



Inspection Report

Property Address:
101 Sample Road
Summerville SC 29483



Cardinal Home Inspections, LLC

**Rodney Whitehouse
3236 Landmark Drive
Suite 112
North Charleston, SC 29418**

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Date: 5/24/2021	Time: 01:00 PM	Report ID:
Property: 101 Sample Road Summerville SC 29483	Customer:	Real Estate Professional:

Terms of Inspection and Inspection Report

By accepting the information within this report means you also accept the terms of this report.

This inspection was performed according to standards and practices of the American Society of Home Inspectors (ASHI) and the state of South Carolina Residential Builders Commission. The comments made in this report are based on the condition of the home at time of inspection. As the home ages, the condition of the home and its components are likely to change and some building components will decline.

The purpose of this inspection is to identify and disclose visually *observable* major deficiencies of the inspected systems and items at the time of the inspection only. It is not the purpose of the inspection to determine who is responsible for repairs as this inspection is a disclosure of *visible* observable deficiencies. Detached buildings are not included.

This inspection report is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a guarantor nor insurer. It is highly recommended that licensed competent contractors be used in your repairs or further inspection as it relates to the comments in this report. For a fee, our company can return and review the inspection, or inspect the home again. The inspection company and inspector(s) are not responsible for any discoveries included in this report or not found during the inspection.

THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM MOLD, ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING F THE ABOVE IS DESIRED.

Any matter concerning the interpretation of this agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI with at least five (5) years of Home Inspection experience.

The inspection service was conducted physically at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.

The Inspectors and/or Inspection Company's liability is not to exceed the cost of the inspection. The inspector and/or Inspection Company are not liable for items discovered or not discovered before, during, or after the inspection.

A copy of this report and photos is supplied to the client and their representative.

Inspectors Present:

Rodney Whitehouse (SC License# 1223)

Age of Home:

Over 30 years

Manufactured Home:

No

Client Is Present:

Yes

Weather:

Hot and Humid

Mold Test:

No

Cardinal Home Inspections, LLC

Water Test:

No

Rain in last 3 days:

Yes

Outside Temperature:

85-90 Degrees

Radon Test:

No

Asbestos Test:

No

Lead Based Paint Test:

No

1. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

FOUNDATION:

MASONRY BLOCK

METHOD USED TO OBSERVE ATTIC:

CRAWLED
WALKED

METHOD USED TO OBSERVE

CRAWLSPACE:
CRAWLED

FLOOR STRUCTURE:

2 X 8
WOOD JOISTS

WALL STRUCTURE:

WOOD STUDS

COLUMNS OR PIERS:

MASONRY BLOCK PIERS

CEILING STRUCTURE:

2X6

ROOF STRUCTURE:

STICK-BUILT
2 X 6 RAFTERS

ROOF-TYPE:

GABLE

Items

1.0 FOUNDATION (Structural)

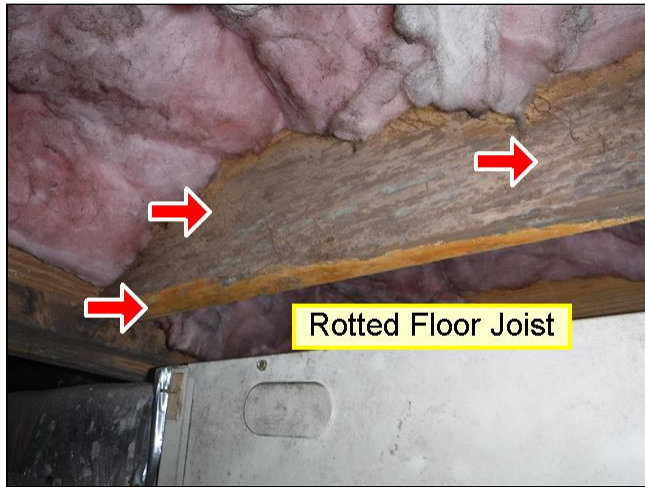
Comments: Inspected

1.1 FLOORS (Structural)

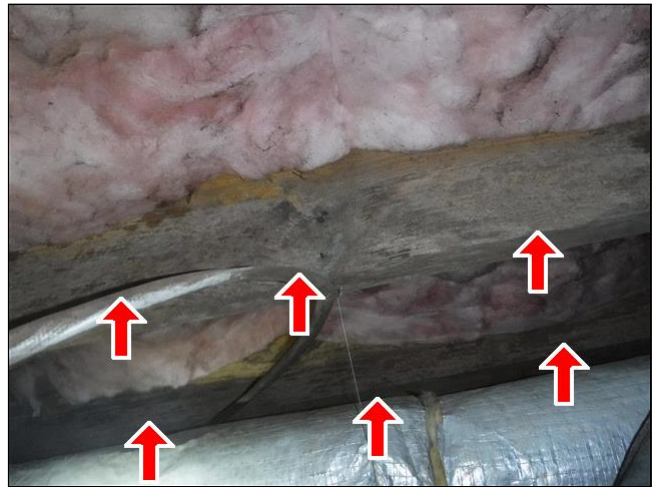
Comments: Inspected



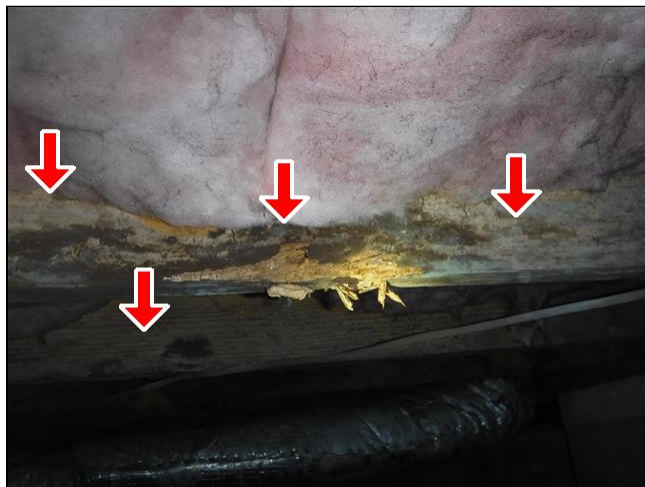
(1) The floor joist and structure are in poor condition below the sunken family room and kitchen areas. The air handler is located in the crawlspace and is pouring harmful condensation onto the ground under the home. There is also evidence that rain water runoff is entering the home along the rear. The floor structure needs replaced in areas and repaired in other areas under the sunken family room and kitchen. Recommend relocating the air handler to the attic or garage and recommend installing gutters on the home. These repairs combined are significant in cost and should be considered prior to purchase. Recommend contacting a general contractor for cost estimates.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)



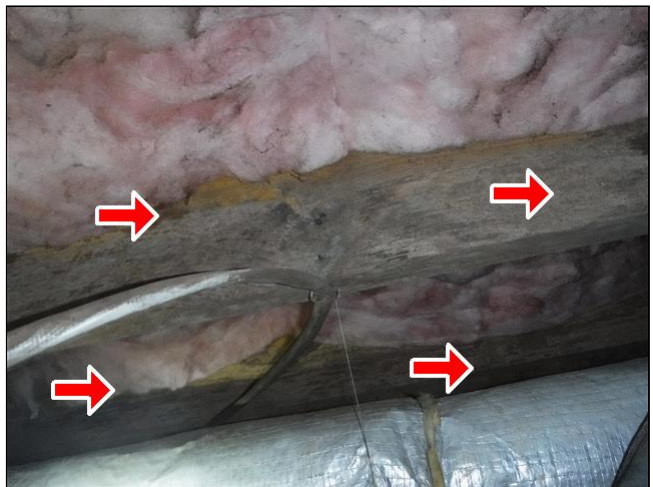
1.1 Item 7(Picture)



(2) Mold and fungus are present on the floor joist located in the crawlspace with wood moisture content reading at 29% in areas around the hvac unit. Recommend contacting a Mold Remediation company to remove mold from the crawlspace.



1.1 Item 8(Picture)



1.1 Item 9(Picture)

1.2 WALLS (Structural)

Comments: Inspected

1.3 CEILINGS (structural)

Comments: Inspected

1.4 ROOF STRUCTURE AND ATTIC

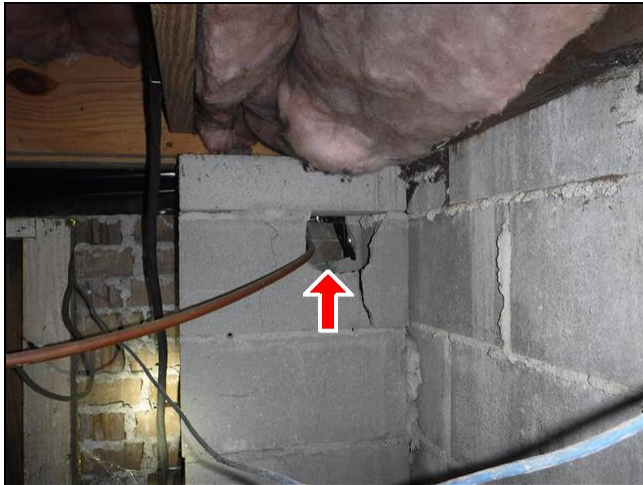
Comments: Inspected

1.5 COLUMNS OR PIERS

Comments: Inspected



One masonry block column has been damaged/compromised near the rear crawlspace entrance and needs repair or replace.



1.5 Item 1(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING MATERIAL:

BRICK VENEER

EXTERIOR ENTRY DOORS:

INSULATED GLASS
SOLID CORE

APPURTENANCE:

COVERED PORCH

OPENER MANUFACTURER:

GENIE

GARAGE DOOR MATERIAL:

METAL

TYPE:

TWO AUTOMATIC

DRIVEWAY:

CONCRETE

GARAGE TYPE:

TWO CAR
ATTACHED

WINDOW MANUFACTURER:

IDEAL
1976

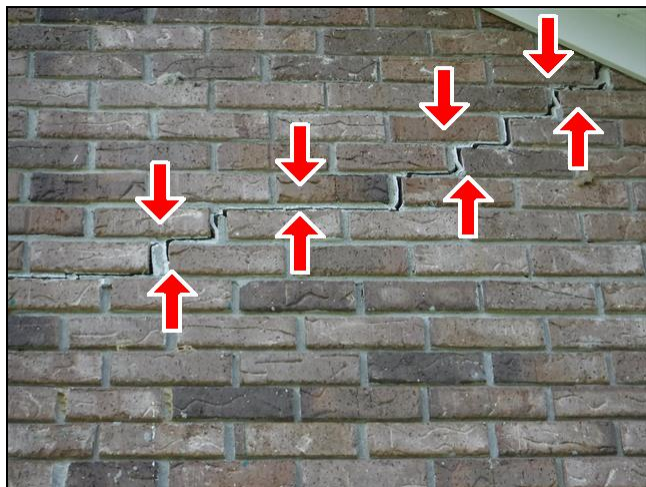
Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected



Brick veneer reveals a settlement crack at the front of the home above the right bedroom window. Recommend further investigation for repair.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.1 WINDOWS

Comments: Inspected



(1) Middle window at the dining area in the kitchen is cloudy due to lost seals and needs repair or replaced.



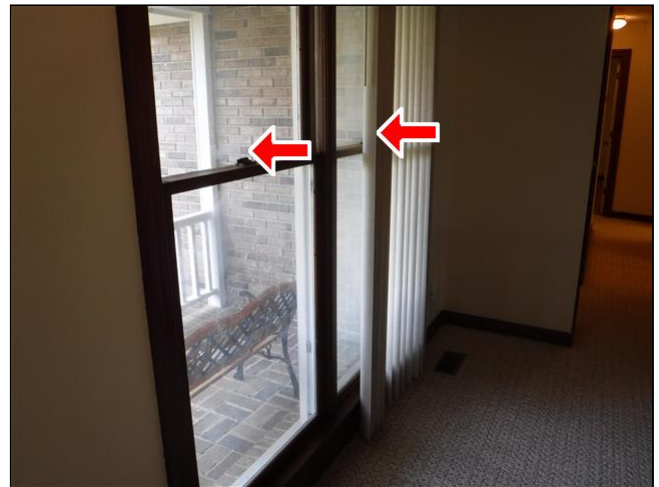
2.1 Item 1(Picture)



(2) Front windows located in the dining room, hallway, and both front bedrooms are beginning to show signs of cloudiness due to lost seals.



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)

2.2 DOORS (Exterior)

Comments: Inspected

Front entry door rubs at the door jamb and threshold and is difficult to open.



2.2 Item 1(Picture)

2.3 GARAGE, GARAGE DOORS, AND AUTOMATIC OPENERS

Comments: Inspected



Wood casing at the garage doors reveals water damage where in contact with the ground and needs repair or replace.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Comments: Inspected



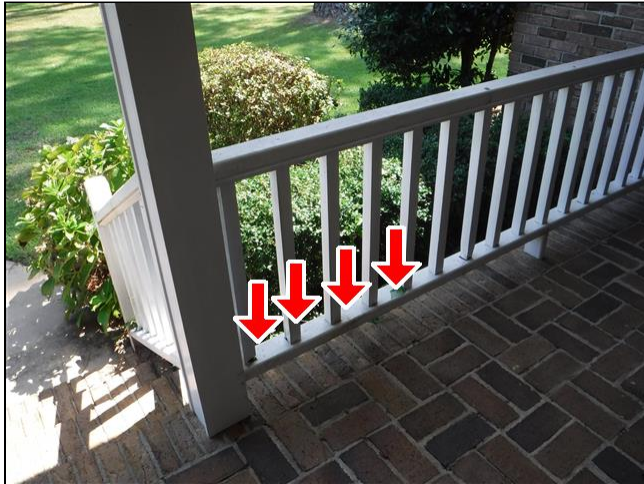
(1) Several pickets located at the front porch reveal water damage and need replaced.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



(2) Several glass panels on the rear sun room porch reveal cloudiness due to lost seals and need repair or replace.



2.4 Item 4(Picture)

2.5 GRADING, DRAINAGE,VEGETATION, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected



Fascia located at the front of the home above the right bedroom reveals critter damage and needs repair.



2.6 Item 1(Picture)



2.6 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

ROOF COVERING:

ARCHITECTURAL
FIBERGLASS ASPHALT

AGE OF ROOF COVERING:

APPROXIMATELY
15 YEARS

LIFE EXPECTANCY:

30 YEARS (approximately)

VIEWED ROOF COVERING FROM:

WALKED ROOF

SKY LIGHT (S):

NONE

CHIMNEY (exterior):

BRICK

Items

3.0 ROOF COVERINGS

Comments: Inspected

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected



Plumbing vent pipes need caulking around perimeter of pipe and boot where boot flange has failed. These areas can leak if not corrected.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.3 ROOFING DRAINAGE SYSTEMS (Gutters& Downspouts)

Comments: Not Present

There is evidence of water intrusion in the crawlspace along the rear of the home and mineral deposits on the brick veneer the bay window. Recommend installing gutters and downspouts with diverters to keep water from entering the crawlspace.



3.3 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing Systems

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

WATER SOURCE:

PUBLIC

PLUMBING SUPPLY:

COPPER

DISTRIBUTION:

COPPER

PLUMBING WASTE:

PVC
ABS

WASHER DRAIN SIZE:

2" DIAMETER

WATER HEATER POWER SOURCE:

ELECTRIC

WATER HEATER MANUFACTURER:

RICHMOND

CAPACITY:

50 GALLONS

HOT WATER TEMP.:

OVER 100

WATER HEATER AGE:

2011

WATER HTR LIFE EXPECTANCY:

10 years (average)

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

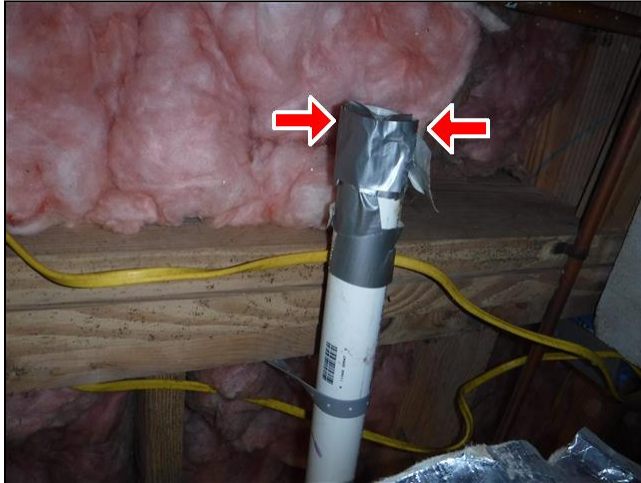
Comments: Inspected

4.1 DRAIN/WASTE SYSTEMS IN UNFINISHED SPACES (crawl space, attic, etc.)

Comments: Inspected



Drain pipe is missing either a studor vent or cap in the crawlspace below the master bathroom location (pipe is currently taped with duct tape).



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.2 WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: Inspected, For Your Information

(1) Copper fittings located in the crawlspace are beginning to show signs of petina and should be monitored for potential pinhole leaks. No leaks were detected at time of inspection.



4.2 Item 1(Picture)

(2) The plumbing distribution in this home is mainly copper pipe. While copper is considered to be a good quality plumbing material it does have a tendency of developing pin hole leaks that need to be repaired or replaced over time. Evidence of an emerging pinhole leak is a green, wet area on the pipe.

4.3 INTERIOR PLUMBING FIXTURES

Comments: Inspected

4.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

4.5 EXTERIOR PLUMBING FIXTURES

Comments: Inspected

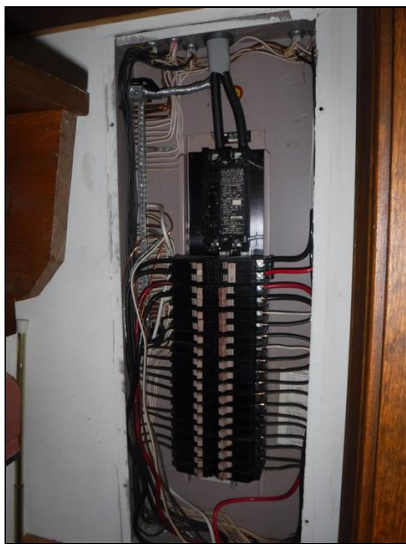
4.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical Systems

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

ELECTRICAL SUPPLY CONDUCTORS:	PANEL CAPACITY:	PANEL TYPE:
ALUMINUM	200 AMP	CIRCUITS
220 VOLTS		
3 WIRE SYSTEM		
MAIN PANEL MANUFACTURER:	BRANCH WIRE 15 and 20 AMP:	WIRING METHODS:
CUTLER HAMMER	COPPER	ROMEX

Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected



Main panel cover is missing a knockout exposing the buss bar. Recommend installing a blank panel or a spare breaker.



5.1 Item 1(Picture)

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

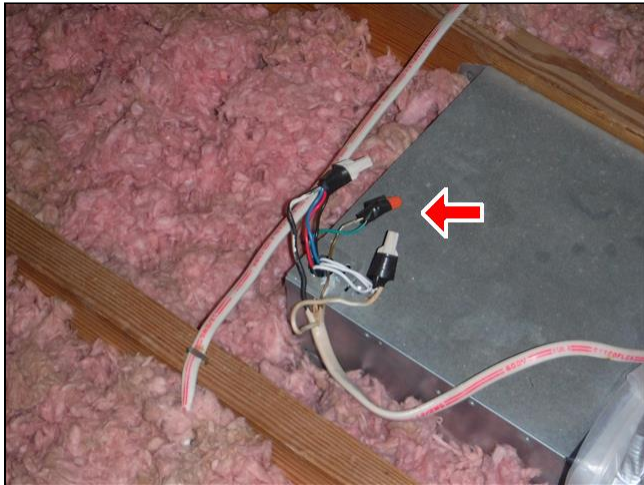
Comments: Inspected

5.3 ELECTRICAL IN UNFINISHED SPACES (attic, crawlspaces, etc.)

Comments: Inspected



(1) Bathroom exhaust fans have exposed wire splices located in the attic. Wire splices should be inside an enclosure with a coverplate to prevent electrical fire.



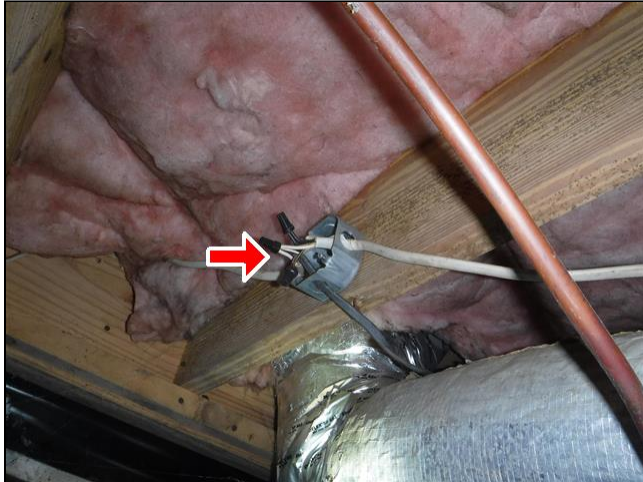
5.3 Item 1(Picture)



5.3 Item 2(Picture)



(2) One splice box located at the rear of the home near the crawlspace entrance is missing a coverplate.



5.3 Item 3(Picture)

5.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

Comments: Inspected



Ceiling light fixture located in the room above the garage needs bulbs replaced.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

5.5 POLARITY AND GROUNDING OF RECEPTACLES

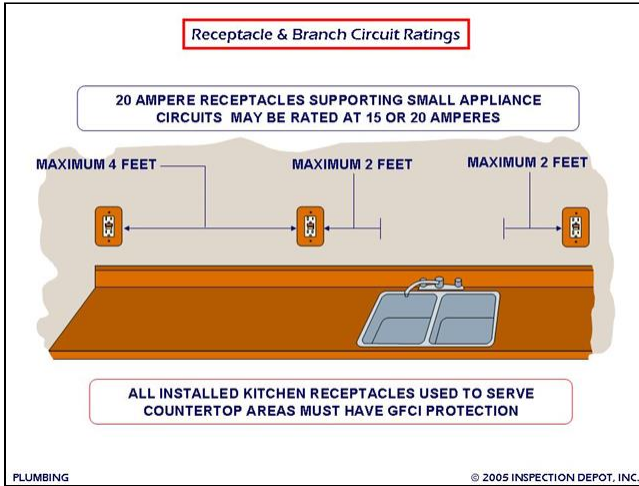
Comments: Inspected

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected



Recommend updating outlets located over all kitchen countertops to "GFCI" protected outlets.



5.6 Item 1(Picture)

5.6 Item 2(Picture)



5.6 Item 3(Picture)

5.7 EXTERIOR LIGHTS, OUTLETS, AND FIXTURES

Comments: Inspected



All exterior outlets need to be updated to GFCI protected outlets with weather covers.



5.7 Item 1(Picture)

5.8 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected, For Your Information

Main panel box and disconnect are located in the laundry room closet (for your information).

5.9 SMOKE DETECTORS

Comments: Inspected



Smoke detectors did not work when tested. Recommend repair.

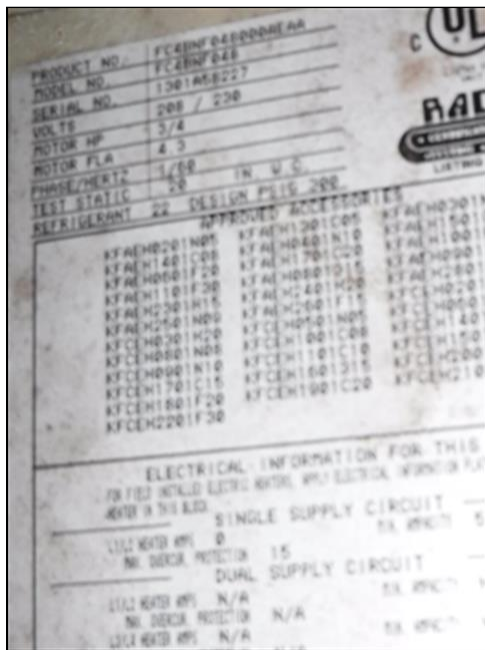


5.9 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

HEAT TYPE: HEAT PUMP (FORCED AIR)	ENERGY SOURCE: ELECTRIC	NUMBER OF HEAT SYSTEMS (excluding wood): ONE
AIR HANDLER BRAND: CARRIER	AIR HANDLER AGE: 2001	LIFE EXPECTANCY: EXPIRED
DUCTWORK: INSULATED	FILTER SIZE: 20x30	FILTER TYPE: DISPOSABLE
FILTER LOCATION: HALLWAY	TYPES OF FIREPLACES: GAS LOGS	OPERABLE FIREPLACES: ONE

Items

6.0 HEATING EQUIPMENT

Comments: Inspected

6.1 EMERGENCY HEAT (HEAT PUMP ONLY)

Comments: Inspected

6.2 NORMAL OPERATING CONTROLS

Comments: Inspected

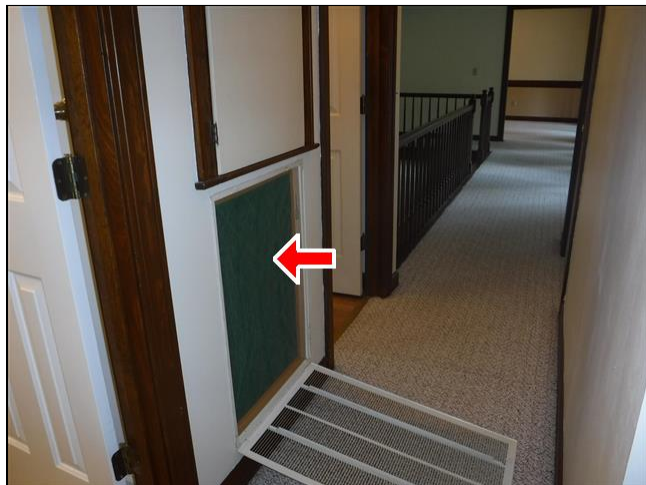
6.3 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

6.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, For Your Information

Filter location (see photo)



6.4 Item 1(Picture)

6.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

6.6 CHIMNEYS, FLUES AND VENTS

Comments: Inspected

6.7 SOLID FUEL HEATING DEVICES

Comments: Inspected

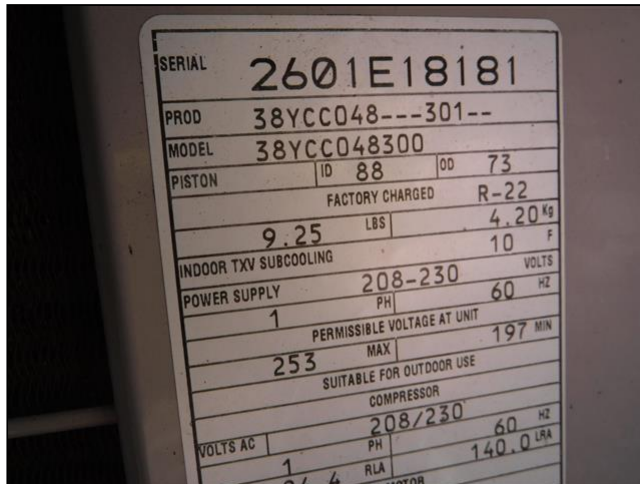
6.8 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Central Air Conditioning

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



Styles & Materials

COOLING EQUIPMENT TYPE:

HEAT-PUMP

COOLING EQUIPMENT ENERGY

SOURCE:

ELECTRIC

OUTSIDE COMPRESSOR

MANUFACTURER:

CARRIER

NUMBER OF A/C UNITS:

ONE

OUTSIDE COMPRESSOR AGE:

2001

LIFE EXPECTANCY:

EXPIRED

TONNAGE:

4-1/2 TON

Items

7.0 CENTRAL AIR COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected



The air handler is in poor condition and is located in the crawlspace. The unit currently sits directly on the ground and is draining harmful condensation on the crawlspace ground. Recommend replace due to age and condition of the unit. When the unit is replaced I recommend that the unit be relocated to the attic or the garage to prevent further water damage to the structure of the home.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected



One duct hvac is disconnected in the crawlspace and needs repair.



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)

7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

.....
The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.





Styles & Materials

CEILING MATERIALS:

TEXTURED
SHEETROCK

WALL MATERIAL:

SHEETROCK

FLOOR COVERING(S):

CARPET
TILE
VINYL
VENEER LAMINATE WOOD

INTERIOR DOORS:

HOLLOW CORE
WOOD
RAISED PANEL

CABINETRY:

WOOD

COUNTERTOP:

SILESTONE

WINDOW TYPES:

WOOD
THERMAL/INSULATED

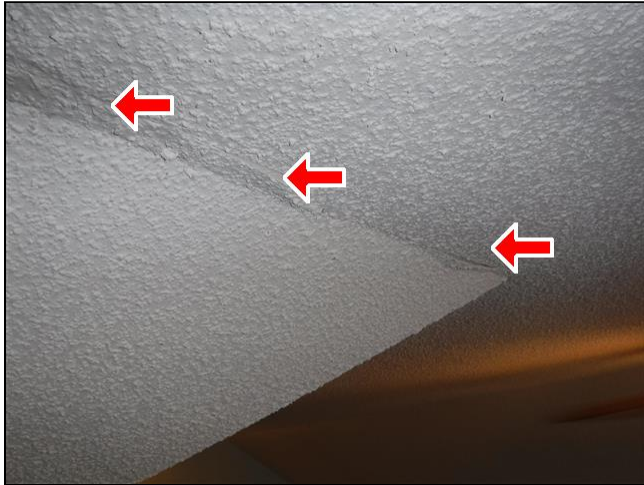
Items

8.0 CEILINGS

Comments: Inspected, For Your Information

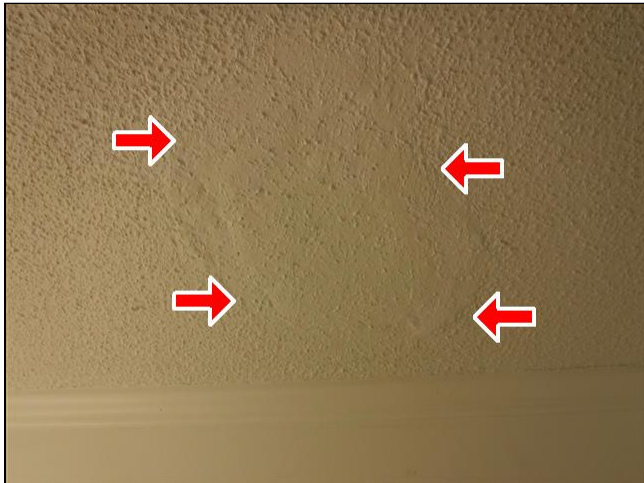


(1) Crack in tape joint at the ceiling located in the room above the garage is caused by shrinkage. Tape joint will not flex the same as the wood substrate and minor expansion and contraction will cause cosmetic cracks. (for your info)



8.0 Item 1(Picture)

(2) Texture on ceiling shows signs of repair (cosmetic) at the Hall Bath.



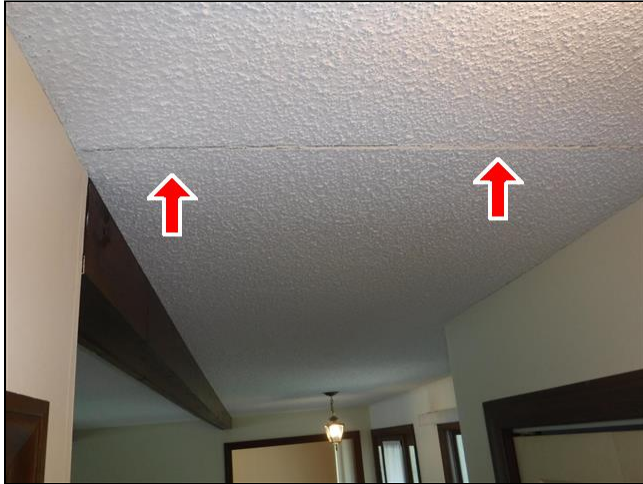
8.0 Item 2(Picture)



8.0 Item 3(Picture)



(3) Sheetrock reveals seam/joint at the front hallway location.



8.0 Item 4(Picture)

8.1 WALLS

Comments: Inspected

8.2 FLOORS

Comments: Inspected

8.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected



(1) The door lock does not work at hall bathroom door.



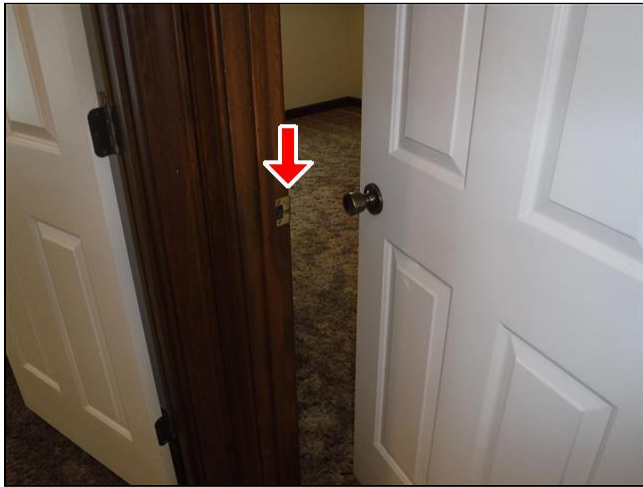
8.4 Item 1(Picture)



8.4 Item 2(Picture)



(2) The left side bedroom located at the end of the hallway needs strikeplate adjustment for the door to latch properly when closed.



8.4 Item 3(Picture)

8.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

8.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.7 INTERIOR TRIM

Comments: Inspected

8.8 REPORT IF MOLD DISCOVERED

Comments: Inspected

The inspection did not turn up any visible significant signs of mold in the interior. Keep in mind that mold spores are in every home and business environment. Breakouts or mold colonies occur when the mold spore comes in contact with moist cellulose materials. A mold colony can grow in a very short period of time (as little as 24 hours) once the airborne mold spore is in contact with a cellulose material. It is very important to make sure leaks, spills, or other sources of moisture are addressed immediately. My company can return to take air samples at your request. This testing is in addition to the previously inspected home and is not a standard procedure for home inspections. The fee for mold testing is \$300. This testing includes air test of the interior and exterior, a lab report, and explanation of the results and/or recommendations based on the lab findings. Lab results are available within four business days from the time the samples are collected.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC INSULATION:

FIBERGLASS

R- VALUE:

R-19 OR BETTER

VENTILATION:

GABLE VENTS

GABLE WINDOW

Thermostatically controlled fan(s)

BATHROOM EXHAUST FAN TYPES:

FAN WITH LIGHT

DRYER POWER SOURCE:

220 ELECTRIC

Items

9.0 INSULATION (in unfinished spaces)

Comments: Inspected

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected



The hvac wall unit located at the room above the garage currently exhausts into the attic. Excessive heat and moisture can build in the attic when installed improperly. Recommend installing a drain pan under the unit (attic side) and a thermostatically controlled vent fan above the unit (attic side).



9.1 Item 1(Picture)

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected



The bathrooms vents currently exhaust directly into the attic. Recommend the duct be extended to the roof vent for proper ventilation.



9.2 Item 1(Picture)



9.2 Item 2(Picture)

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

9.4 VENTILATION FANS AND HUMIDISTAT CONTROLS (CRAWLSPACE)

Comments: Not Present

9.5 VAPOR BARRIER (crawlspce)

Comments: Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.





Styles & Materials

DISPOSER:
DISPOSALL

DISHWASHER:
FRIGIDAIRE

EXHAUST/RANGE:
RE-CIRCULATE
NUTONE

BUILT-IN MICROWAVE:
PANASONIC

RANGE/OVEN:
ELECTRIC
FRIGIDAIRE

COOKTOP:
SMOOTH TOP

REFRIGERATOR:

FRIGIDAIRE

TRASH COMPACTORS:

WHIRLPOOL

CLOTHES WASHING MACHINE:

FRIGIDAIRE

CLOTHES DRYER:

FRIGIDAIRE

Items

10.0 FOOD WASTE DISPOSER

Comments: Inspected



Disposer has an obstruction inside.

10.1 BUILT-IN DISHWASHER

Comments: Inspected

10.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.3 RANGE TOP VENTILATION

Comments: Inspected

10.4 BUILT-IN MICROWAVE

Comments: Inspected

10.5 REFRIGERATOR

Comments: Inspected

10.6 OTHER

Comments: Inspected

The appliances in the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary of Maintenance Repairs



3236 Landmark Drive
Suite 112
North Charleston, SC 29418

Customer


Address
101 Sample Road
Summerville SC 29483


The following items or discoveries indicate that these systems or components are items that can typically be **corrected by handyman or in many cases by the homeowner**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.1 WINDOWS


Inspected

 (1) Middle window at the dining area in the kitchen is cloudy due to lost seals and needs repair or replaced.

 (2) Front windows located in the dining room, hallway, and both front bedrooms are beginning to show signs of cloudiness due to lost seals.


2.3 GARAGE, GARAGE DOORS, AND AUTOMATIC OPENERS

Inspected

 Wood casing at the garage doors reveals water damage where in contact with the ground and needs repair or replace.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS


Inspected

 (1) Several pickets located at the front porch reveal water damage and need replaced.

 (2) Several glass panels on the rear sun room porch reveal cloudiness due to lost seals and need repair or replace.

2.6 EAVES, SOFFITS AND FASCIAS

Inspected

 Fascia located at the front of the home above the right bedroom reveals critter damage and needs repair.

3. Roofing

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected



Plumbing vent pipes need caulking around perimeter of pipe and boot where boot flange has failed. These areas can leak if not corrected.

5. Electrical Systems

5.3 ELECTRICAL IN UNFINISHED SPACES (attic, crawlspaces, etc.)

Inspected



(2) One splice box located at the rear of the home near the crawlspace entrance is missing a coverplate.

5.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

Inspected



Ceiling light fixture located in the room above the garage needs bulbs replaced.

5.9 SMOKE DETECTORS

Inspected



Smoke detectors did not work when tested. Recommend repair.

7. Central Air Conditioning

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected



One duct hvac is disconnected in the crawlspace and needs repair.

8. Interiors

8.0 CEILINGS

Inspected, For Your Information



(1) Crack in tape joint at the ceiling located in the room above the garage is caused by shrinkage. Tape joint will not flex the same as the wood substrate and minor expansion and contraction will cause cosmetic cracks. (for your info)



(3) Sheetrock reveals seam/joint at the front hallway location.

8.4 DOORS (REPRESENTATIVE NUMBER)

Inspected



(1) The door lock does not work at hall bathroom door.



(2) The left side bedroom located at the end of the hallway needs strikeplate adjustment for the door to latch properly when closed.

9. Insulation and Ventilation

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected



The bathrooms vents currently exhaust directly into the attic. Recommend the duct be extended to the roof vent for proper ventilation.

10. Appliances

10.0 FOOD WASTE DISPOSER

Inspected



Disposer has an obstruction inside.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Summary of Trade Repairs



3236 Landmark Drive
Suite 112
North Charleston, SC 29418

Customer

Address
101 Sample Road
Summerville SC 29483

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist, licensed tradesman**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Structural Components

1.1 FLOORS (Structural)

Inspected



(1) The floor joist and structure are in poor condition below the sunken family room and kitchen areas. The air handler is located in the crawlspace and is pouring harmful condensation onto the ground under the home. There is also evidence that rain water runoff is entering the home along the rear. The floor structure needs replaced in areas and repaired in other areas under the sunken family room and kitchen. Recommend relocating the air handler to the attic or garage and recommend installing gutters on the home. These repairs combined are significant in cost and should be considered prior to purchase. Recommend contacting a general contractor for cost estimates.



(2) Mold and fungus are present on the floor joist located in the crawlspace with wood moisture content reading at 29% in areas around the hvac unit. Recommend contacting a Mold Remediation company to remove mold from the crawlspace.

1.5 COLUMNS OR PIERS

Inspected



One masonry block column has been damaged/compromised near the rear crawlspace entrance and needs repair or replace.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected



Brick veneer reveals a settlement crack at the front of the home above the right bedroom window. Recommend further investigation for repair.

4. Plumbing Systems

4.1 DRAIN/WASTE SYSTEMS IN UNFINISHED SPACES (crawl space, attic, etc.)

Inspected



Drain pipe is missing either a studor vent or cap in the crawlspace below the master bathroom location (pipe is currently taped with duct tape).

5. Electrical Systems

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected



Main panel cover is missing a knockout exposing the buss bar. Recommend installing a blank panel or a spare breaker.

5.3 ELECTRICAL IN UNFINISHED SPACES (attic, crawlspaces, etc.)

Inspected



(1) Bathroom exhaust fans have exposed wire splices located in the attic. Wire splices should be inside an enclosure with a coverplate to prevent electrical fire.

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected



Recommend updating outlets located over all kitchen countertops to "GFCI" protected outlets.

5.7 EXTERIOR LIGHTS, OUTLETS, AND FIXTURES

Inspected



All exterior outlets need to be updated to GFCI protected outlets with weather covers.

7. Central Air Conditioning

7.0 CENTRAL AIR COOLING AND AIR HANDLER EQUIPMENT

Inspected



The air handler is in poor condition and is located in the crawlspace. The unit currently sits directly on the ground and is draining harmful condensation on the crawlspace ground. Recommend replace due to age and condition of the unit. When the unit is replaced I recommend that the unit be relocated to the attic or the garage to prevent further water damage to the structure of the home.

9. Insulation and Ventilation

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected



The hvac wall unit located at the room above the garage currently exhausts into the attic. Excessive heat and moisture can build in the attic when installed improperly. Recommend installing a drain pan under the unit (attic side) and a thermostatically controlled vent fan above the unit (attic side).

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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