



# Inspection Report

## Sample Report

**Property Address:**

123 Sample Street  
Charleston SC 29401



## Cardinal Home Inspections

**Rodney Whitehouse  
3236 Landmark Drive  
Suite 112  
North Charleston, SC 29418  
843-832-5740**

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<b>Date:</b> 2/1/2016	<b>Time:</b> 11:00 AM	<b>Report ID:</b>
<b>Property:</b> 123 Sample Street Charleston SC 29401	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

**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.

<b>Inspectors Present:</b> Rodney Whitehouse (SC License# 1223)	<b>Age of Home:</b> 2001	<b>Manufactured Home:</b> No
<b>Persons Present:</b> Clients Father, Seller	<b>Weather:</b> Clear	<b>Mold Test:</b> Yes

**Water Test:**

No

**Rain in last 3 days:**

Yes

**Outside Temperature:**

75-80 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

<p><b>FOUNDATION:</b> MASONRY BLOCK POST &amp; BEAM</p>	<p><b>METHOD USED TO OBSERVE ATTIC:</b> CRAWLED WALKED</p>	<p><b>FLOOR STRUCTURE:</b> WOOD JOISTS</p>
<p><b>WALL STRUCTURE:</b> WOOD STUDS</p>	<p><b>COLUMNS OR PIERS:</b> MASONRY BLOCK PIERS</p>	<p><b>CEILING STRUCTURE:</b> 2X6 2X8</p>
<p><b>ROOF STRUCTURE:</b> STICK-BUILT 2 X 6 RAFTERS 2 X 8 RAFTERS</p>	<p><b>ROOF-TYPE:</b> HIP</p>	

## 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

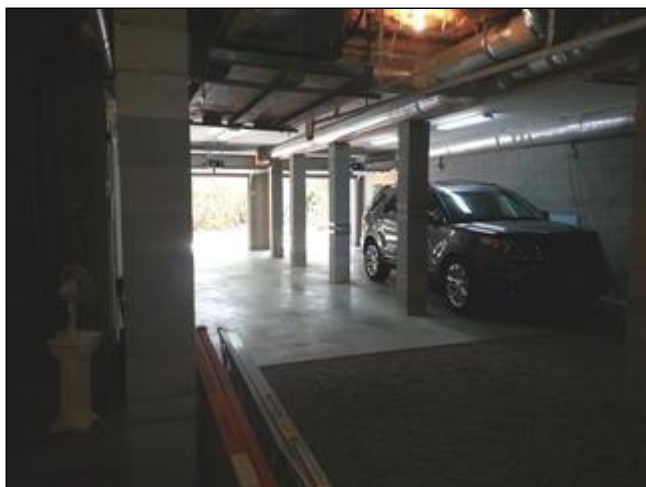
### 1.5 COLUMNS OR PIERS

Comments: Inspected

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:**

CEMENT-FIBER

**SIDING STYLE:**

LAP

**EXTERIOR ENTRY DOORS:**

INSULATED GLASS  
and  
SOLID CORE

**WINDOW TYPES:**

THERMAL/INSULATED

**APPURTENANCE:**

COVERED PORCH

**OPENER MANUFACTURER:**

GENIE

**GARAGE DOOR MATERIAL:**

METAL

**TYPE:**

TWO AUTOMATIC

**DRIVEWAY:**

CONCRETE

**GARAGE TYPE:**

UNDER HOME

### Items

**2.0 WALL CLADDING FLASHING AND TRIM**

Comments: Inspected

**2.1 WINDOWS**

Comments: Inspected

**2.2 DOORS (Exterior)**

Comments: Inspected

**2.3 GARAGE, GARAGE DOORS, AND AUTOMATIC OPENERS**

Comments: Inspected, For Your Information

Portable dehumidifiers are present in the garage to reduce moisture levels. Recommend continue utilizing as necessary.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

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

Comments: Inspected



Connecting bolts located under the rear lower level porch steps are missing nuts and washers.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(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:**

ARCHITECTURAL  
FIBERGLASS ASPHALT

**AGE OF ROOF COVERING:**

SAME AGE AS HOUSE

**LIFE EXPECTANCY:**

30 YEARS (approximately)

**VIEWED ROOF COVERING FROM:**

WALKED ROOF

**SKY LIGHT (S):**

NONE

**CHIMNEY (exterior):**

N/A

*Items*

**3.0 ROOF COVERINGS**

**Comments:** Inspected



The roof shingles reveal multiple locations where nail heads are exposed (too many to list). These areas are prone to leaking due to expansion and contraction. Recommend all areas be corrected by a licensed tradesman to prevent potential leaks.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



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)

**3.1 FLASHINGS**

Comments: Inspected

**3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

Comments: Inspected

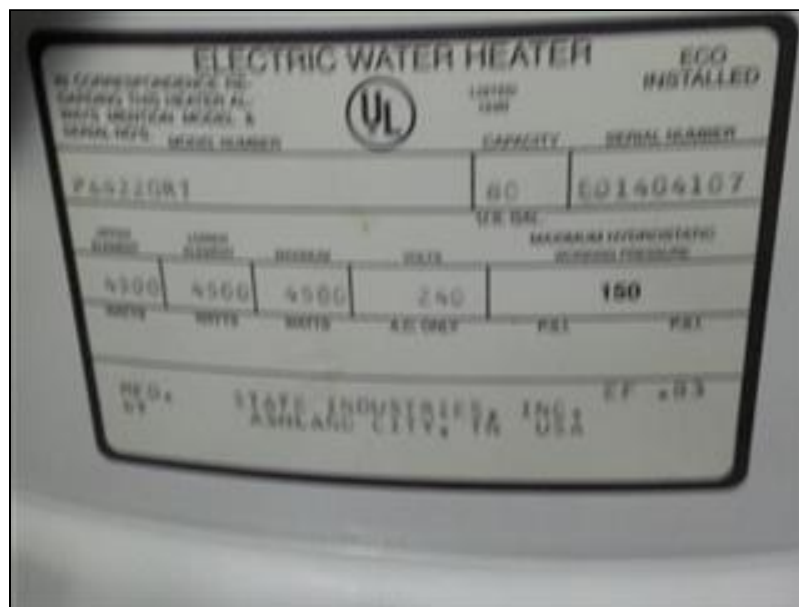
**3.3 ROOFING DRAINAGE SYSTEMS (Gutters& Downspouts)**

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.

## 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:**

PEX

**DISTRIBUTION:**

PEX

**PLUMBING WASTE:**

PVC

**WASHER DRAIN SIZE:**

2" DIAMETER

**WATER HEATER POWER SOURCE:**

ELECTRIC

**WATER HEATER MANUFACTURER:**

TWO UNITS  
STATE

**CAPACITY:**

80 GALLONS  
82 GALLONS

**HOT WATER TEMP.:**

OVER 100

**WATER HEATER AGE:**

2001  
2013

**WATER HTR LIFE EXPECTANCY:**

10 years (average)

*Items*

**4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**

Comments: Inspected

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

Comments: Inspected

**4.2 WATER SUPPLY AND DISTRIBUTION SYSTEMS**

Comments: Inspected

**4.3 INTERIOR PLUMBING FIXTURES**

Comments: Inspected

(1) View of Jacuzzi in operation.



4.3 Item 1(Picture)



(2) The tile grout located in the master bathroom shower reveals gaps in areas due to typical wear. Recommend top coat with grout and grout sealer to prevent potential leaks.



4.3 Item 2(Picture)

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

Comments: Inspected



Pipes and pipe connections are rusted and corroded at the top of both water heaters (revealing pin hole leaks). Recommend replaced deteriorated pipes.



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)



4.4 Item 4(Picture)



4.4 Item 5(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

Gas shut off location (see photo).



4.6 Item 1(Picture)



4.6 Item 2(Picture)

#### 4.7 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected, For Your Information

Water shut-off device location (see photo).



4.7 Item 1(Picture)



4.7 Item 2(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

<b>ELECTRICAL SUPPLY CONDUCTORS:</b>	<b>PANEL CAPACITY:</b>	<b>PANEL TYPE:</b>
BELOW GROUND	TWO PANELS	CIRCUITS
COPPER	200 AMP	
220 VOLTS		
3 WIRE SYSTEM		
<b>MAIN PANEL MANUFACTURER:</b>	<b>BRANCH WIRE 15 and 20 AMP:</b>	<b>WIRING METHODS:</b>
SQUARE D (EQ)	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

#### 5.5 POLARITY AND GROUNDING OF RECEPTACLES

Comments: Inspected

#### 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 disconnects are located in the Den/Study (for your information).



5.8 Item 1(Picture)

## 5.9 SMOKE DETECTORS

Comments: Inspected

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

<b>HEAT TYPE:</b> HEAT PUMP (FORCED AIR)	<b>ENERGY SOURCE:</b> ELECTRIC	<b>NUMBER OF HEAT SYSTEMS (excluding wood):</b> THREE
<b>AIR HANDLER BRAND:</b> BRYANT	<b>AIR HANDLER AGE:</b> 2001	<b>DUCTWORK:</b> INSULATED
<b>FILTER SIZE:</b> Adequate	<b>FILTER TYPE:</b> DISPOSABLE	<b>TYPES OF FIREPLACES:</b> NON-VENTED GAS LOGS
<b>OPERABLE FIREPLACES:</b> TWO	<b>NUMBER OF WOODSTOVES:</b> 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

View of gas logs in operation.



6.8 Item 1(Picture)

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:**

BRYANT

**NUMBER OF A/C UNITS:**

THREE

**OUTSIDE COMPRESSOR AGE:**

2001

**LIFE EXPECTANCY:**

HEAT PUMP 10-15 YRS.

**TONNAGE:**

- (3 units)
- 2 TON (approx. 1400 sq/ft)
- 2-1/2 TON (approx. 1750)
- 3-1/2 TON (approx. 2540 sq/ft)

### Items

**7.0 CENTRAL AIR COOLING AND AIR HANDLER EQUIPMENT**

Comments: Inspected



The condensation drain lines are partially clogged at both air handlers located in the attic. The unit located on the right side of the home is beginning to leak into the pan. Recommend repair.



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

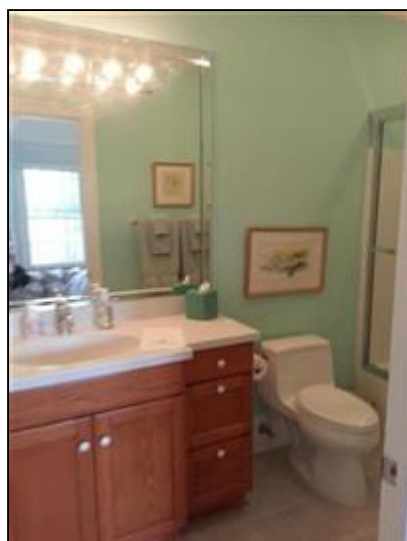
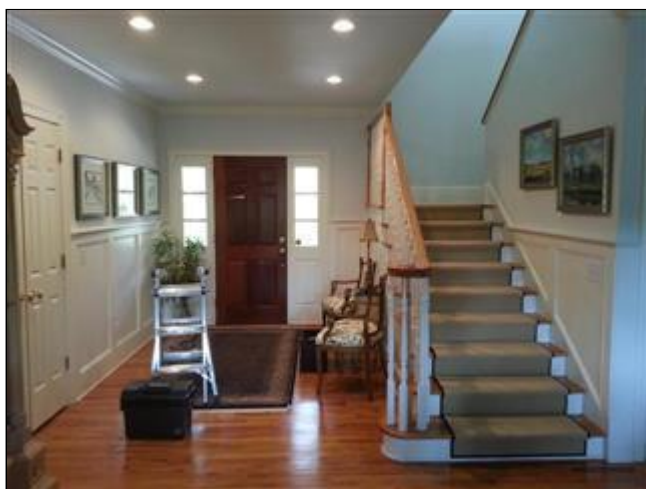
**7.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

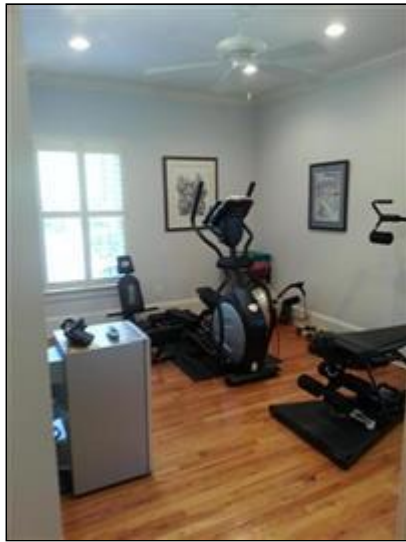
Comments: Inspected

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:**

SMOOTH  
SHEETROCK

**WALL MATERIAL:**

SHEETROCK

**FLOOR COVERING(S):**

CARPET  
TILE  
WOOD

**INTERIOR DOORS:**

WOOD  
RAISED PANEL

**CABINETRY:**

WOOD

**COUNTERTOP:**

GRANITE

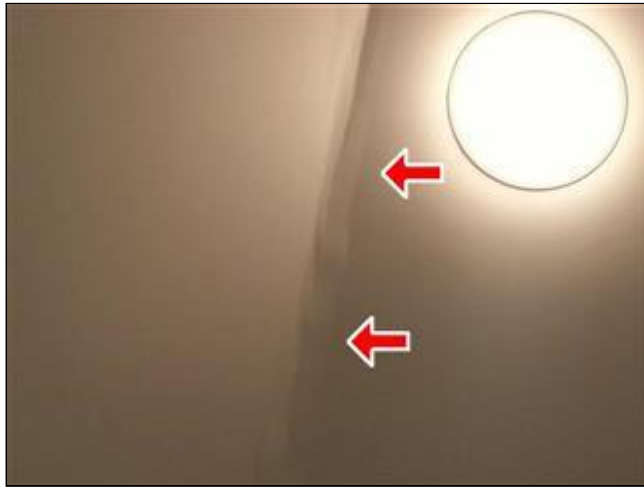
*Items*

**8.0 CEILINGS**

Comments: Inspected



Ceilings in the master bathroom and upstairs family room 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)



8.0 Item 3(Picture)



8.0 Item 4(Picture)

**8.1 WALLS**

Comments: Inspected

**8.2 FLOORS**

Comments: Inspected

**8.3 WINDOWS (REPRESENTATIVE NUMBER)**

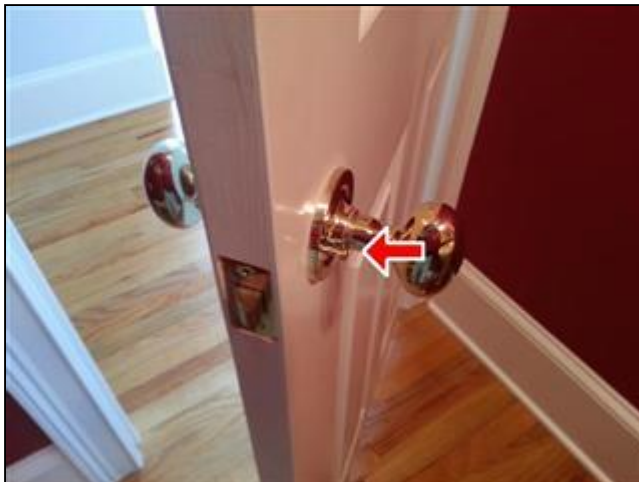
Comments: Inspected

**8.4 DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected



Privacy lock is not functional at the upstairs half bath.



8.4 Item 1(Picture)

**8.5 COUNTERTOPS 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 \$350. 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:**

R-30 OR BETTER

**VENTILATION:**

RIDGE VENTS  
SOFFIT VENTS

**BATHROOM EXHAUST FAN TYPES:**

FAN

**DRYER POWER SOURCE:**

220 ELECTRIC

**DRYER VENT:**

METAL

### Items

#### 9.0 INSULATION (in unfinished spaces)

Comments: Inspected



Recommend installing insulation over ceiling opening above the non vented fireplaces to prevent energy loss.



9.0 Item 1(Picture)

#### 9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

#### 9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

#### 9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

#### 9.4 VENTILATION FANS AND HUMIDISTAT CONTROLS (CRAWLSPACE)

Comments: Not Applicable

#### 9.5 VAPOR BARRIER (crawlspce)

Comments: Not Applicable

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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:**

KITCHEN-AID

**DISHWASHER:**

BOSCH

**EXHAUST/RANGE:**

VENTED

**BUILT-IN MICROWAVE:**

DACOR

**RANGE/OVEN:**

DACOR

**COOKTOP:**

DACOR

**REFRIGERATOR:**

SUB ZERO

*Items*

**10.0 FOOD WASTE DISPOSER**

**Comments:** Inspected, For Your Information

The food waste disposer located under the kitchen sink reveals rusting. No signs of leak at time of inspection.

**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

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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  
843-832-5740**

**Customer**  
Sample Report

**Address**  
123 Sample Street  
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

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

**Inspected**



Connecting bolts located under the rear lower level porch steps are missing nuts and washers.

---

## 8. Interiors

### 8.0 CEILINGS

**Inspected**



Ceilings in the master bathroom and upstairs family room are in need of cosmetic repairs due to cosmetic cracks at some of the drywall joints caused by typical shrinkage.

### 8.4 DOORS (REPRESENTATIVE NUMBER)

**Inspected**



Privacy lock is not functional at the upstairs half bath.

---

## 9. Insulation and Ventilation

### 9.0 INSULATION (in unfinished spaces)

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## 9. Insulation and Ventilation

---

### Inspected



Recommend installing insulation over ceiling opening above the non vented fireplaces to prevent energy loss.

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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  
843-832-5740**

**Customer**  
Sample Report

**Address**  
123 Sample Street  
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.

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### 3. Roofing

#### 3.0 ROOF COVERINGS

##### Inspected



The roof shingles reveal multiple locations where nail heads are exposed (too many to list). These areas are prone to leaking due to expansion and contraction. Recommend all areas be corrected by a licensed tradesman to prevent potential leaks.

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### 4. Plumbing Systems

#### 4.3 INTERIOR PLUMBING FIXTURES

##### Inspected



(2) The tile grout located in the master bathroom shower reveals gaps in areas due to typical wear. Recommend top coat with grout and grout sealer to prevent potential leaks.

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

##### Inspected



Pipes and pipe connections are rusted and corroded at the top of both water heaters (revealing pin hole leaks). Recommend replaced deteriorated pipes.

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## 7. Central Air Conditioning

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### 7.0 CENTRAL AIR COOLING AND AIR HANDLER EQUIPMENT

#### Inspected



The condensation drain lines are partially clogged at both air handlers located in the attic. The unit located on the right side of the home is beginning to leak into the pan. Recommend repair.

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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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## Cardinal Home Inspections

Rodney Whitehouse

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