. This code reads “In walls constructed of wood or other combustible materials, cabinets shall be flush with the finished surface or shall project there from”. This panel board defect is considered a material defect.

Repairs should be performed by a licensed electrical contractor.

Comment 10

Electrical: Service Panel Manufacturer

Foreign debris and combustibles were discovered in the electrical panel.

See South Carolina Residential Code E3404.7 code reads “Internal parts of electrical equipment, including busbars, wiring terminals, insulators and other surfaces shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners or abrasives, and corrosive residue. There shall not be any damage to parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken, bent, cut deteriorated by corrosion, chemical action, or overheating. Foreign debris shall be removed from equipment”.

The removal of the combustibles and foreign debris should be performed by a licensed electrical contractor.

Comment 11

Electrical: Service Panel Manufacturer

The electrical panel is a QO Square D model. This is a model that is known to have defects. Approximately 1.4 million panels in the US have been recalled due to panel fires. Any Square D panel covers that has a six digit date code between 194871-221343 must be evaluated by the manufacturer for evaluation and possible repair or replacement.

This service panel has a date code number that must be entered in the manufacturers website for warranty service. This service panels date code is 220561.

This is a recalled panel and will be considered a material defect. It is recommended the builder be contacted to notify the rest of the buyers in the neighborhood that they may have a defective panel installed too. It is this home inspectors experience that defective panels will be found throughout the neighborhood. It is also recommended the manufacturer of the service panel be contacted for evaluation and repair or replacement. Information from the manufacturer can be found at:

Copy and paste this link to your web browser.

<https://www.se.com/us/en/work/products/local/safety-notices/2022/qo-pon-loadcenters/>

Comment 13

HVAC: Heating: Type of Equipment

The furnace vent connectors or B vent have not been installed with sheet metal screws.

See South Carolina Residential Building code M1803.3. This code reads:

“Connectors shall be as short and straight as possible and installed with a slope of not less than 1/4 inch rise per foot of run. Connectors shall be securely supported and joints shall be fastened with sheet metal screws”.

It is recommended that the furnace flue pipe be properly graded, supported, and all joints be fastened with sheet metal screws. All repairs to the furnace flue pipe should be performed by a licensed HVAC contractor.

Comment 14

HVAC: Heating: Type of Equipment

The furnace flue pipe is installed too close to the roof sheathing material. The roof sheathing material is a combustible material. The installation instructions on the flue pipe indicate the flue pipe must be installed no closer than 1 inch to all combustible materials.

See South Carolina Residential Code G2425.15.4. The code reads “Chimney and vents shall have airspace clearances to combustibles in accordance with chapter 10 and the chimney or vent manufacturers installation instructions.”

Repaired by a licensed contractor is recommended.

Comment 15

HVAC: Heating: Type of Equipment

The auxiliary pan installed under the air handler unit in the attic has a improperly installed drain. The drain piping is ran flat for a number of feet. See South Carolina Residential Building Code M1411.3.1. The code requires that this drain shall slope to the exterior at 1/8" per foot grade.

It is recommended that the drain corrections shall be performed by a licensed HVAC contractor.

Comment 16

HVAC: Heating: Type of Equipment

The electrical feed for the air handlers should be properly enclosed in the manufacture supplied electrical junction box (J box). The manufacturers supplied junction box has been discarded.

There are live open splices exposed in the air handlers. The furnace is a vibrating appliance and the junction box should be properly sealed to protect splices. When the electrical feed enters the furnace it should not cross any section of the furnace interior but go directly from a cabinet exterior penetration into the manufacturers supplied electrical J box. In the current configuration the electrical feed will have to be removed to perform annual maintenance or perform component replacement inside of the air handler. This creates an electrical hazard to the maintenance personnel servicing the air handler.

See South Carolina Residential Code E3905.1. and E3905.1.1 The code reads "A box or conduit body shall be installed at each conductor splice point, outlet, switchpoint, Junction point except as otherwise permitted.....".

"An integral junction box or wiring compartment that is part of listed equipment shall be permitted to serve a box or conduit body".

All repairs should be performed by a licensed electrical contractor.

Comment 17

HVAC: Heating: Heating Fuel

The appliance connector for the gas furnace has a very tight radius before entering the furnace. The manufacture of the flexible appliance connector recommends this radius match that of a golf ball or be 1 1/2". When this radius is made too tight the gas flow is interrupted.

Repair of the appliance connector should be performed by a licensed HVAC contractor.

Comment 19

HVAC: Attic: Attic Entry

The attic door does not open or close properly. It took a large amount of force to open and close the door. Recommend the attic door entry stairs be adjusted for easy opening and closing operation.

Comment 20

HVAC: Attic: Roof Framing Type

There is a truss in the attic that is broken. This truss will need to be inspected by a truss structural engineer. The structural engineer will need to draft a repair method. This repair method will be given to the builder in the form of a print.

It is recommended the truss be properly repaired by a licensed carpenter contractor according to the structural engineer drawing. It is recommended this document be installed somewhere near the attic entrance so that future homebuyers may reference. This defect will be considered a material defect

Comment 21

HVAC: Attic: *Water Piping

PEX water piping is installed in the unconditioned attic space. The attic space is a location where freezing temperatures may be possible.

See South Carolina Residential Code P2603.5. The code reads "In localities having a winter design temperature of 32°F or lower as shown in table R301.2(1) of this code, a water pipe shall not be installed outside of a building, in exterior walls, in attics or crawlspaces, or in any other place subject to freezing temperatures unless adequate provision is made to protect it from freezing by insulation or heat or both".

It is recommended that all PEX piping in the material be insulated according to current code.

Comment 22

HVAC: Attic: Insulation

The house was surveyed for improperly insulated ceilings and walls using a thermal camera. A large section of the ceiling in the kitchen and left front bedroom may have improperly installed or missing insulation. These areas of the house were not accessible from the attic during the home inspection.

It is recommended that this area be inspected by a licensed insulation installer. It is recommended that all repairs to the attic insulation be performed by a licensed insulation contractor.

Comment 23

HVAC: Cooling: Type of Equipment

Conditioned air is leaking from the improperly sealed air handler penetrations. Condensation is forming on the improperly insulated line set material. Without sealing these penetrations properly the cold air leaving the air handler unit will create condensation in the summer and create premature corrosion of the air handler unit and the auxiliary pan below the air handler unit.

Recommend the air handler penetrations be properly sealed by a licensed HVAC contractor.

Comment 24

HVAC: Cooling: *Condenser Make

The air conditioning condensing unit isn't level, as a result the oil inside of the compressor will not be level either. This can lead to one side of the compressors motor not being properly lubricated. Ultimately that can cause compressor damage due to the grinding of the motors moving parts.

It is recommended that the condenser be properly leveled by a licensed HVAC contractor.

Comment 25

HVAC: Cooling: Condensate Drainage

The air handler condensate drain to the exterior needs to be properly sealed to prevent air and moisture intrusion into the homes envelope. Sealing the penetration with approved material is recommended.

Comment 26

Plumbing: Water Heater: Manufacturer

The water heater flue pipe (vent connector) is not properly connected to the water heater diffuser hood or the ceiling thimble. It is recommended the flue pipe material be secured to the draft hood with sheet metal screws. It is also recommended the diffuser hood be secured to the water heater with sheet metal screws. The flue piping material should also be secured to the ceiling thimble with sheet metal screws.

See South Carolina Residential code M1803.3 "Connectors shall be securely supported and joints shall be fastened with sheet metal screws". The flue piping is in contact with a combustible material. Combustible materials should maintain a 1" clearance from the flue pipe.

All repairs should be performed by a licensed plumbing contractor.

Comment 27

Plumbing: Water Heater: Manufacturer

The flue piping (vent connector) is back graded and has been installed with dips and sags. A vent connector shall be installed without dips and sags and shall slope upwards towards the vent at not less than 1/4 inch per foot.

See South Carolina Residential code G2427.10.7. Back graded flue piping may result in back draft of flue gases and introduce carbon monoxide into the garage. It is recommended that the flue rise to the ceiling thimble at 1/4 inch per foot.

Repair by a licensed plumbing contractor is recommended.

Comment 28

Plumbing: Water Heater: *Fuel With Photograph

The gas flex (appliance connector) to the water heater is extremely tight. The manufacturers installation instructions requires the bend radius not be smaller than 1-1/2" or the size of a golf ball. Right angles are not recommended. Recommend the addition of a longer nipple to relax the appliance connector or the installation of a longer appliance gas connector.

All modifications to the gas piping system should be performed by a licensed plumbing contractor.

Comment 29

Plumbing: Water Heater: Thermal Expansion Device

The thermal expansion tank for the water heater is being supported by the water heater piping material. A thermal expansion tank cannot be supported by it's piping material.

See South Carolina Residential code 308.10. The code reads "Thermal expansion tanks should not be supported by the piping that connects to such tanks."

It is recommended that a proper thermal expansion tank holding device be installed by a licensed Plumbing Contractor.

Comment 30

Interior: Stairs

The interior stair steps have riser heights that vary by 1-3/8". The greatest riser height within any flight of stairs should not exceed 3/8" between the tallest and shortest riser. This defect presents a tripping hazard and will be considered a material defect.

See South Carolina Residential Building Code R311.7.5.1. The code reads:

“The maximum riser height shall be 7-3/4”..... The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8”.

Repair of the stairs is recommended and should be performed by a licensed carpenter contractor.

Comment 31

Interior: Walls

Some of the ceilings and walls require repair. Prior to the 12 month expiration date the homeowner will locate areas of the ceiling and walls that will require patch and paint. These areas will be indicated with a small piece of colored tape.

It is recommended that all areas identified by the homeowner with color tape be properly patched and painted in accordance to the homeowners satisfaction. Repairs should be performed by a qualified painting contractor.

Comment 32

Bathrooms: Bathroom #1: Toilet

The toilet in the hall bathroom is installed 13” from the center of the fixture to the cabinet edge.

South Carolina Residential Code P2705.1(5) reads “A water closet, urinal, lavatory or bidet shall not be set closer than 15” from its center to any sidewall, partition, vanity or other obstruction.” It is recommended the installation of this lavatory be made code compliant by a licensed plumbing contractor.

Once the repairs are made it is recommended the repairs be tested and inspected per South Carolina Residential Code P2503.1. The code reads “New plumbing work and parts of existing systems affected by new work or alterations shall be inspected by the building official to ensure compliance with the requirements of this code.”

Comment 33

Bathrooms: Bathroom #2: Toilet

The toilet is loose in the right rear bathroom. The toilet is also leaking onto the floor.

It is recommended the toilet be pulled and inspected for the source of the leak.

It is recommended the toilet flange be verified It is properly secured to the floor. This is a floor outlet or floor mounted fixture. See South Carolina Residential Code P2705.1. The code reads “Floor outlet or floor mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts, and similar fasteners of copper, copper alloy, or other corrosion resistant material.”

It is recommended the toilet flange be properly secured to the floor and the toilet be properly secured to the toilet flange. All repairs should be performed by a licensed plumbing contractor.

Property Type

Single Family

Stories

Two

***Occupied**

Yes

***Weather**

Overcast, Drizzle

***Temperature**

Warm

Soil Condition

Wet

Utilities On During Inspection

Electric Service, Gas Service, Water Service

***People Present**

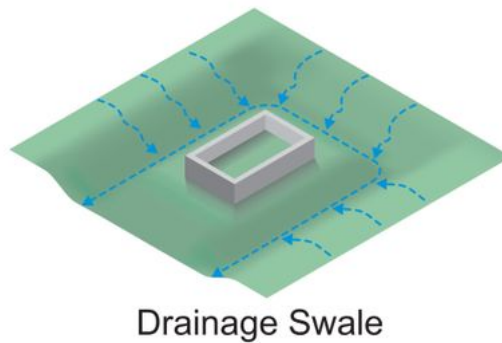
Client

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways. The inspection will not include fence, boundary walls, out buildings, sea walls, docks, geological and soil conditions and erosion control.

Site Grading

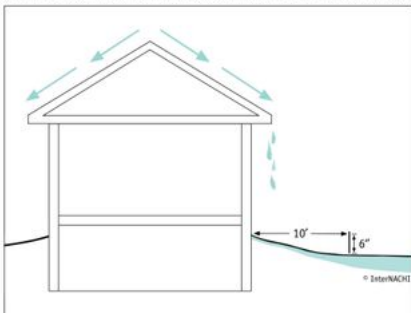
Mostly Level, Sloped Toward Structure

Condition: Repair or Replace



Minimum-Grade Slope

Grade shall fall a minimum of 6 inches within the first 10 feet from the foundation walls.



Comment 1

Deficiency

The grading around the house is level or slightly sloped towards the house. There was standing water next to the house. Standing water indicates a proper swale has not been installed. The concrete foundation can become damaged with long exposure to moisture.

Recommend grading be sloped away from the house at 6" for the first 10' to improve drainage away from the homes foundation. It is also recommended a swale be installed between properties.

Vegetation

Generally Maintained

Condition: Satisfactory

Driveway

Concrete

Condition: Satisfactory

Walkways

Concrete

Condition: Satisfactory

Porches

Concrete

Condition: Marginal



Comment 2

Deficiency

Minor cracks were observed on the concrete porch. Recommend monitoring over time for change in elevation and expansion.

Patios/Decks

Concrete

Condition: Satisfactory

Roofing

The visible roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Please see life expectancy chart to determine useful life of roof. Inspection will not include installed accessories or antennas.

Inspection Method

Walked Roof

Roof Design

Gable

Roof Covering

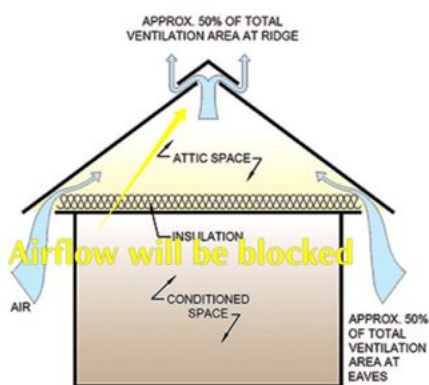
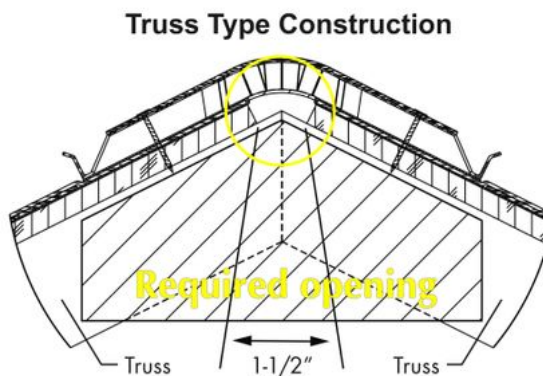
Asphalt Shingle

Condition: Satisfactory

Ventilation Present

Soffit, Ridge Vents

Condition: Repair or Replace



Comment 3 Deficiency

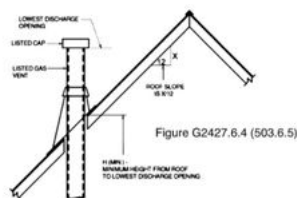
The roof ridge vent is covered with felt paper in the attic space. The felt paper it's blocking the natural flow of air movement from the exterior soffit vents to the ridge vents in the attic. The result is an attic space that is not properly ventilated and will get extremely hot. This excessive heat may result in shortening the lifespan of the roof sheathing material and shingles.

Recommend the felt paper be removed to properly ventilate the attic space.

Vent Stacks

Plumbing, Flue

Condition: Material Defect



ROOF SLOPE	H (minimum) ft
Flat to $\frac{3}{12}$	1.0
Over $\frac{6}{12}$ to $\frac{7}{12}$	1.25
Over $\frac{7}{12}$ to $\frac{8}{12}$	1.5
Over $\frac{8}{12}$ to $\frac{9}{12}$	2.0
Over $\frac{9}{12}$ to $\frac{10}{12}$	2.5
Over $\frac{10}{12}$ to $\frac{11}{12}$	3.25

Roof Pitch Factor Chart

Roof Pitch	Angle	Roof Pitch Factor	Valley & Hip Factor
1/12	4.76°	1.0035	1.4167
2/12	9.46°	1.0138	1.4240
3/12	14.04°	1.0308	1.4362
4/12	18.43°	1.0541	1.4530
5/12	22.62°	1.0833	1.4743
6/12	26.57°	1.1180	1.5000
7/12	30.26°	1.1577	1.5298
8/12	33.69°	1.2019	1.5635
9/12	36.37°	1.2500	1.6008
10/12	39.81°	1.3017	1.6415
11/12	42.51°	1.3566	1.6853
12/12	45.00°	1.4142	1.7320

Comment 4

Deficiency

The furnace installed in this residence is a category one appliance meaning it is a natural draft vent system. Category one flue piping must maintain a pre-determined distance from the roof to the lowest discharge portion of the flue pipe. If the lowest discharge portion of the flue pipe is too close to the roof covering material, the possibility of overheating the roof covering material or fire is possible. High winds may also create a backdraft forcing carbon monoxide into the furnace. This carbon dioxide might also enter the living space creating a dangerous atmosphere.

This roof is greater than a 7:12 pitch or 7/12 slope roof. The flue piping must maintain a minimum of 16" from the roof to the lowest discharge opening of the flue pipe. The current configuration only allows for 13.5". This will be considered a material defect.

It is recommended the flue pipe be raised to be compliant with the South Carolina fuel gas code 503.6.10.1 See figure 503.6.5 for reference. All repairs should be performed a licensed HVAC contractor.

Chimney

Metal

Condition: Satisfactory

Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Aluminum, Vinyl

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Repair or Replace



Comment 5

Deficiency

The gutters on the rear of the house have standing water in them. These gutters have dips and sags in them. When gutters retain water they put added weight on the gutter hangers and may pull away from the fascia board.

It is recommended all defective gutters be properly graded to shed all water.

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building. The inspector is not required to inspect coatings on and the harmonic seals between panes of window glass or condition of window screens, awnings, accessories and shutters.

Exterior Covering

Vinyl Siding

Condition: Repair or Replace



Comment 6

Deficiency

Some of the vinyl siding material on the right side of the house has buckled. When siding material buckles, it may have pulled away from the buildings sheathing material. Water may enter the buildings interior if siding material continues to pull away from the structure.

It is recommended buckled siding material be evaluated and repaired by a licensed contractor.

Exterior Trim Material

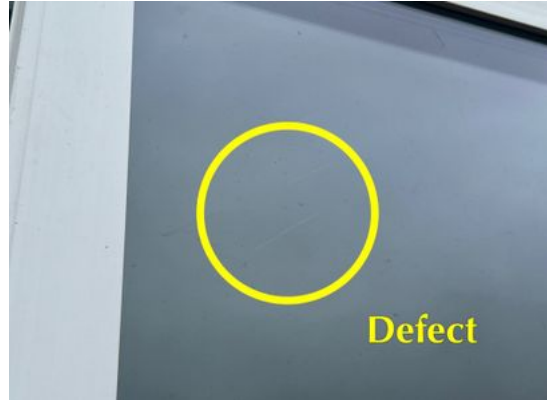
Aluminum

Condition: Satisfactory

Windows

Vinyl

Condition: Repair or Replace



Comment 7

Deficiency

There are a number of windows installed in the house that have coating defects or scratched interior coating. This is not a defect that can be repaired. The window glass units will need to be replaced.

It is recommended the windows be replaced by a licensed contractor.

Exterior Doors

Fiberglass

Condition: Satisfactory

Paint And Caulk

Paint, Caulk

Condition: Satisfactory

The visible condition of the structural components are inspected. Components concealed by insulation or by other materials cannot be inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Slab on Grade

Condition: Satisfactory

Foundation Material

Poured Concrete

Condition: Satisfactory

Floor Structure

Concrete Slab

Condition: Satisfactory

Wall Structure

Wood Frame

Condition: Satisfactory

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation. The inspector is not required to operate remote control devices, test smoke and carbon monoxide detectors, measure amperage voltage or determine age of smoke and carbon monoxide detectors.

Electric Meter

Tamper Tag Present

Condition: Satisfactory

Type of Service

Underground

Condition: Satisfactory

Service Line Material

Aluminum

Condition: Satisfactory

Service Panel Manufacturer

Square D

Condition: Material Defect



POWER AND LIGHTING DISTRIBUTION

E3907.6 Conductors entering cabinets. Conductors entering cabinets and panelboards shall be protected from abrasion and shall comply with Section E3906.1.1. (312.5)

E3907.7 Openings to be closed. Openings through which conductors enter cabinets, panelboards and meter sockets shall be closed in an approved manner. [312.5(A)]



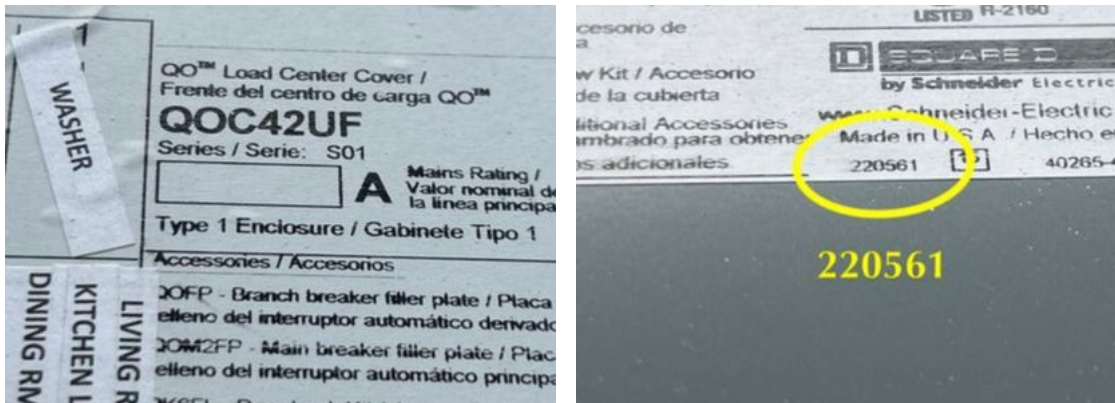
E3907.3 Position in Wall

In walls of concrete, tile or other noncombustible material, cabinets and panelboards shall be installed so that the front edge of the cabinet will not set back of the finished surface more than $\frac{1}{4}$ inch (6.4 mm). In walls constructed of wood or other combustible material, cabinets shall be flush with the finished surface or shall project therefrom. (312.3)



E3404.7 Integrity of Electrical Equipment

Internal parts of electrical equipment, including busbars, wiring terminals, insulators and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners or abrasives, and corrosive residues. There shall not be any damaged parts that might adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; deteriorated by corrosion, chemical action, or overheating. Foreign debris shall be removed from equipment. [110.12(B)]



Comment 8

Deficiency

The electrical panel utilizes non metallic or NM cable. There is a missing grommet between the sharp metal cabinet and the non-metallic cable. The NM cable is not properly protected from the sharp electrical cabinet edge. This may create a cut in the cable and cause a fire. This will be considered a material defect.

See South Carolina Residential Code E3907.6. The code reads “Conductors entering cabinets and panel boards shall be protected from abrasion and shall comply with section E3906.1.1. It is recommended this penetration be made code compliant by a licensed electrical contractor.

Comment 9

Deficiency

The electric service panel is mounted behind the finished surface of the garage sheet rock. It is recommended that the panel board be relocated flush with the finished sheet rock and the dead front cover properly installed. The dead front cover should be installed tight to the panel board to prevent electrical arcs from igniting surrounding combustible materials.

See South Carolina Residential Code E3907.3. This code reads “In walls constructed of wood or other combustible materials, cabinets shall be flush with the finished surface or shall project there from”. This panel board defect is considered a material defect.

Repairs should be performed by a licensed electrical contractor.

Comment 10

Deficiency

Foreign debris and combustibles were discovered in the electrical panel.

See South Carolina Residential Code E3404.7 code reads “Internal parts of electrical equipment, including busbars, wiring terminals, insulators and other surfaces shall not be damaged or contaminated by foreign materials such as paint,

plaster, cleaners or abrasives, and corrosive residue. There shall not be any damage to parts that may adversely affect save operation or mechanical strength of the equipment such as parts that are broken, bent, cut deteriorated by corrosion, chemical action, or overheating. Foreign debris shall be removed from equipment”.

The removal of the combustibles and foreign debris should be performed by a licensed electrical contractor.

Comment 11

Deficiency

The electrical panel is a QO Square D model. This is a model that is known to have defects. Approximately 1.4 million panels in the US have been recalled due to panel fires. Any Square D panel covers that has a six digit date code between 194871-221343 must be evaluated by the manufacturer for evaluation and possible repair or replacement.

This service panel has a date code number that must be entered in the manufacturers website for warranty service. This service panels date code is 220561.

This is a recalled panel and will be considered a material defect. It is recommended the builder be contacted to notify the rest of the buyers in the neighborhood that they may have a defective panel installed too. It is this home inspectors experience that defective panels will be found throughout the neighborhood. It is also recommended the manufacturer of the service panel be contacted for evaluation and repair or replacement. Information from the manufacturer can be found at:

Copy and paste this link to your web browser.

<https://www.se.com/us/en/work/products/local/safety-notices/2022/qo-pon-loadcenters/>

Main Disconnect Location

Service Panel

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

200 amps

Service Panel Ground

Ground Rod

Condition: Satisfactory

Branch Circuit Wiring

Non-Metallic Shielded Copper, Stranded Aluminum

Condition: Satisfactory

Comment 12 Information

Some of the branch circuit wiring is constructed of aluminum. It is recommended that this aluminum wire be monitored over time for corrosion.

GFCI/AFCI Breakers

Yes

Condition: Satisfactory

GFCI Garage Outlets

Yes

Condition: Satisfactory

GFCI Outside Outlets

Yes

Condition: Satisfactory

Outside Lights

Yes

Condition: Satisfactory

Smoke Detectors

9 volt Battery Type

Condition: Satisfactory

Carbon Monoxide Detector

Present

Condition: Satisfactory

Garage

The only garage door safety feature that will be inspected is the light sensor.

Garage Type

Attached

Condition: Satisfactory

Garage Size

2 Car

Condition: Satisfactory

Door Opener

Chain Drive

Condition: Satisfactory

Opener Safety Feature

Light Beam

Condition: Satisfactory

HVAC System Type

Central Split System

Thermostat

Digital

Condition: Satisfactory

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question. Operation of the heating system may not be performed if the exterior temperature is 85°F or warmer. Operation of the heating system will not be performed if the unit has been shut down.

The testing of carbon monoxide is performed only as a courtesy. If the levels are found to be high, we recommend contacting a licensed HVAC contractor for further evaluation.

The inspector is not required to inspect the interior of vent systems, flue, heat exchangers, humidifiers, electric air cleaners or determine heat supply adequacy and combustion air adequacy.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Location

Attic

Type of Equipment

Forced Air

Condition: Material Defect

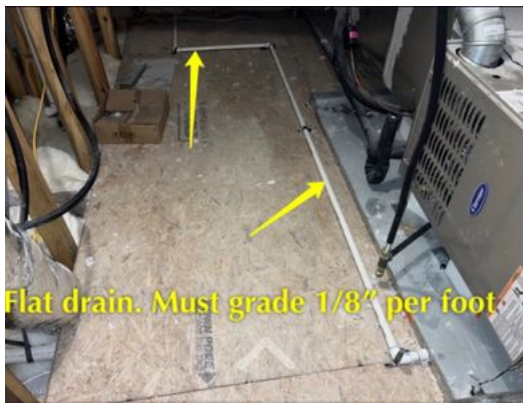


M1803.3 Installation. Vent and chimney connectors shall be installed in accordance with the manufacturer's instructions and within the space where the *appliance* is located. *Appliances* shall be located as close as practical to the vent or chimney. Connectors shall be as short and straight as possible and installed with a slope of not less than $\frac{1}{4}$ inch (6 mm) rise per foot of run. Connectors shall be securely supported and joints shall be fastened with sheet metal screws or rivets. Devices that obstruct the flow of flue gases shall not be installed in a connector unless *listed* and *labeled* or *approved* for such installation.

G2425.15.4 (501.15.4) Clearances

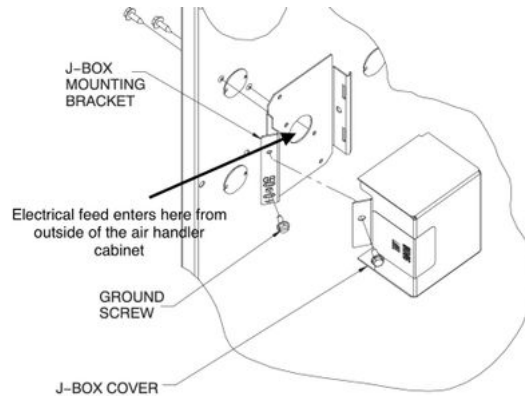
Chimneys and vents shall have airspace *clearance* to combustibles in accordance with Chapter 10 and the *chimney* or vent manufacturer's installation instructions.

Exception: *Masonry chimneys* without the required airspace *clearances* shall be permitted to be used if lined or relined with a *chimney* lining system *listed* for use in *chimneys* with reduced *clearances* in accordance with UL 1777. The *chimney clearance* shall be not less than permitted by the terms of the *chimney* liner listing and the manufacturer's instructions.



M1411.3.1 Auxiliary and Secondary Drain Systems

In addition to the requirements of Section M1411.3, a secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the *equipment* drain pan or stoppage in the condensate drain piping. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than $\frac{1}{8}$ unit vertical in 12 units horizontal (1-percent slope). Drain piping shall be not less than $\frac{3}{4}$ -inch (19 mm) nominal pipe size. One of the following methods shall be used:



E3905.1 Box, Conduit Body or Fitting—Where Required

A box or conduit body shall be installed at each conductor splice point, outlet, switch point, junction point and pull point except as otherwise permitted in Sections E3905.1.1 through E3905.1.6.

Fittings and connectors shall be used only with the specific wiring methods for which they are designed and listed. (300.15)

E3905.1.1 Equipment

An integral junction box or wiring compartment that is part of listed equipment shall be permitted to serve as a box or conduit body. [300.15(B)]

Comment 13 Deficiency

The furnace vent connectors or B vent have not been installed with sheet metal screws.

See South Carolina Residential Building code M1803.3. This code reads:

“Connectors shall be as short and straight as possible and installed with a slope of not less than 1/4 inch rise per foot of run. Connectors shall be securely supported and joints shall be fastened with sheet metal screws”.

It is recommended that the furnace flue pipe be properly graded, supported, and all joints be fastened with sheet metal screws. All repairs to the furnace flue pipe should be performed by a licensed HVAC contractor.

Comment 14 Deficiency

The furnace flue pipe is installed too close to the roof sheathing material. The roof sheathing material is a combustible material. The installation instructions on the flue pipe indicate the flue pipe must be installed no closer than 1 inch to all combustible materials.

See South Carolina Residential Code G2425.15.4. The code reads “Chimney and vents shall have airspace clearances to combustibles in accordance with chapter 10 and the chimney or vent manufacturers installation instructions.”

Repaired by a licensed contractor is recommended.

Comment 15

Deficiency

The auxiliary pan installed under the air handler unit in the attic has a improperly installed drain. The drain piping is ran flat for a number of feet. See South Carolina Residential Building Code M1411.3.1. The code requires that this drain shall slope to the exterior at 1/8" per foot grade.

It is recommended that the drain corrections shall be performed by a licensed HVAC contractor.

Comment 16

Deficiency

The electrical feed for the air handlers should be properly enclosed in the manufacture supplied electrical junction box (J box). The manufacturers supplied junction box has been discarded.

There are live open splices exposed in the air handlers. The furnace is a vibrating appliance and the junction box should be properly sealed to protect splices. When the electrical feed enters the furnace it should not cross any section of the furnace interior but go directly from a cabinet exterior penetration into the manufacturers supplied electrical J box. In the current configuration the electrical feed will have to be removed to perform annual maintenance or perform component replacement inside of the air handler. This creates an electrical hazard to the maintenance personnel servicing the air handler.

See South Carolina Residential Code E3905.1. and E3905.1.1 The code reads "A box or conduit body shall be installed at each conductor splice point, outlet, switchpoint, Junction point except as otherwise permitted.....".

"An integral junction box or wiring compartment that is part of listed equipment shall be permitted to serve a box or conduit body".

All repairs should be performed by a licensed electrical contractor.

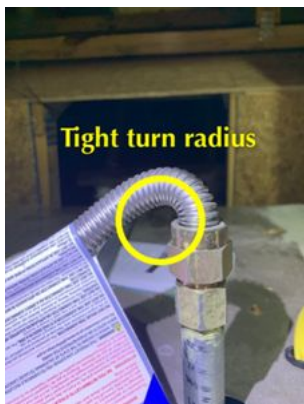
Manufacturer

Carrier

Heating Fuel

Gas

Condition: Repair or Replace



avoided.

- **DO NOT REUSE:** The connectors and fittings are designed for use only on the original installation and not to be reused for another gas appliance or at another location.
- The gas outlet shall be in the same room as the appliance and other connector must not be concealed within a run through any wall, door or partition.
- The gas connector shall be of adequate length to reach from the gas supply line to the appliance without stretching.
- Flare seats ~~must be kept clean and free of sealing compounds, grease and oil.~~
- The connector shall not be used if kinked, twisted, or bent smaller than 1-1/2 in. internal diameter.
- A readily accessible ~~manual gas shutoff valve must be installed between the gas supply pipe and the gas connector.~~
- Gas connector installation for a fixed appliance for indoor installation must be in accordance with the National Fuel Code, ANSI Z233.1/NFPA54 and/or CAN/CGA B149-latest edition, installation codes.
- **FOR YOUR SAFETY:** If you smell gas, turn off the gas supply to the appliance and have a qualified/competent individual correct the source of the leak.
- Gas connector is not to be used for connection to an LP gas cylinder.

Comment 17 Deficiency

The appliance connector for the gas furnace has a very tight radius before entering the furnace. The manufacture of the flexible appliance connector recommends this radius match that of a golf ball or be 1 1/2". When this radius is made too tight the gas flow is interrupted.

Repair of the appliance connector should be performed by a licensed HVAC contractor.

Type of Distribution

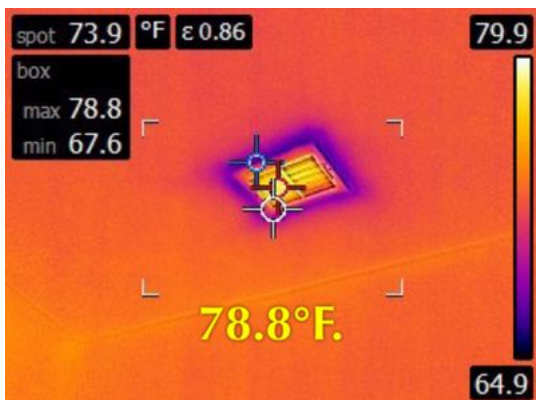
Flexible Ducting

Condition: Satisfactory

*Registers Infrared Images

Ceiling

Condition: Satisfactory



Comment 18 **Information**

The heating system was only ran briefly to verify proper operation.

Attic

Inspector is not required to enter the attic if the headroom is less than 3 feet or a hazardous condition exists. Ventilation adequacy will be determined by a visual inspection. Adequacy of insulation will be determined by insulation material and depth in accessible areas. The inspector will not walk over insulation to perform attic inspections. Because of this safety hazard many sections of the attic may not be inspected. The inspection will only be performed from the attic access. It is recommended in South Carolina's climate zone to have an R-value of R-30 or 10" minimum attic insulation.

Attic Entry

Garage

Condition: Repair or Replace



Comment 19 **Deficiency**

The attic door does not open or close properly. It took a large amount of force to open and close the door. Recommend the attic door entry stairs be adjusted for easy opening and closing operation.

Attic Inspection Method

Entry

Condition: Satisfactory

Roof Framing Type

Wood Trusses

Condition: Material Defect



Comment 20

Deficiency

There is a truss in the attic that is broken. This truss will need to be inspected by a truss structural engineer. The structural engineer will need to draft a repair method. This repair method will be given to the builder in the form of a print.

It is recommended the truss be properly repaired by a licensed carpenter contractor according to the structural engineer drawing. It is recommended this document be installed somewhere near the attic entrance so that future homebuyers may reference. This defect will be considered a material defect

Roof Deck Material

Oriented Strand Board

Condition: Satisfactory

***Vent Risers**

PVC

Condition: Satisfactory

***Water Piping**

Insulated

Condition: Material Defect



P2603.5 Freezing

In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2(1) of this code, a water pipe shall not be installed outside of a building, in exterior walls, in *attics* or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line.

Comment 21

Deficiency

PEX water piping is installed in the unconditioned attic space. The attic space is a location where freezing temperatures may be possible.

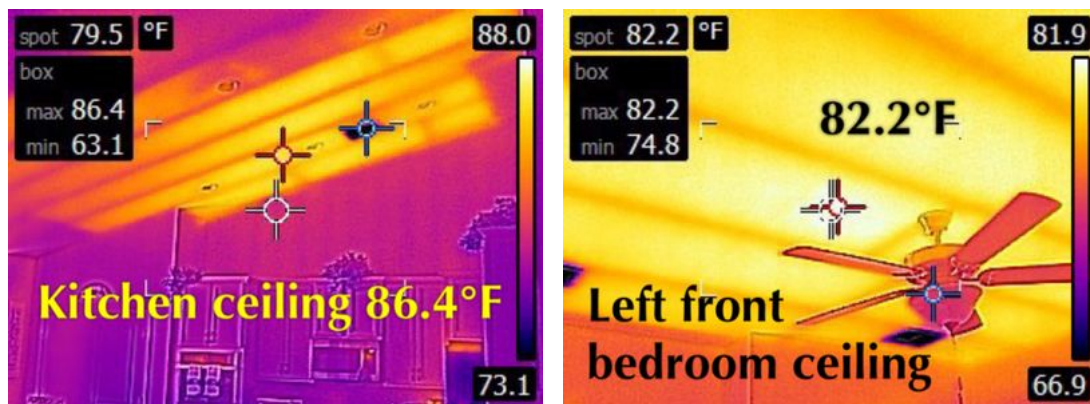
See South Carolina Residential Code P2603.5. The code reads “In localities having a winter design temperature of 32°F or lower as shown in table R301.2(1) of this code, a water pipe shall not be installed outside of a building, in exterior walls, in attics or crawlspaces, or in any other place subject to freezing temperatures unless adequate provision is made to protect it from freezing by insulation or heat or both”.

It is recommended that all PEX piping in the material be insulated according to current code.

Insulation

Blown In Fiberglass, Fiberglass Batts

Condition: Further Evaluation Required



Comment 22

Deficiency

The house was surveyed for improperly insulated ceilings and walls using a thermal camera. A large section of the ceiling in the kitchen and left front bedroom may have improperly installed or missing insulation. These areas of the house were not accessible from the attic during the home inspection.

It is recommended that this area be inspected by a licensed insulation installer. It is recommended that all repairs to the attic insulation be performed by a licensed insulation contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A optimal cooling system should lower indoor ambient temperature between 18°F to 20°F. Poorly performing equipment or lack of attic insulation, attic ventilation will affect results. A licensed HVAC contractor should be consulted if your results are in question.

The cooling system may not be operated if the ambient temperature has been less than 65°F within the previous 24 hours. The cooling system will not be operated if it has been shut down.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

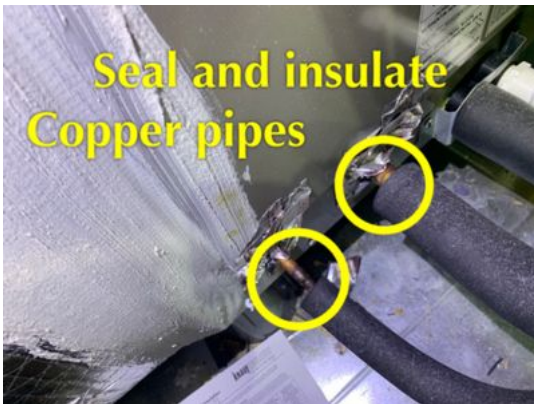
Energy Source

Electric

Type of Equipment

Split System

Condition: Repair or Replace



Comment 23

Deficiency

Conditioned air is leaking from the improperly sealed air handler penetrations. Condensation is forming on the improperly insulated line set material. Without sealing these penetrations properly the cold air leaving the air handler unit will create condensation in the summer and create premature corrosion of the air handler unit and the auxiliary pan below the air handler unit.

Recommend the air handler penetrations be properly sealed by a licensed HVAC contractor.

***Condenser Make**

Carrier

Condition: Repair or Replace





Comment 24

Deficiency

The air conditioning condensing unit isn't level, as a result the oil inside of the compressor will not be level either. This can lead to one side of the compressors motor not being properly lubricated. Ultimately that can cause compressor damage due to the grinding of the motors moving parts.

It is recommended that the condenser be properly leveled by a licensed HVAC contractor.

Condensate Drainage

To Exterior

Condition: Repair or Replace



Comment 25

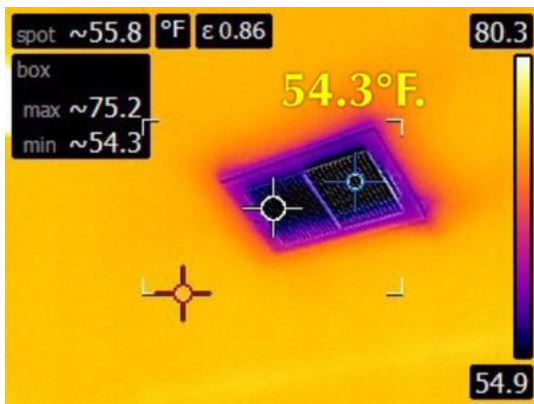
Deficiency

The air handler condensate drain to the exterior needs to be properly sealed to prevent air and moisture intrusion into the homes envelope. Sealing the penetration with approved material is recommended.

***Registers Infrared Images**

Ceiling

Condition: Satisfactory



Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection. Tubs will not be filled past the emergency overflow. We recommend customers fill their tubs below tub overflow cover to prevent leaks and damage below.

The inspector is not required to inspect appliances, clothes washing machine connections or operation, interior of vent system, flue and chimneys that are not readily accessible, wells and well pumps, water conditioning systems and septic or sewage disposal system. The inspector is not required to determine water quality, pressure or fill shower pans and fixtures to test for leaks. Home inspector will make every effort to report leaks that are discovered on the day of inspection, however future leaks cannot be predicted.

Water Supply

Public

Supply Pipe Material

PEX

Condition: Satisfactory

*Hose Bibbs

Spigot

Condition: Satisfactory

Location of Main Water Shutoff

By Water Heater

Condition: Satisfactory

Sewer System

Public

Waste Pipe Material

PVC

Condition: Satisfactory

Location of Fuel Shutoff

At Meter

Condition: Satisfactory

Water Heater

We perform a carbon monoxide test near the hot water heater only as a courtesy. If levels are found to be high, we recommend contacting a licensed plumbing contractor for further evaluation.

We recommend flushing the water heater per manufactures recommended schedule to prolong the water heater's life. Tankless water heater's will require more frequent flushing. Water heater maintenance is critical as we often find homes where water heater has been flushed and anode rod replaced will have a long life expectancy.

Manufacturer

Rheem

Condition: Repair or Replace

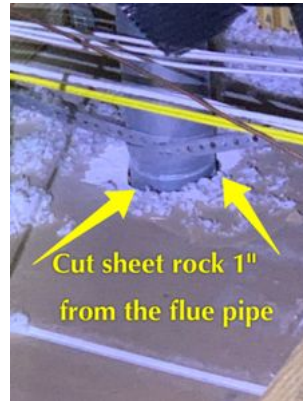


G2427.10.7 (503.10.7) Slope. A *vent connector* shall be installed without dips or sags and shall slope upward toward the vent or *chimney* not less than $\frac{1}{4}$ inch per foot (21 mm/m).

Exception: *Vent connectors* attached to a mechanical *draft* system installed in accordance with the *appliance* and *draft* system manufacturers' instructions.



M1803.3 Installation. Vent and chimney connectors shall be installed in accordance with the manufacturer's instructions and within the space where the *appliance* is located. *Appliances* shall be located as close as practical to the vent or chimney. Connectors shall be as short and straight as possible and installed with a slope of not less than $\frac{1}{4}$ inch (6 mm) rise per foot of run. Connectors shall be securely supported and joints shall be fastened with sheet metal screws or rivets. Devices that obstruct the flow of flue gases shall not be installed in a connector unless *listed* and *labeled* or *approved* for such installation.



Comment 26

Deficiency

The water heater flue pipe (vent connector) is not properly connected to the water heater diffuser hood or the ceiling thimble. It is recommended the flue pipe material be secured to the draft hood with sheet metal screws. It is also recommended the diffuser hood be secured to the water heater with sheet metal screws. The flue piping material should also be secured to the ceiling thimble with sheet metal screws.

See South Carolina Residential code M1803.3 "Connectors shall be securely supported and joints shall be fastened with sheet metal screws". The flue piping is in contact with a combustible material. Combustible materials should maintain a 1" clearance from the flue pipe.

All repairs should be performed by a licensed plumbing contractor.

Comment 27

Deficiency

The flue piping (vent connector) is back graded and has been installed with dips and sags. A vent connector shall be installed without dips and sags and shall slope upwards towards the vent at not less than $\frac{1}{4}$ inch per foot.

See South Carolina Residential code G2427.10.7. Back graded flue piping may result in back draft of flue gases and introduce carbon monoxide into the garage. It is recommended that the flue rise to the ceiling thimble at $\frac{1}{4}$ inch per foot.

Repair by a licensed plumbing contractor is recommended.

Capacity

50 gal

Location

Garage

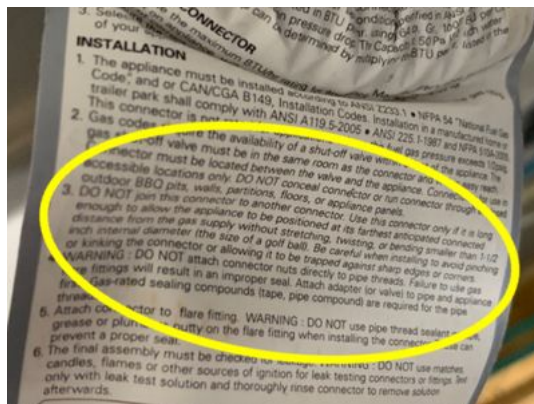
Condition: Satisfactory

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Beach House Home Inspections LLC

*Fuel With Photograph

Natural Gas

Condition: Repair or Replace



Comment 28 Deficiency

The gas flex (appliance connector) to the water heater is extremely tight. The manufacturers installation instructions requires the bend radius not be smaller than 1-1/2" or the size of a golf ball. Right angles are not recommended. Recommend the addition of a longer nipple to relax the appliance connector or the installation of a longer appliance gas connector.

All modifications to the gas piping system should be performed by a licensed plumbing contractor.

Temp & Pressure Relief Valve

Present With Discharge Pipe

Condition: Satisfactory

Thermal Expansion Device

Expansion Tank

Condition: Repair or Replace



308.10 Thermal Expansion Tanks

A thermal expansion tank shall be supported in accordance with the manufacturer's instructions. Thermal expansion tanks shall not be supported by the piping that connects to such tanks.

Comment 29 **Deficiency**

The thermal expansion tank for the water heater is being supported by the water heater piping material. A thermal expansion tank cannot be supported by it's piping material.

See South Carolina Residential code 308.10. The code reads "Thermal expansion tanks should not be supported by the piping that connects to such tanks."

It is recommended that a proper thermal expansion tank holding device be installed by a licensed Plumbing Contractor.

Fuel Disconnect

In Same Room

Condition: Satisfactory

Seismic Straps

Installed

Condition: Satisfactory

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors will be operated. Windows with blinds or other window treatments will be avoided due to possible damage while operating. The inspector is not required to inspect coatings on and the hermetic seals between panes of window glass.

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Fiberglass

Interior Doors

Wood

Condition: Satisfactory

Windows

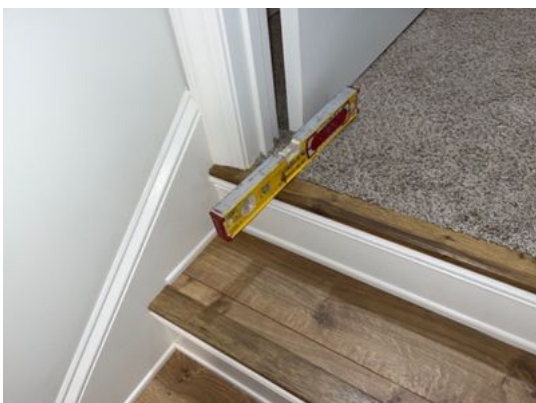
Single Hung

Condition: Satisfactory

Stairs

Present

Condition: Material Defect



R311.7.5.1 Risers. P

The *riser* height shall be not more than $7\frac{3}{4}$ inches (196 mm). The *riser height* shall be measured vertically between leading edges of the adjacent treads. The greatest *riser* height within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm). *Risers* shall be vertical or sloped from the underside of the *nosing* of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. At open *risers*, openings located more than 30 inches (762 mm), as measured vertically, to the floor or *grade* below shall not permit the passage of a 4-inch-diameter (102 mm) sphere.

Comment 30 Deficiency

The interior stair steps have riser heights that vary by 1-3/8". The greatest riser height within any flight of stairs should not exceed 3/8" between the tallest and shortest riser. This defect presents a tripping hazard and will be considered a material defect.

See South Carolina Residential Building Code R311.7.5.1. The code reads:

"The maximum riser height shall be $7\frac{3}{4}$ "..... The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8".

Repair of the stairs is recommended and should be performed by a licensed carpenter contractor.

Walls

Painted Drywall

Condition: Repair or Replace

Comment 31 Deficiency

Some of the ceilings and walls require repair. Prior to the 12 month expiration date the homeowner will locate areas of the ceiling and walls that will require patch and paint. These areas will be indicated with a small piece of colored tape.

It is recommended that all areas identified by the homeowner with color tape be properly patched and painted in accordance to the homeowners satisfaction. Repairs should be performed by a qualified painting contractor.

Fireplace

Manufactured

Condition: Satisfactory

Kitchen

Cabinets

Wood

Condition: Satisfactory

Countertops

Granite

Condition: Satisfactory

Sink

Single

Condition: Satisfactory

Sink Faucet

Single

Condition: Satisfactory

GFCI Outlets

Yes

Condition: Satisfactory

Laundry

Washing machine and clothes dryer's operation are outside of the home inspection standard of practice. These appliances may be operated only as a courtesy.

Dryer Venting

To Exterior

Condition: Satisfactory

GFCI Outlets

Yes

Condition: Satisfactory

Laundry Hook Ups

Yes

Condition: Satisfactory

Whirlpool tub motors will not be operated during the home inspection.

Bathroom #1

Location

Hall Bathroom

Faucets

Faucet flow, Drain Flow

Condition: Satisfactory

Bath Tub

Recessed

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

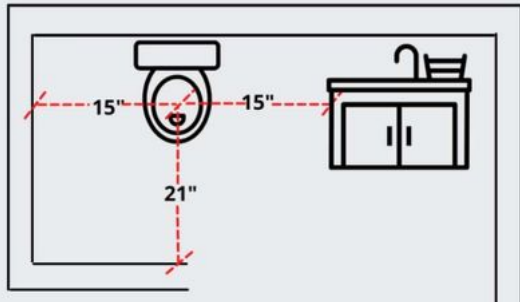
Toilet

Standard Tank

Condition: Repair or Replace



side & front clearances.



405.3.1 Water Closets, Urinals, Lavatories and Bidets

A water closet, urinal, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition, vanity or other obstruction. Where partitions or other obstructions do not separate adjacent fixtures, fixtures shall not be set closer than 30 inches (762 mm) center to center between adjacent fixtures. There shall be not less than a 21-inch (533 mm) clearance in front of a water closet, urinal, lavatory or bidet to any wall, fixture or door. Water closet compartments shall be not less than 30 inches (762 mm) in width and not less than 60 inches (1524 mm) in depth for floor-mounted water closets and not less than 30 inches (762 mm) in width and 56 inches (1422 mm) in depth for wall-hung water closets.

Exception: An accessible children's water closet shall be set not closer than 12 inches (305 mm) from its center to the required partition or to the wall on one side.

P2503.1 Inspection Required

New plumbing work and parts of existing systems affected by new work or *alterations* shall be inspected by the *building official* to ensure compliance with the requirements of this code.

Comment 32 Deficiency

The toilet in the hall bathroom is installed 13" from the center of the fixture to the cabinet edge.

South Carolina Residential Code P2705.1(5) reads "A water closet, urinal, lavatory or bidet shall not be set closer than 15" from its center to any sidewall, partition, vanity or other obstruction." It is recommended the installation of this lavatory be made code compliant by a licensed plumbing contractor.

Once the repairs are made it is recommended the repairs be tested and inspected per South Carolina Residential Code P2503.1. The code reads "New plumbing work and parts of existing systems affected by new work or alterations shall be inspected by the building official to ensure compliance with the requirements of this code."

Tub Surround

Fiberglass

Condition: Satisfactory

Floor

Vinyl

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #2

Location

Right rear bedroom

Faucets

Faucet Flow, Drain Flow

Condition: Satisfactory

Shower

Stall

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Repair or Replace

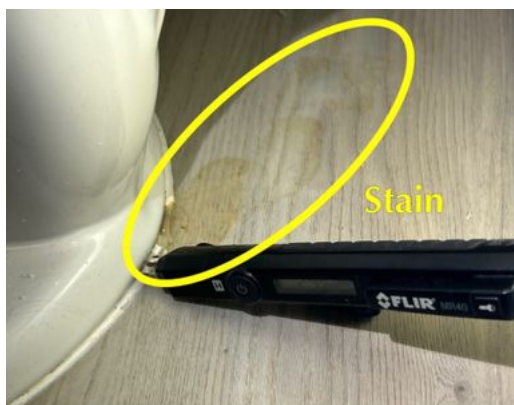


Section P2705 Installation

P2705.1 General

The installation of fixtures shall conform to the following:

1. Floor-outlet or floor-mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts and similar fasteners of copper, copper alloy or other corrosion-resistant material.



Comment 33 Deficiency

The toilet is loose in the right rear bathroom. The toilet is also leaking onto the floor.

It is recommended the toilet be pulled and inspected for the source of the leak.

It is recommended the toilet flange be verified It is properly secured to the floor. This is a floor outlet or floor mounted fixture. See South Carolina Residential Code P2705.1. The code reads “Floor outlet or floor mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts, and similar fasteners of copper, copper alloy, or other corrosion resistant material.”

It is recommended the toilet flange be properly secured to the floor and the toilet be properly secured to the toilet flange. All repairs should be performed by a licensed plumbing contractor.

Shower Walls

Tile

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory