



Inspection Report

Mr. and Mrs. John Smith

Property Address:

1234 Your New Home
Charleston SC 29401



Cardinal Home Inspections, LLC

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

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Date: 6/13/2016	Time: 12:00 PM	Report ID:
Property: 1234 Your New Home Charleston SC 29401	Customer: Mr. and Mrs. John Smith	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), Sean O'Shea (Apprentice)	Age of Home: 1991	Manufactured Home: No
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Persons Present:

Client

Weather:

Cloudy, Hot and Humid

Mold Test:

No

Water Test:

No

Rain in last 3 days:

Yes

Outside Temperature:

90-95 Degrees

Radon Test:

No

Asbestos Test:

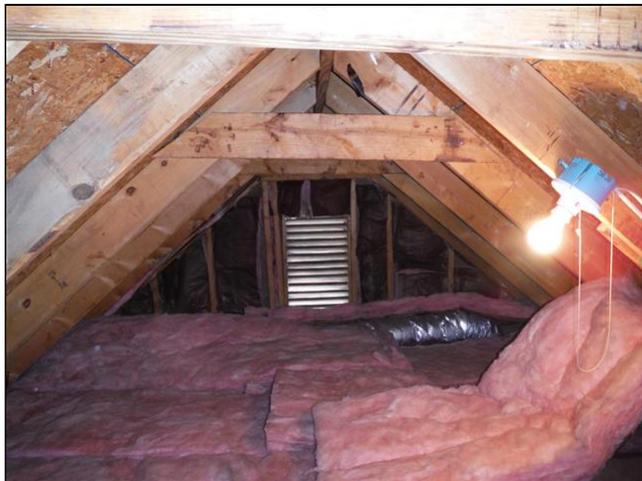
No

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: POURED CONCRETE	METHOD USED TO OBSERVE ATTIC: CRAWLED	METHOD USED TO OBSERVE CRAWLSPACE: NO CRAWLSPACE
FLOOR STRUCTURE: MONOLITHIC RAISED SLAB	WALL STRUCTURE: 2 X 4 STUDS	COLUMNS OR PIERS: N/A
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

1.2 WALLS (Structural)

Comments: Inspected

1.3 CEILINGS (structural)

Comments: Inspected

1.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

1.5 COLUMNS OR PIERS

Comments: Not Applicable

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:

VINYL SIDING

SIDING STYLE:

LAP

EXTERIOR ENTRY DOORS:

INSULATED GLASS
and
SOLID CORE

WINDOW TYPES:

METAL
THERMAL/INSULATED
SINGLE-HUNG
TILT FEATURE

APPURTENANCE:

COVERED ACCESS

OPENER MANUFACTURER:

CRAFTSMAN

GARAGE DOOR MATERIAL:

WOOD

TYPE:

ONE MANUAL
ONE AUTOMATIC

DRIVEWAY:

CONCRETE

GARAGE TYPE:

ATTACHED
TWO CAR

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected



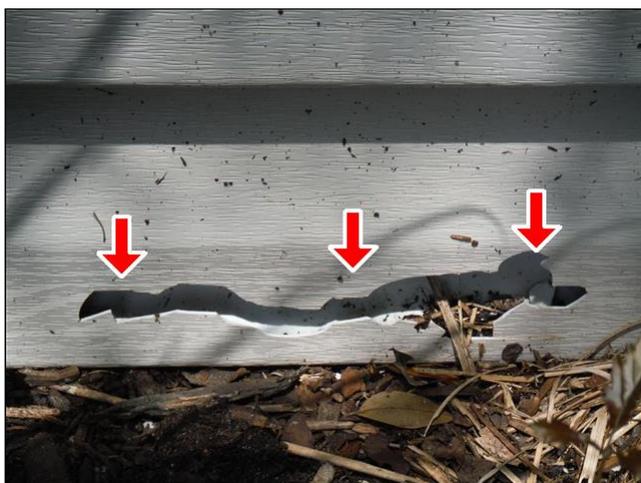
(1) Exterior wall penetrations need caulking to prevent pest or moisture entry.



2.0 Item 1(Picture)



(2) Vinyl siding needs repair where damaged at the right front corner of the home along the bottom panel.



2.0 Item 2(Picture)



2.0 Item 3(Picture)

2.1 WINDOWS

Comments: Inspected

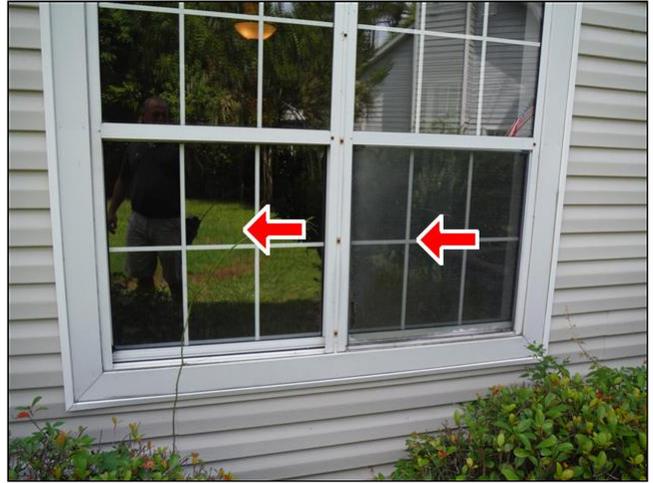
(1) This home has metal framed windows. Metal framed windows have a tendency to sweat in the winter and colder months. Unfortunately this is very typical and is caused by warm interior air that cools down and releases its moisture onto the metal framing. There are things that you can do to help reduce the amount of window sweating such as cut down cooking products that produce steam, run the exhaust fan in the bathroom for fifteen minutes after a shower has been taken, reduce the usage of unvented gas appliances, install shrink film on the windows in the colder months and/or install storm windows.



(2) Most all of the windows have damaged or brittle screens from weathering. Recommend replacing all the screens.



2.1 Item 1(Picture)

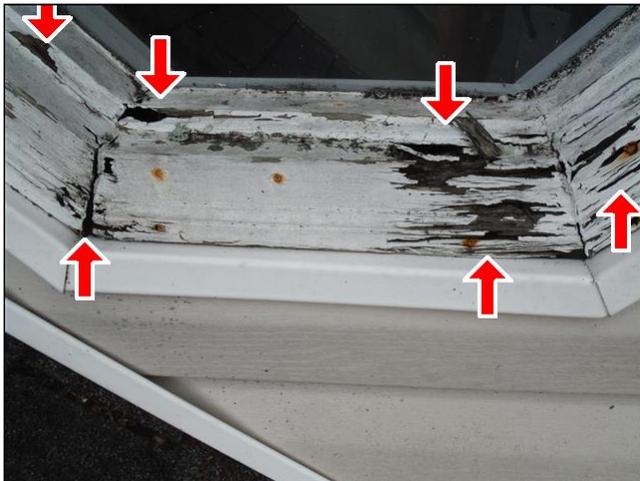


2.1 Item 2(Picture)



2.1 Item 3(Picture)

(3) The upstairs hall bathroom window reveals wood rot at the exterior trim. Recommend replacing all damaged wood (preferably with vinyl brickmold trim).



2.1 Item 4(Picture)



2.1 Item 5(Picture)

2.2 DOORS (Exterior)

Comments: Inspected



The side entry door to the garage reveals water intrusion. Recommend installing an awning or a storm door to prevent further water intrusion.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

2.3 GARAGE, GARAGE DOORS, AND AUTOMATIC OPENERS

Comments: Inspected



Garage door opener has a damaged light cover and is noisy during operation.



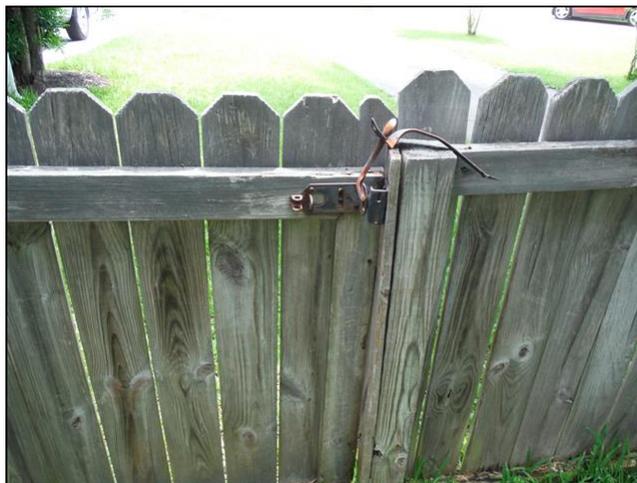
2.3 Item 1(Picture)

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

Comments: Inspected



The wood fencing at the back yard is damaged in several areas and missing at the right front corner of the home. Wood fencing needs repair or replace.



2.4 Item 1(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

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: 3-TAB FIBERGLASS ASPHALT	AGE OF ROOF COVERING: 15-20 YEARS SEVERAL INSTALLS	LIFE EXPECTANCY: 20 YEAR (approximately) NEAR EXPIRATION
VIEWED ROOF COVERING FROM: WALKED ROOF	SKY LIGHT (S): TWO	CHIMNEY (exterior): VINYL SIDING

Items

3.0 ROOF COVERINGS

Comments: Inspected



(1) The roof shingles located above the rear porch are missing most of their granules due to age and weathering. The life expectancy in this area has expired and is prone to leaking. Recommend replace.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



(2) Roof shingles are damaged and need repair/replace at all of the gables.



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)



(3) There is a damaged shingle located above the front of the home that needs replaced.



3.0 Item 8(Picture)



3.0 Item 9(Picture)

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected



- Plumbing vent pipes have exposed nail heads, recommend caulking or taring over the nail heads to prevent leaks.



3.2 Item 1(Picture)

3.3 ROOFING DRAINAGE SYSTEMS (Gutters& Downspouts)

Comments: Inspected



- Recommend removing debris from gutters to prevent clogging which can lead to soffit and fascia damage.

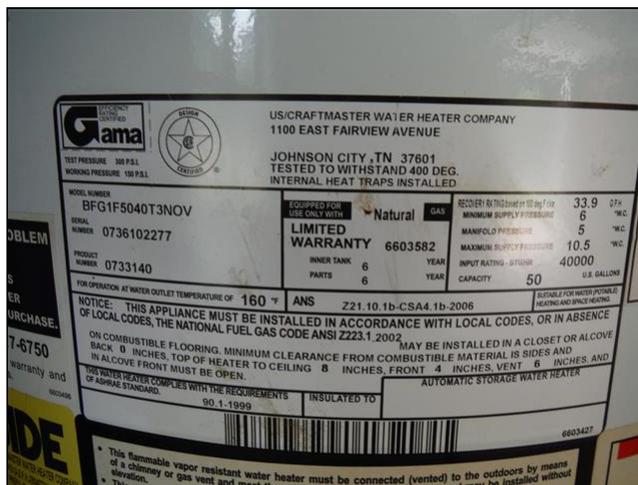


3.3 Item 1(Picture)

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 WATER	PLUMBING SUPPLY: COPPER	DISTRIBUTION: POLYBUTYLENE
PLUMBING WASTE: PVC	WASHER DRAIN SIZE: 2" DIAMETER	WATER HEATER POWER SOURCE: NATURAL GAS
WATER HEATER MANUFACTURER: WHIRLPOOL	CAPACITY: 50 GALLONS	HOT WATER TEMP.: 115
WATER HEATER AGE: 2007	WATER HTR LIFE EXPECTANCY: 10 years (average)	

Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

-  (1) A few toilet top tanks in the the home are loose (minor). Recommend repair. (upstairs hall and the master)



4.0 Item 1(Picture)



4.0 Item 2(Picture)



(2) Kitchen and first floor bathroom sink drains are a flex line and not a standard rigid line. Due to this foul odors and clogs may appear over time. Recommend having a licensed plumber repair.



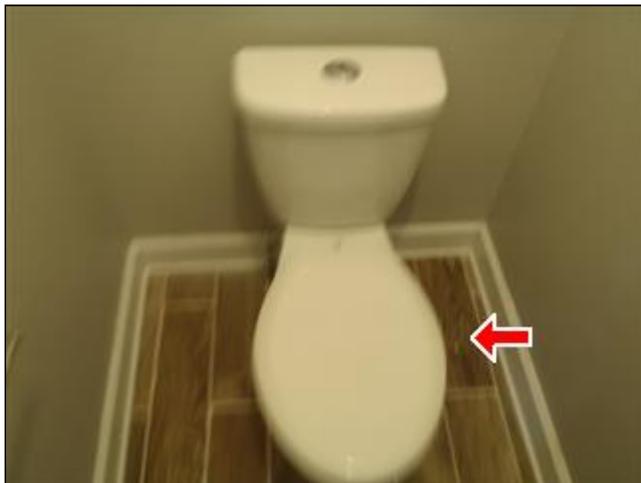
4.0 Item 3(Picture)



4.0 Item 4(Picture)



(3) Toilets in the master bathroom and first floor bathroom are loose at the floor (minor). Repair may involve resetting the toilet on a new wax seal. Recommend repair as necessary.



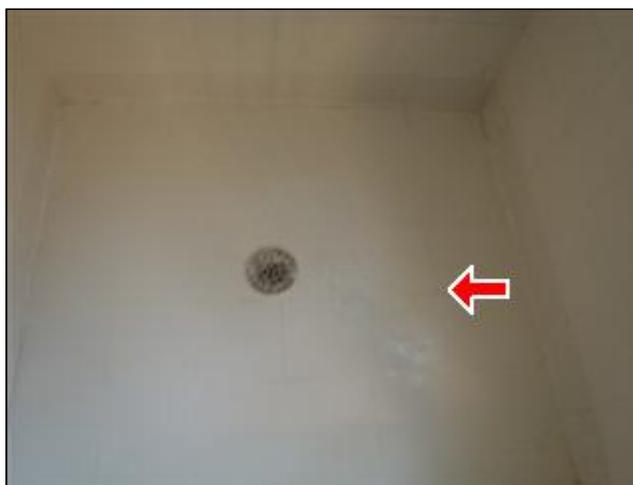
4.0 Item 5(Picture)



4.0 Item 6(Picture)



(4) Master shower is very slow to drain. Recommend having a licensed plumber repair.



4.0 Item 7(Picture)

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

Comments: Inspected

4.2 WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: Inspected



(1)

- Water supply to the dishwasher has a leak. Recommend having a licensed plumber repair.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



(2)

- Laundry room hot water supply line has a minor leak. Recommend having a licensed plumber repair as necessary.



4.2 Item 3(Picture)

(3)

- Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings. For further details contact the Consumer Plumbing Recovery center at 1-800-392-7591 or the web at <http://www.repipenews.com/>



4.2 Item 4(Picture)

4.3 INTERIOR PLUMBING FIXTURES

Comments: Inspected



(1)

- Upstairs bathtub has several chips in the base. Recommend repair as necessary.



4.3 Item 1(Picture)



(2)

- Upstairs hall bathtub faucet control turns 360 degrees. Recommend repair or replace.



4.3 Item 2(Picture)

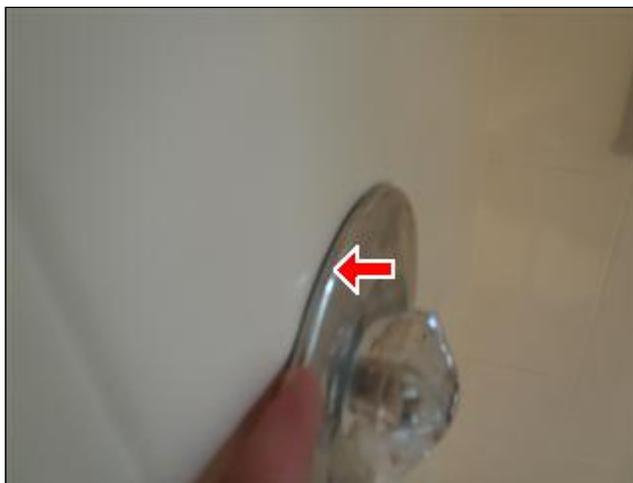


(3)

- Recommend caulking tub spouts and controls at the wall to prevent water from penetrating wall cavity.



4.3 Item 3(Picture)



4.3 Item 4(Picture)



(4)

- Rubber splash guard needs repair or replace at bottom of shower door in the master bathroom.



4.3 Item 5(Picture)

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

Comments: Inspected, For Your Information

(1)

- View of hot water temperature.



4.4 Item 1(Picture)



(2)

- T&P (Temperature and Pressure) relief valve on water heater needs a 3/4 pipe to extend to exterior within 6" of the ground for safety .

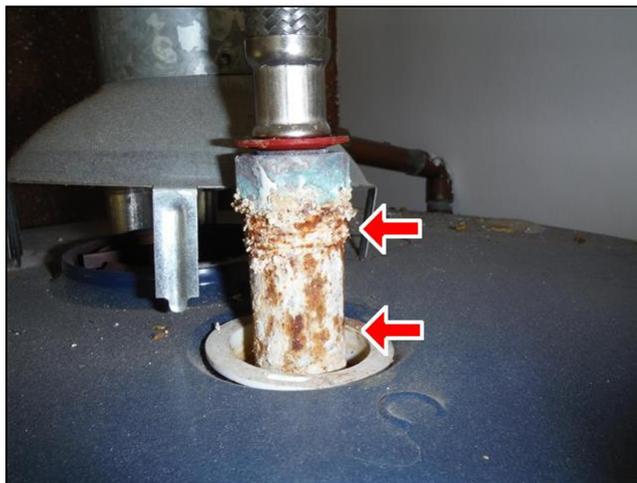


4.4 Item 2(Picture)



(3)

- Pipe connection located at the top of the water heater reveals corrosion and needs replaced.



4.4 Item 3(Picture)

4.5 EXTERIOR PLUMBING FIXTURES

Comments: Inspected

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

Comments: Inspected, For Your Information

- Main gas shut off is located at meter (for your information).



4.6 Item 1(Picture)

4.7 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

- The main shut off is located outside in ground at the meter and will require the use of a curb key (for your info).

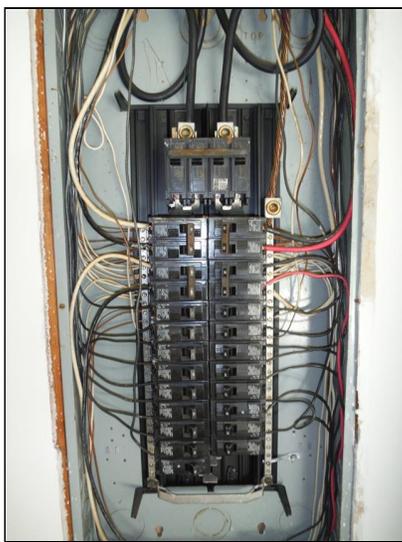


4.7 Item 1(Picture)

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:
BELOW GROUND	150 AMP	CIRCUITS
COPPER		
220 VOLTS		
3 WIRE SYSTEM		
MAIN PANEL MANUFACTURER:	BRANCH WIRE 15 and 20 AMP:	WIRING METHODS:
SIEMENS	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

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

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



(1) Garage GFCI outlet has been painted over. Recommend repair or replace.



5.4 Item 1(Picture)



(2) Loose receptacles should be properly secured to the electrical box to prevent loosening of wiring which could result in a possible fire hazard. (several throughout the home)



5.4 Item 2(Picture)



5.4 Item 3(Picture)



5.4 Item 4(Picture)



(3) Recommend replacing any damaged receptacles. (FROG)



5.4 Item 5(Picture)



(4) Recommend replacing all damaged or missing faceplates for safety reasons. (foyer)



5.4 Item 6(Picture)

5.5 POLARITY AND GROUNDING OF RECEPTACLES

Comments: Inspected



- FROG has one outlet with an open ground and two that are had a hot neutral reverse when tested. Recommend having a licensed electrician repair as necessary.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



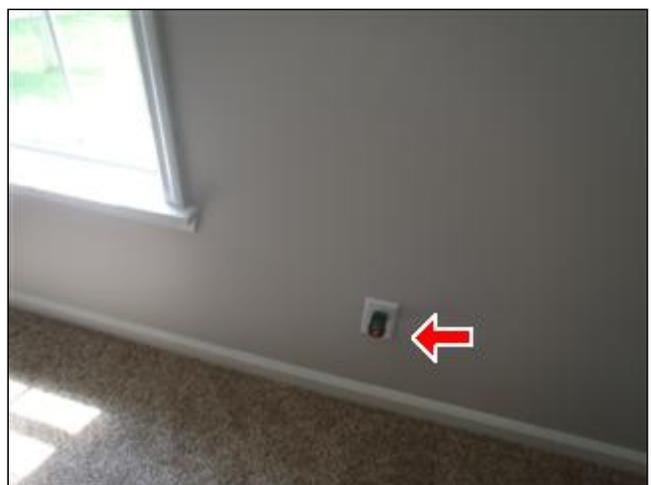
5.5 Item 3(Picture)



5.5 Item 4(Picture)



5.5 Item 5(Picture)



5.5 Item 6(Picture)

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

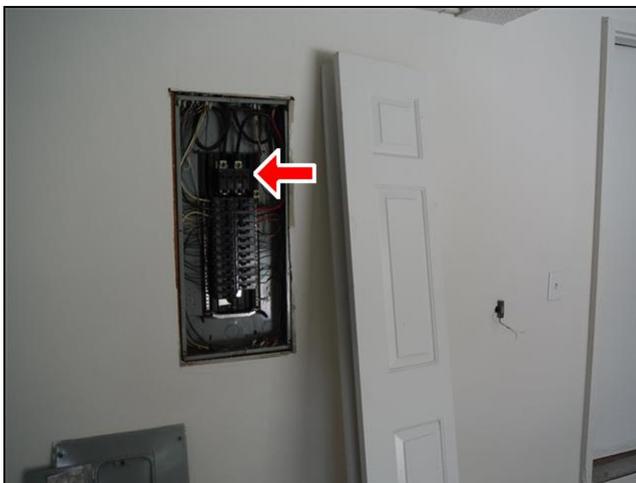
5.7 EXTERIOR LIGHTS, OUTLETS, AND FIXTURES

Comments: Inspected

5.8 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected, For Your Information

- Main panel box and disconnect are located in the garage (for your information).



5.8 Item 1(Picture)

5.9 SMOKE DETECTORS

Comments: Inspected



- Smoke detectors did not operate or are disconnected throughout the home. Recommend having a licensed tradesman repair.



5.9 Item 1(Picture)



5.9 Item 2(Picture)



5.9 Item 3(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: LENNOX	AIR HANDLER AGE: 1991	DUCTWORK: INSULATED
FILTER SIZE: (One filter) 20x30	FILTER TYPE: DISPOSABLE	FILTER LOCATION: STAIRWAY
TYPES OF FIREPLACES: WOOD BURNING INSERT	OPERABLE FIREPLACES: ONE	NUMBER OF WOODSTOVES: NONE

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

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

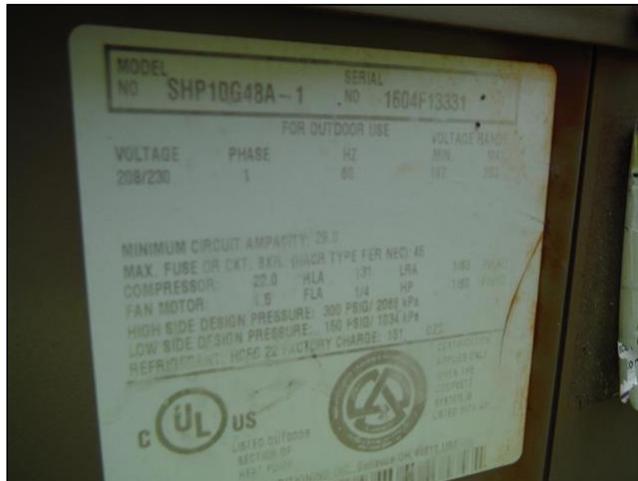
6.8 GAS/LP FIRELOGS AND FIREPLACES

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: ARMSTRONG
NUMBER OF A/C UNITS: ONE	OUTSIDE COMPRESSOR AGE: 2004	LIFE EXPECTANCY: OUTSIDE COMPRESSOR 8-15 YRS.
TONNAGE: 4 TON (approx. 2800 sq/ft)	SEER: 10	

Items

7.0 CENTRAL AIR COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected, For Your Information

View of AC temperature. (satisfactory)



7.1 Item 1(Picture)



7.1 Item 2(Picture)

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

Comments: Inspected



The condensation drain line is damaged and leaking along the right side garage wall. Recommend repair. Repair may include some wood repair, also recommend prep, prime, and paint the remaining exposed wall sheathing.



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)



7.2 Item 4(Picture)

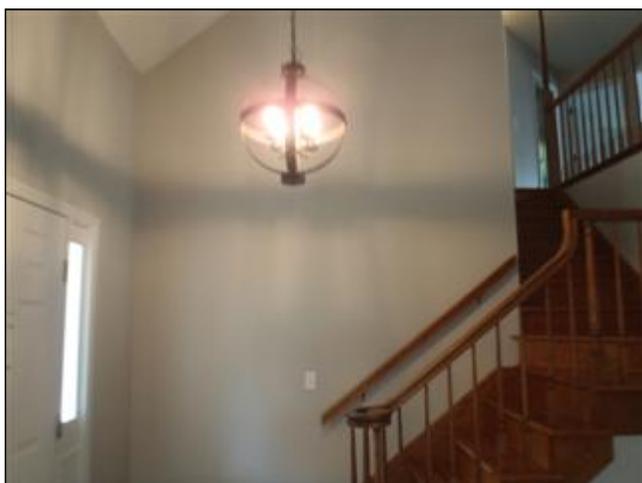
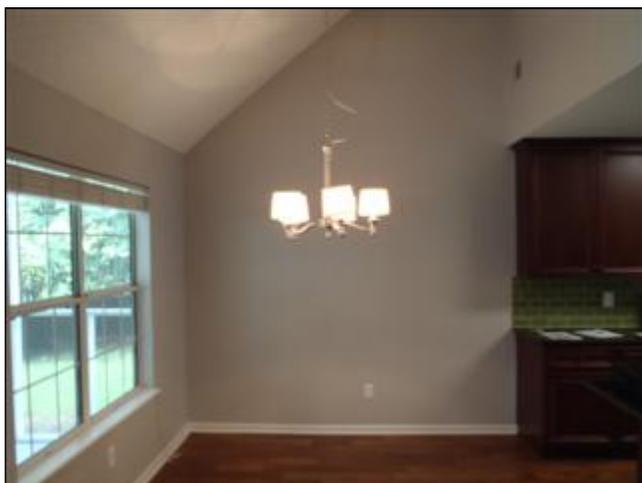
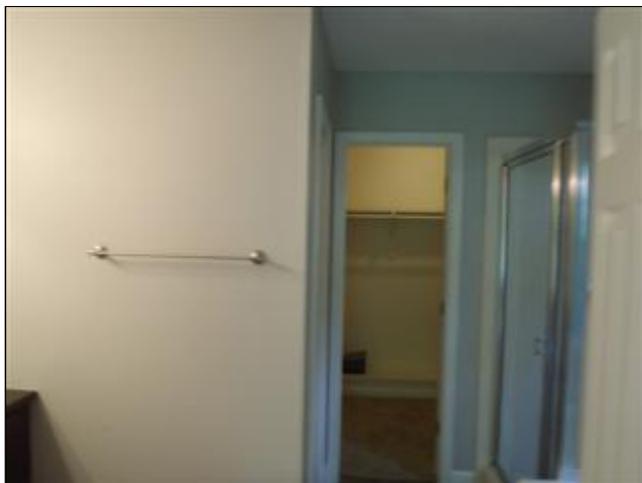
7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

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
ENGINEERED HARDWOOD

INTERIOR DOORS:

HOLLOW CORE
WOOD
RAISED PANEL

CABINERY:

WOOD

COUNTERTOP:

GRANITE

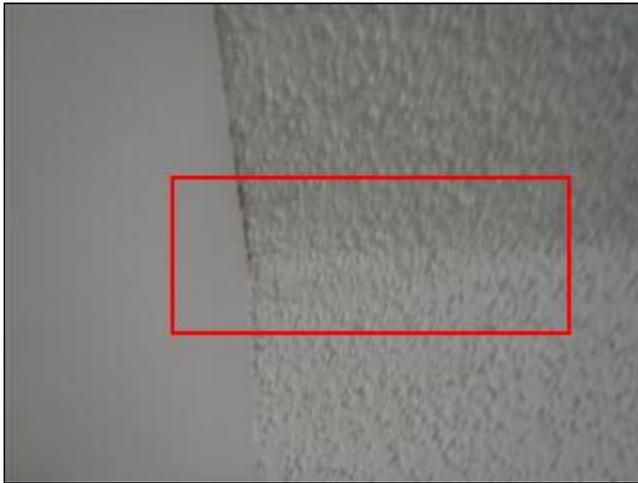
Items

8.0 CEILINGS

Comments: Inspected



(1) Several ceilings throughout the home are in need of cosmetic repairs due to cosmetic cracks at some of the drywall joints caused by typical shrinkage.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



(2) Upstairs bathroom ceiling revealed a moisture stain. A moisture meter was used and found the area to be active a the time of the inspection (20% and above is considered active). Recommend having a licensed tradesman repair.



8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)

8.1 WALLS

Comments: Inspected



(1)

- Upstairs hall wall reveals a hole at the smoke detector. Recommend cosmetic repair.

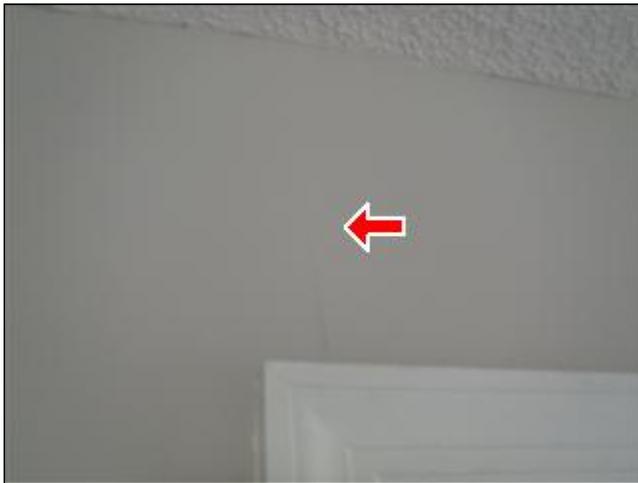


8.1 Item 1(Picture)

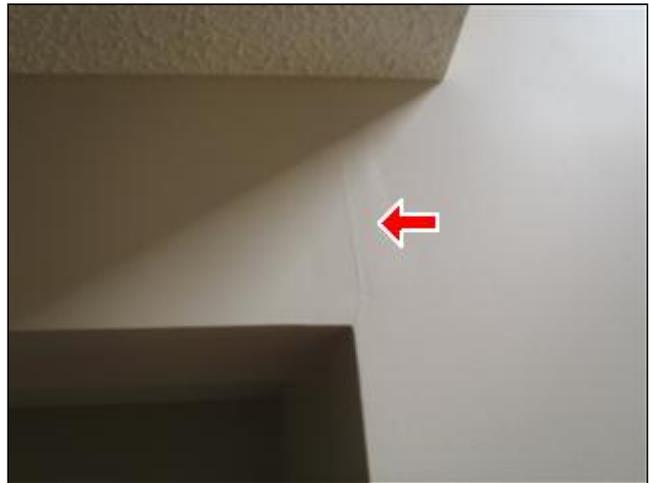


(2)

- Sheetrock reveals vertical cracks above the doorways and windows in some areas. These types of cracks are typical above doorways and windows due to the expansion and contraction of the concealed wood structure. Sheetrock does not expand and contract therefore cracks are revealed at the sheetrock seam. Recommend cosmetic repairs.



8.1 Item 2(Picture)

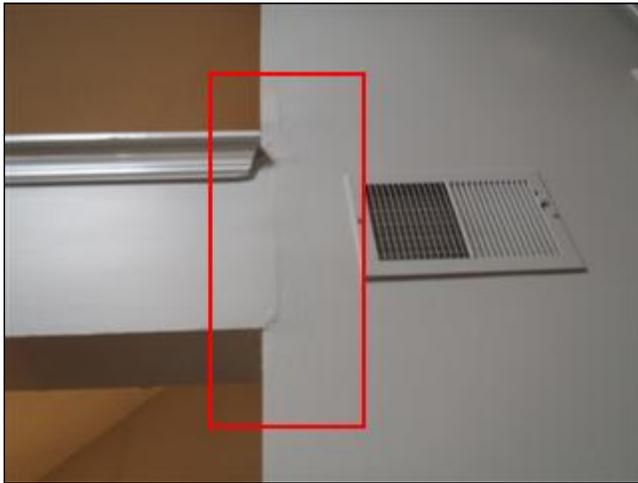


8.1 Item 3(Picture)

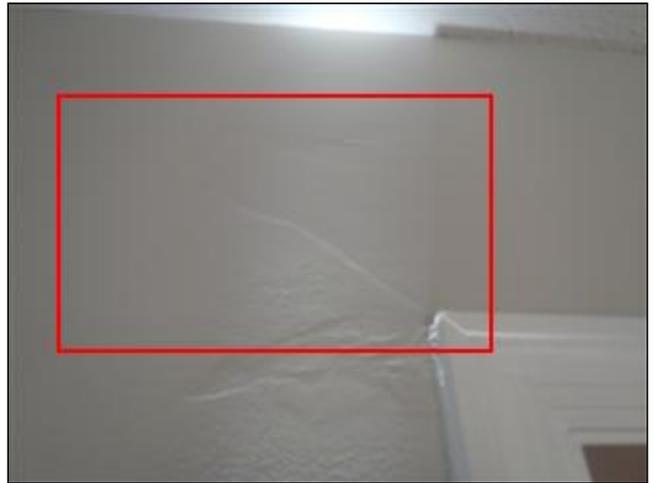


(3)

- Sheetrock on a few walls revealed stress or settlement cracks. These cracks are not significant enough to cause concern. However cracks should be repaired with drywall tape and drywall joint compound. (family room and the dining room)



8.1 Item 4(Picture)



8.1 Item 5(Picture)

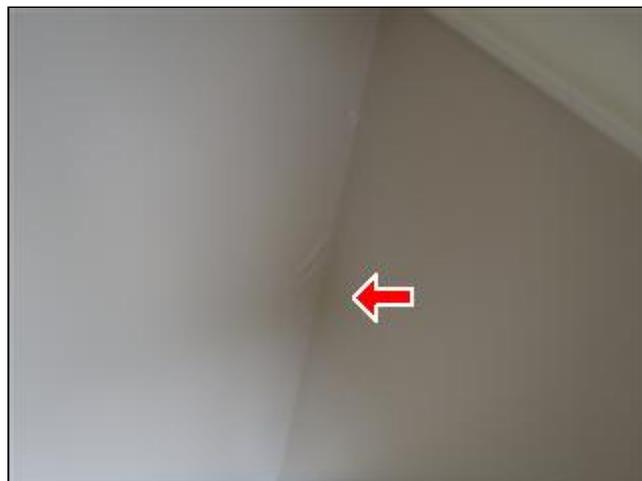


8.1 Item 6(Picture)



(4)

- Some walls throughout the home are in need of cosmetic repairs due to cosmetic cracks at some of the drywall joints caused by typical shrinkage.

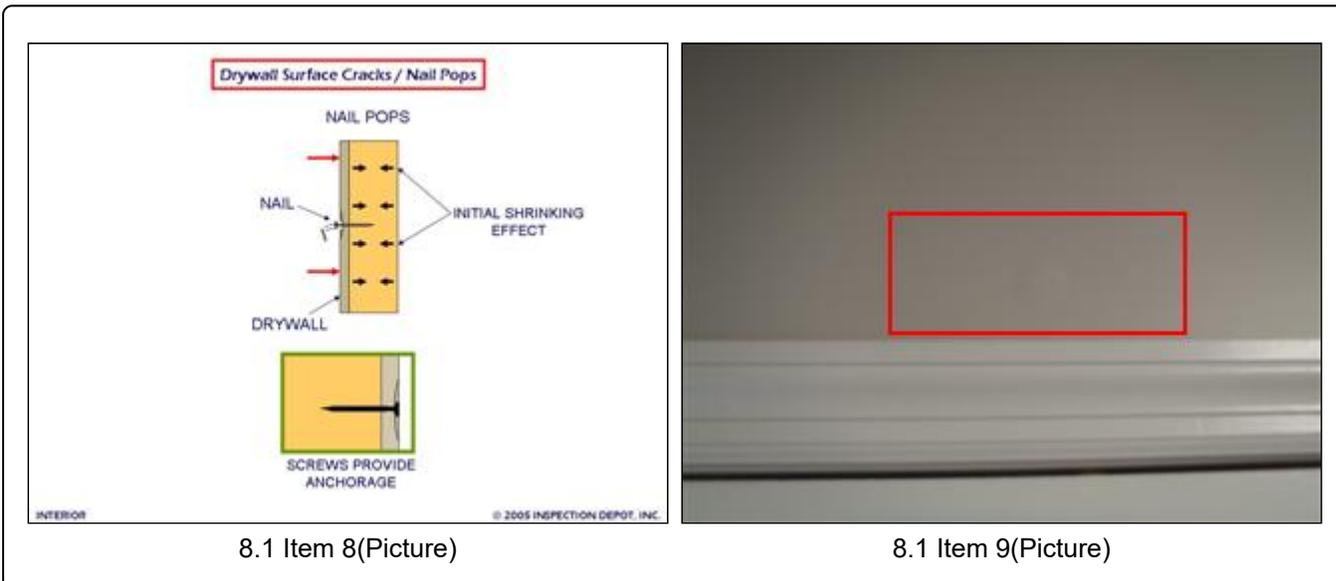


8.1 Item 7(Picture)



(5)

- The walls reveal "nail pops" at several locations throughout the home and need repair.



8.2 FLOORS

Comments: Inspected

8.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected



(1)

- Several window tilt latches would not operate. Recommend repair or replace.



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)



(2)

- FROG window will not stay open without a prop. Recommend repair as necessary.



8.3 Item 5(Picture)

8.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected



(1)

- Recommend installing door stoppers at doors and replacing damaged door stoppers to prevent wall damage.



8.4 Item 1(Picture)



(2)

- Upstairs side bedroom closet doors are missing. Recommend installing.

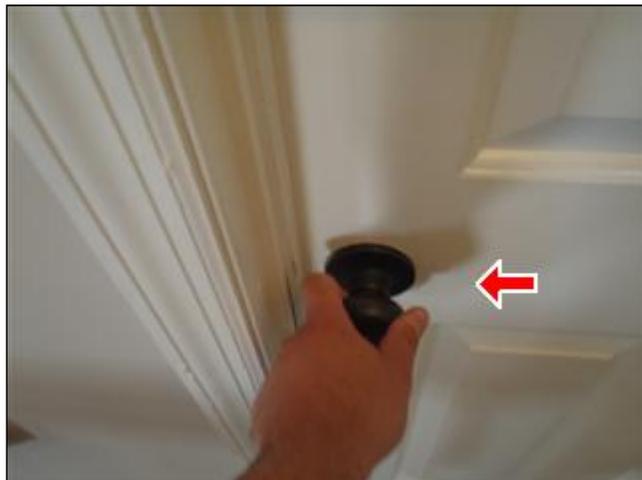


8.4 Item 2(Picture)

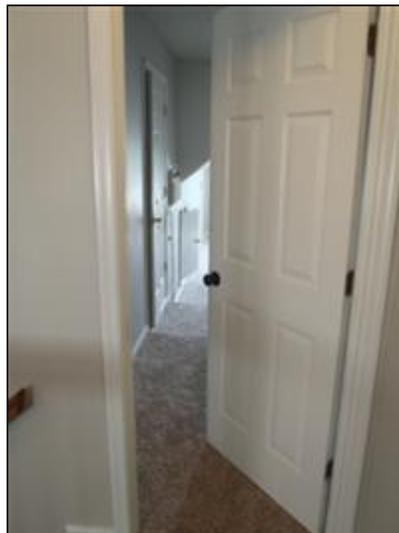


(3)

- FROG door will not latch when closed. Recommend adjusting.



8.4 Item 3(Picture)

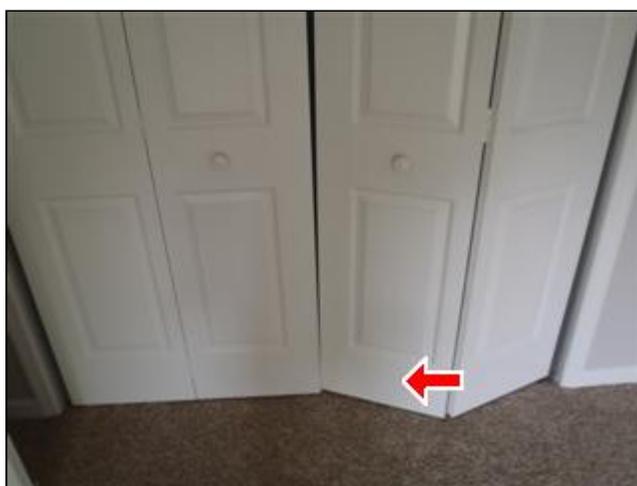


8.4 Item 4(Picture)



(4)

- Upstairs front bedroom closet doors would not close. Recommend adjusting.

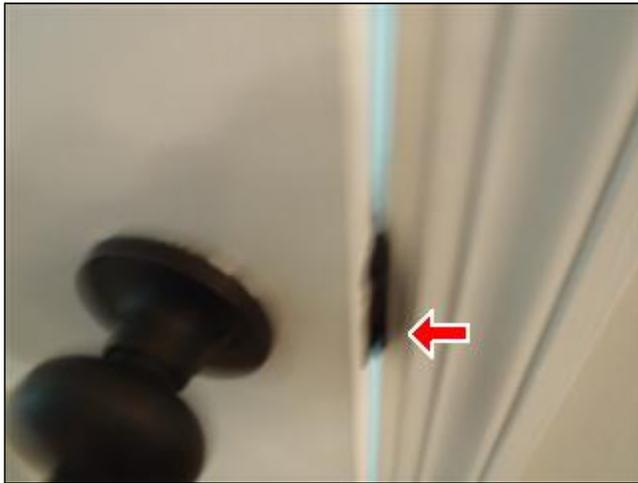


8.4 Item 5(Picture)

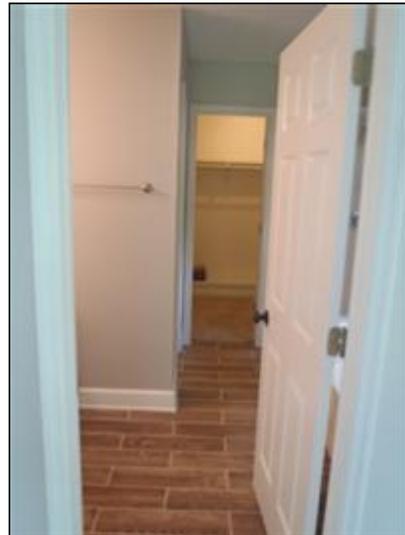


(5)

- Master bathroom door rubs at the strike plate. Recommend repair.



8.4 Item 6(Picture)



8.4 Item 7(Picture)

8.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

8.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected



- Recommend securing loose handrail at stairway. (top)



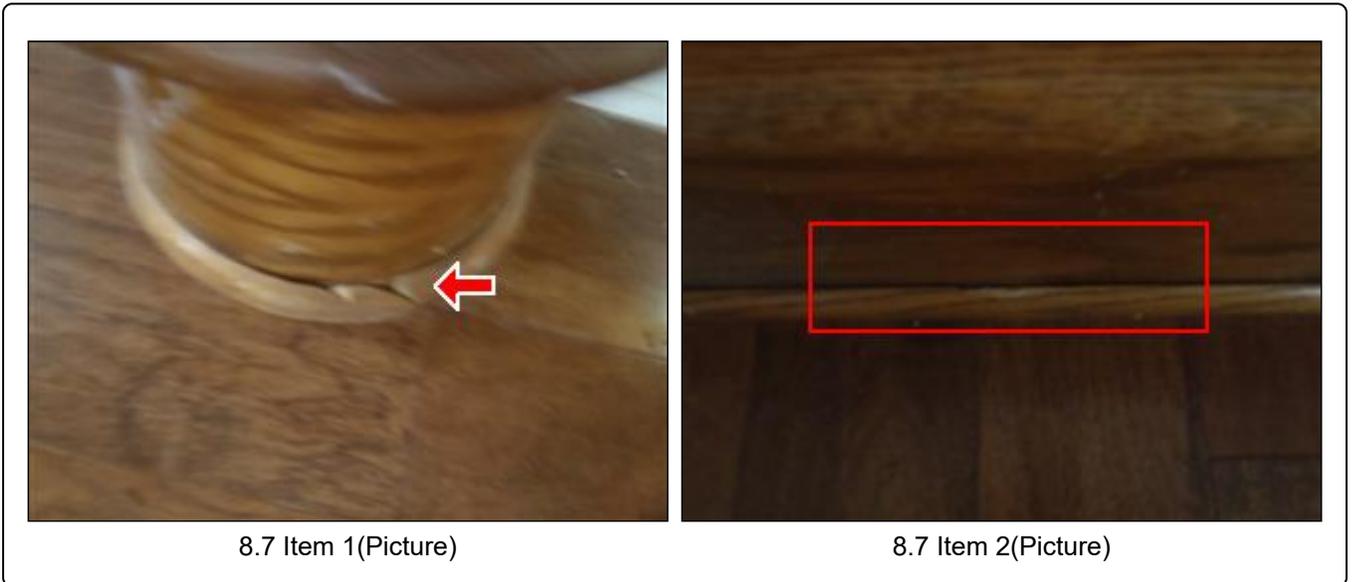
8.6 Item 1(Picture)

8.7 INTERIOR TRIM

Comments: Inspected



- Staircase quarter round has damage in a few areas. Recommend cosmetic repair.



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:

LOOSE FILL
AND
BATT
FIBERGLASS

R- VALUE:

APPROXIMATE R-19

VENTILATION:

GABLE VENTS

BATHROOM EXHAUST FAN TYPES:

FAN ONLY

Items

9.0 INSULATION (in unfinished spaces)

Comments: Inspected

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected



Wall air condition unit located in the room above the garage currently vents into the attic. There is evidence of heat and moisture related problems from staining in this area. Recommend installing a vent fan to prevent heat and moisture issues.



9.1 Item 1(Picture)

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

9.4 VENTILATION FANS AND HUMIDISTAT CONTROLS (CRAWLSPACE)

Comments: Inspected

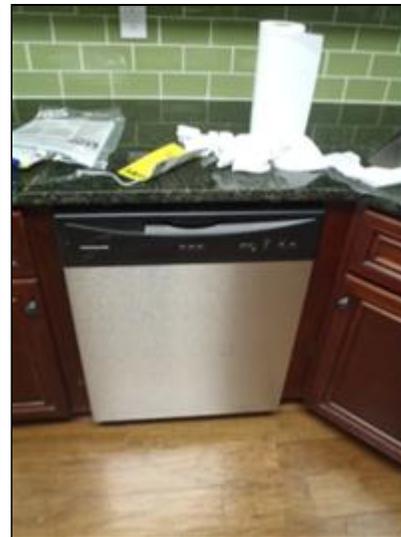
9.5 VAPOR BARRIER (crawlspce)

Comments: Inspected

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:
BADGER

DISHWASHER:
FRIGIDAIRE

EXHAUST/RANGE:
RE-CIRCULATE
SAMSUNG

BUILT-IN MICROWAVE:
SAMSUNG

RANGE/OVEN:
FRIGIDAIRE

REFRIGERATOR:
FRIGIDAIRE

Items

10.0 FOOD WASTE DISPOSER

Comments: Inspected

The food waste disposer was inspected and found to be in working order.

10.1 BUILT-IN DISHWASHER

Comments: Inspected



Dishwasher is not properly secured. Recommend repair.



10.1 Item 1(Picture)

10.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

The range/oven was inspected and found to be in good working order.



10.2 Item 1(Picture)

10.3 RANGE TOP VENTILATION

Comments: Inspected

The range ventilation was inspected and found to be in good working order.

10.4 BUILT-IN MICROWAVE

Comments: Inspected



Microwave is loose (minor).
Recommend re-securing.



10.4 Item 1(Picture)

10.5 REFRIGERATOR

Comments: Inspected



Ice machine and water dispenser did not operate on the refrigerator. Recommend repair.



10.5 Item 1(Picture)



10.5 Item 2(Picture)

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
Mr. and Mrs. John Smith

Address
1234 Your New Home
Charleston SC 29401

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

2.0 WALL CLADDING FLASHING AND TRIM

Inspected



(1) Exterior wall penetrations need caulking to prevent pest or moisture entry.



(2) Vinyl siding needs repair where damaged at the right front corner of the home along the bottom panel.

2.1 WINDOWS

Inspected



(2) Most all of the windows have damaged or brittle screens from weathering. Recommend replacing all the screens.

2.2 DOORS (Exterior)

Inspected



The side entry door to the garage reveals water intrusion. Recommend installing an awning or a storm door to prevent further water intrusion.

2.3 GARAGE, GARAGE DOORS, AND AUTOMATIC OPENERS

Inspected



Garage door opener has a damaged light cover and is noisy during operation.

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

Inspected

2. Exterior

-  The wood fencing at the back yard is damaged in several areas and missing at the right front corner of the home. Wood fencing needs repair or replace.

3. Roofing

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

- 
 - Plumbing vent pipes have exposed nail heads, recommend caulking or taring over the nail heads to prevent leaks.

3.3 ROOFING DRAINAGE SYSTEMS (Gutters& Downspouts)

Inspected

- 
 - Recommend removing debris from gutters to prevent clogging which can lead to soffit and fascia damage.

4. Plumbing Systems

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected

-  (1) A few toilet top tanks in the the home are loose (minor). Recommend repair. (upstairs hall and the master)
-  (3) Toilets in the master bathroom and first floor bathroom are loose at the floor (minor). Repair may involve resetting the toilet on a new wax seal. Recommend repair as necessary.

4.3 INTERIOR PLUMBING FIXTURES

Inspected

-  (1)
 - Upstairs bathtub has several chips in the base. Recommend repair as necessary.
-  (2)
 - Upstairs hall bathtub faucet control turns 360 degrees. Recommend repair or replace.
-  (3)
 - Recommend caulking tub spouts and controls at the wall to prevent water from penetrating wall cavity.
-  (4)
 - Rubber splash guard needs repair or replace at bottom of shower door in the master bathroom.

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

Inspected, For Your Information

-  (2)
 - T&P (Temperature and Pressure) relief valve on water heater needs a 3/4 pipe to extend to exterior within 6" of the ground for safety .

5. Electrical Systems

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

-  (1) Garage GFCI outlet has been painted over. Recommend repair or replace.
-  (2) Loose receptacles should be properly secured to the electrical box to prevent loosening of wiring which could result in a possible fire hazard. (several throughout the home)
-  (4) Recommend replacing all damaged or missing faceplates for safety reasons. (foyer)

8. Interiors

8.0 CEILINGS

Inspected



(1) Several ceilings throughout the home are in need of cosmetic repairs due to cosmetic cracks at some of the drywall joints caused by typical shrinkage.

8.1 WALLS

Inspected



(1)

- Upstairs hall wall reveals a hole at the smoke detector. Recommend cosmetic repair.



(2)

- Sheetrock reveals vertical cracks above the doorways and windows in some areas. These types of cracks are typical above doorways and windows due to the expansion and contraction of the concealed wood structure. Sheetrock does not expand and contract therefore cracks are revealed at the sheetrock seam. Recommend cosmetic repairs.



(3)

- Sheetrock on a few walls revealed stress or settlement cracks. These cracks are not significant enough to cause concern. However cracks should be repaired with drywall tape and drywall joint compound. (family room and the dining room)



(4)

- Some walls throughout the home are in need of cosmetic repairs due to cosmetic cracks at some of the drywall joints caused by typical shrinkage.



(5)

- The walls reveal "nail pops" at several locations throughout the home and need repair.

8.3 WINDOWS (REPRESENTATIVE NUMBER)

Inspected



(1)

- Several window tilt latches would not operate. Recommend repair or replace.



(2)

- FROG window will not stay open without a prop. Recommend repair as necessary.

8.4 DOORS (REPRESENTATIVE NUMBER)

Inspected



(1)

- Recommend installing door stoppers at doors and replacing damaged door stoppers to prevent wall damage.



(2)

- Upstairs side bedroom closet doors are missing. Recommend installing.



(3)

- FROG door will not latch when closed. Recommend adjusting.



(4)

- Upstairs front bedroom closet doors would not close. Recommend adjusting.



(5)

- Master bathroom door rubs at the strike plate. Recommend repair.

8.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected



- Recommend securing loose handrail at stairway. (top)

8.7 INTERIOR TRIM

Inspected



- Staircase quarter round has damage in a few areas. Recommend cosmetic repair.

10. Appliances

10.1 BUILT-IN DISHWASHER

Inspected



Dishwasher is not properly secured. Recommend repair.

10.4 BUILT-IN MICROWAVE

Inspected



Microwave is loose (minor). Recommend re-securing.

10.5 REFRIGERATOR

Inspected



Ice machine and water dispenser did not operate on the refrigerator. Recommend repair.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Rodney Whitehouse

Summary of Trade Repairs



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

Customer
Mr. and Mrs. John Smith

Address
1234 Your New Home
Charleston SC 29401

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.

3. Roofing

3.0 ROOF COVERINGS

Inspected

-  (1) The roof shingles located above the rear porch are missing most of their granules due to age and weathering. The life expectancy in this area has expired and is prone to leaking. Recommend replace.
-  (2) Roof shingles are damaged and need repair/replace at all of the gables.
-  (3) There is a damaged shingle located above the front of the home that needs replaced.

4. Plumbing Systems

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected

-  (2) Kitchen and first floor bathroom sink drains are a flex line and not a standard rigid line. Due to this foul odors and clogs may appear over time. Recommend having a licensed plumber repair.
-  (4) Master shower is very slow to drain. Recommend having a licensed plumber repair.

4.2 WATER SUPPLY AND DISTRIBUTION SYSTEMS

Inspected

4. Plumbing Systems

-  (1)
 - Water supply to the dishwasher has a leak. Recommend having a licensed plumber repair.
-  (2)
 - Laundry room hot water supply line has a minor leak. Recommend having a licensed plumber repair as necessary.

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

Inspected, For Your Information

-  (3)
 - Pipe connection located at the top of the water heater reveals corrosion and needs replaced.

5. Electrical Systems

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

-  (3) Recommend replacing any damaged receptacles. (FROG)

5.5 POLARITY AND GROUNDING OF RECEPTACLES

Inspected

-  • FROG has one outlet with an open ground and two that are had a hot neutral reverse when tested. Recommend having a licensed electrician repair as necessary.

5.9 SMOKE DETECTORS

Inspected

-  • Smoke detectors did not operate or are disconnected throughout the home. Recommend having a licensed tradesman 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

-  The condensation drain line is damaged and leaking along the right side garage wall. Recommend repair. Repair may include some wood repair, also recommend prep, prime, and paint the remaining exposed wall sheathing.

8. Interiors

8.0 CEILINGS

Inspected

-  (2) Upstairs bathroom ceiling revealed a moisture stain. A moisture meter was used and found the area to be active a the time of the inspection (20% and above is considered active). Recommend having a licensed tradesman repair.

9. Insulation and Ventilation

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected

9. Insulation and Ventilation



Wall air condition unit located in the room above the garage currently vents into the attic. There is evidence of heat and moisture related problems from staining in this area. Recommend installing a vent fan to prevent heat and moisture issues.

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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