



Inspection Report

Sample Report

Property Address:
Sample Drive
Summerville SC 29486



Cardinal Home Inspections

Brandon Cassels
3236 Landmark Drive
Suite 112
North Charleston, SC 29418

843-832-5740

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Date: 5/19/2021	Time: 10:00:00 AM	Report ID: 202105102
Property: Sample Drive Summerville SC 29486	Customer: Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Unfinished or Unsatisfactory (UN) = The comment from the inspector will clearly state whether the construction or installation of item, component or unit is not complete, or if it was **not** constructed or installed in a standard workmanlike practice.

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

New Construction

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Phase Two Guideline





Items

1.0 DESCRIBE THE STAGE OF COMPLETION

(Example) The home has been roughed in with a plywood roof shingled and exterior walls have been wrapped with house wrap . Plumbers, mechanical and electrical contractors are in the home continuing their rough in.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 DESCRIBE THE METHODS USED IN THIS INSPECTION

This inspection was performed visually. At some areas the level, framing square (right angle), and or stringing the wall framing were used to check for leaning walls or bowing. We did not inspect using a tape measure to determine where walls, floors or stairs are to be located.

1.2 WERE BLUEPRINTS REVIEWED FOR THIS PHASE OF INSPECTION

Blue prints were not used by me to determine if the footers or layout locations are correct. I did not refer to any specifications as this is not my intended purpose for inspecting the home.

1.3 LIST ANY NOTES OR OTHER CONCERNS

(1) Drain pan in the attic is full of water . This could be from a roof leak or hvac furnace vent missing top of the vent. Recommend further evaluation.

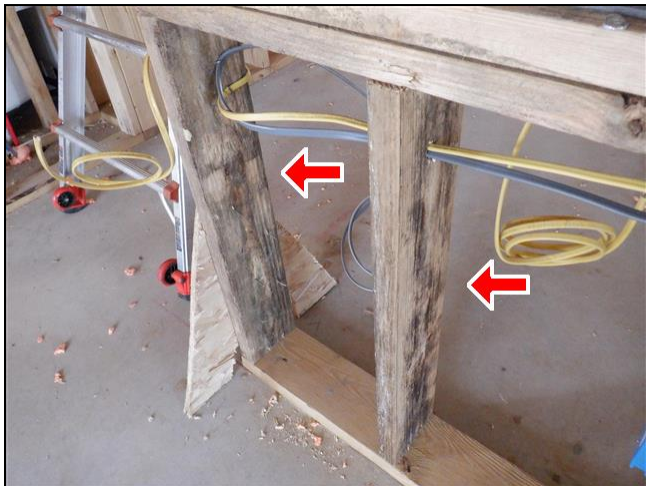


1.3 Item 1(Picture)



1.3 Item 2(Picture)

(2) There are signs of mold on the the framing members in the kitchen . Recommend treating with a mold sanitizing inhibitor such a Sporicidin.

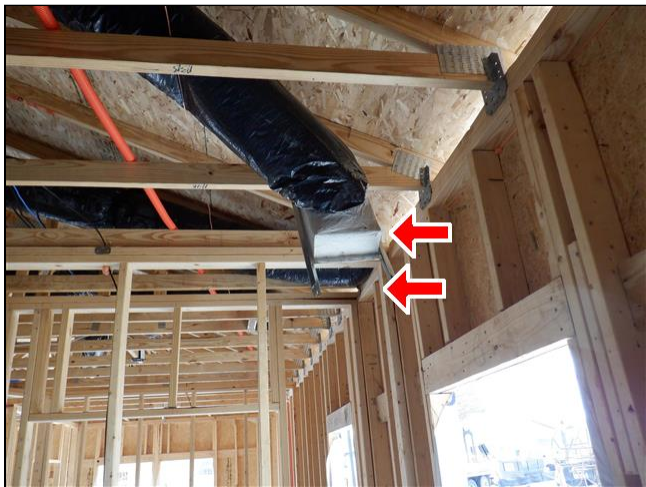


1.3 Item 3(Picture)

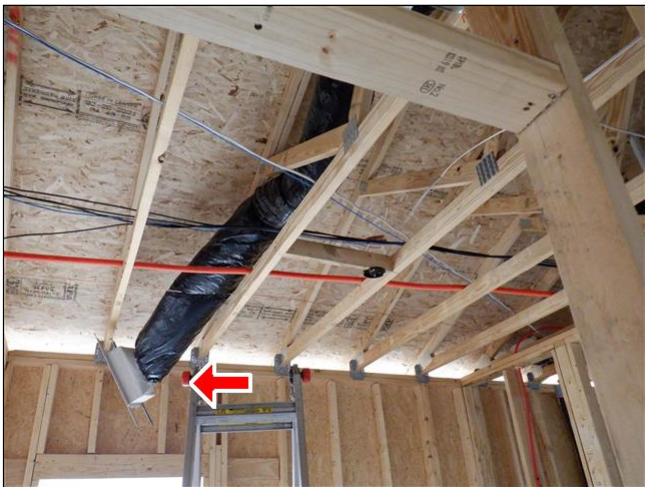


1.3 Item 4(Picture)

(3) Several of the supply ducts are hanging loose.



1.3 Item 5(Picture)



1.3 Item 6(Picture)

2. Structural Components Foundation/ Slab / Framing

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 its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspaces: No crawlspace	Floor Structure: Slab
Wall Structure: 2 X 4 Wood	Ceiling Structure: Engineered Truss	Roof Structure: Engineered wood trusses
Roof-Type: Hip	Method used to observe attic: Walked	

Items

2.0 Foundations, Basement and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

2.1 Walls (Structural)

Comments: Inspected

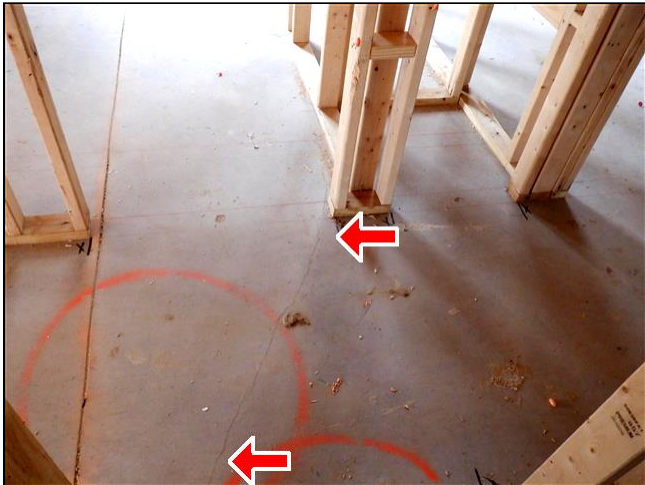
2.2 Columns or Piers

Comments: Inspected

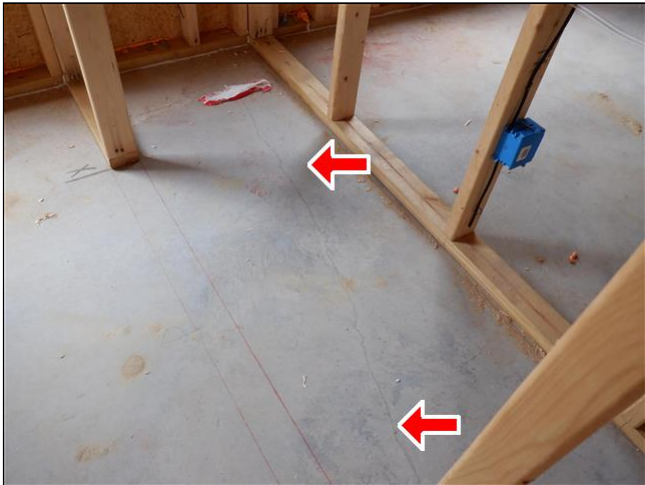
2.3 Floors (Structural)

Comments: Inspected

Concrete slab and a typical shrinkage crack on the left side of the home., (FYI)



2.3 Item 1(Picture)



2.3 Item 2(Picture)

2.4 Ceilings (Structural)

Comments: Inspected

2.5 Roof Structure and Attic

Comments: Inspected

(1) Roof structure is uneven through out most of the roof structure . Recommend further evaluation and repair.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)



2.5 Item 8(Picture)

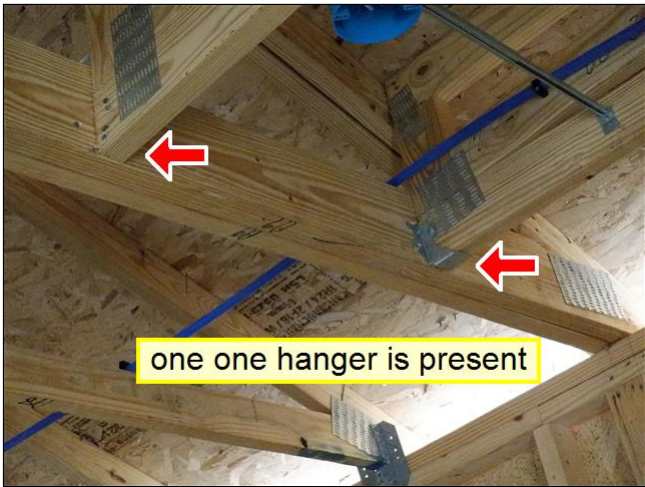


2.5 Item 9(Picture)

(2) Strapping is missing at several areas.



2.5 Item 10(Picture)



2.5 Item 11(Picture)



2.5 Item 12(Picture)



2.5 Item 13(Picture)

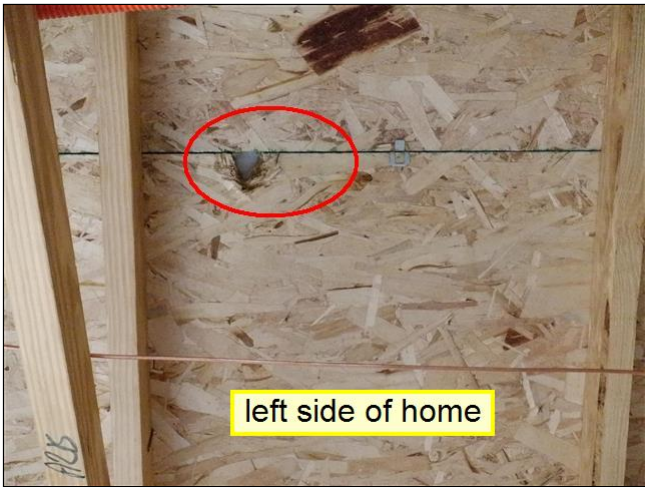


2.5 Item 14(Picture)

(3) Roof sheathing is damaged or has holes in several areas throughout the roof. Repair is needed.



2.5 Item 15(Picture)



2.5 Item 16(Picture)



2.5 Item 17(Picture)

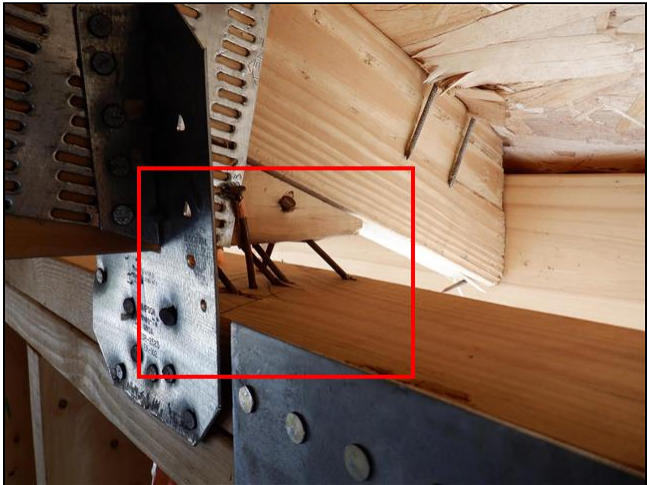


2.5 Item 18(Picture)



2.5 Item 19(Picture)

(4) Trusses are not supported by the sill plate at several areas on the left and right side of the home. Repair is needed.



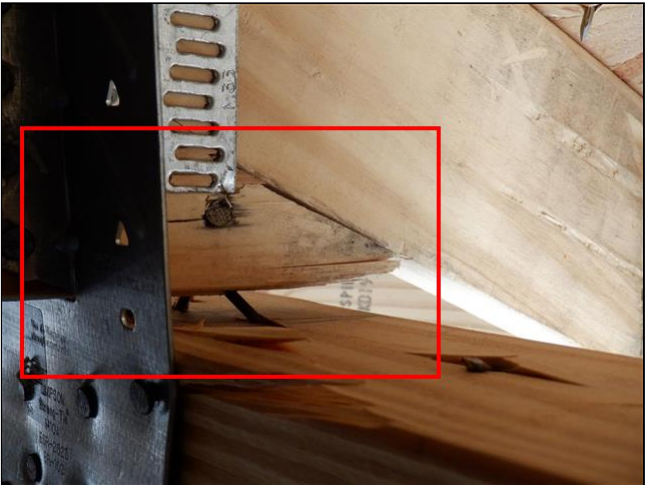
2.5 Item 20(Picture)



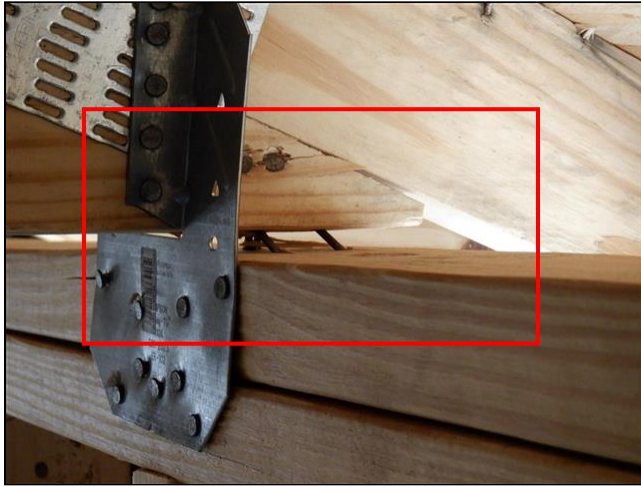
2.5 Item 21(Picture)



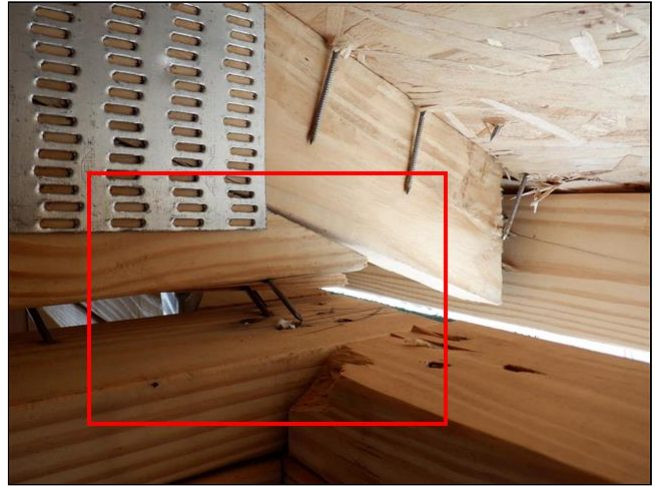
2.5 Item 22(Picture)



2.5 Item 23(Picture)



2.5 Item 24(Picture)



2.5 Item 25(Picture)

(5) There is a cracked truss above the middle bedroom / master closet areas



2.5 Item 26(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.

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:	Viewed roof covering from:	Sky Light(s):
3-Tab fiberglass	Walked roof	None
Chimney (exterior):		
N/A		

Items

3.0 Roof Coverings
Comments: Inspected

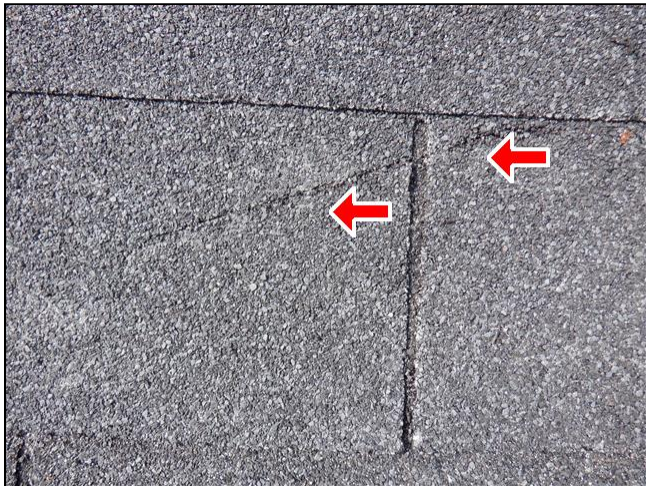
There is a nail that has been nailed through a shingle on the right side of the home. One shingle is cut at the ridge . Repair is needed.



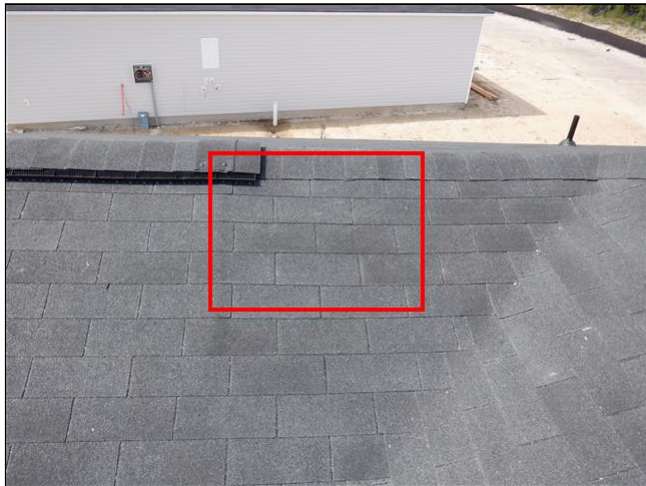
3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

3.1 Flashings

Comments: Inspected

Several of the vent flashings have exposed nail heads that need to be sealed.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)

3.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

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.

General Summary



3236 Landmark Drive
Suite 112
North Charleston, SC 29418

843-832-5740

Customer
Sample Report

Address
Sample Drive
Summerville SC 29486

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**, 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. Phase Two Guideline

1.3 LIST ANY NOTES OR OTHER CONCERNS

- (1) Drain pan in the attic is full of water . This could be from a roof leak or hvac furnace vent missing top of the vent. Recommend further evaluation.
- (2) There are signs of mold on the the framing members in the kitchen . Recommend treating with a mold sanitizing inhibitor such a Sporicidin.
- (3) Several of the supply ducts are hanging loose.

2. Structural Components Foundation/ Slab / Framing

2.5 Roof Structure and Attic

Inspected

- (1) Roof structure is uneven through out most of the roof structure . Recommend further evaluation and repair.
- (2) Strapping is missing at several areas.
- (3) Roof sheathing is damaged or has holes in several areas throughout the roof. Repair is needed.
- (4) Trusses are not supported by the sill plate at several areas on the left and right side of the home. Repair is needed.
- (5) There is a cracked truss above the middle bedroom / master closet areas

3. Roofing

3.0 Roof Coverings

Inspected

There is a nail that has been nailed through a shingle on the right side of the home. One shingle is cut at the ridge . Repair is needed.

3.1 Flashings

Inspected

Several of the vent flashings have exposed nail heads that need to be sealed.

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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