



Inspection Report

Mr. and Mrs. John Smith

Property Address:
123 Your New Home
Mt. Pleasant SC 29464



Cardinal Home Inspections, LLC

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

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[1 Structural Components5](#)

[2 Exterior.....7](#)

[3 Roofing.....13](#)

[4 Plumbing Systems16](#)

[5 Electrical Systems.....19](#)

[6 Heating.....23](#)

[7 Central Air Conditioning25](#)

[8 Interiors27](#)

[9 Insulation and Ventilation35](#)

[10 Appliances36](#)

[Summary of Maintenance Repairs.....38](#)

[Summary of Trade Repairs.....41](#)

[Back Page.....43](#)

Date: 6/13/2016	Time: 02:30 PM	Report ID:
Property: 123 Your New Home Mt. Pleasant SC 29464	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)	Age of Home: 2005	Manufactured Home: No
Persons Present: Client	Weather: Clear	Mold Test: No

Water Test:

No

Rain in last 3 days:

Yes

Outside Temperature:

70-75 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

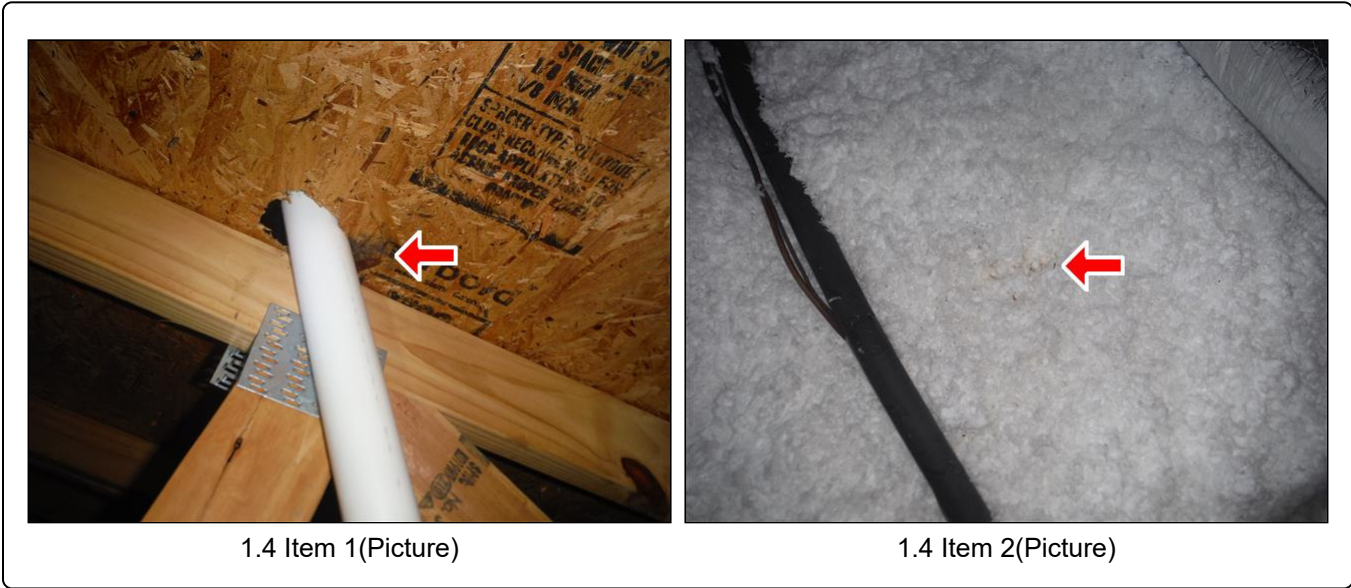
FOUNDATION: POURED CONCRETE	METHOD USED TO OBSERVE ATTIC: CRAWLED WALKED	METHOD USED TO OBSERVE CRAWLSPACE: NO CRAWLSPACE
FLOOR STRUCTURE: MONOLITHIC SLAB	WALL STRUCTURE: 2 X 4 STUDS	COLUMNS OR PIERS: N/A
CEILING STRUCTURE: 2X4	ROOF STRUCTURE: ENGINEERED WOOD TRUSS 2X4 RAFTERS	ROOF-TYPE: GABLE

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



Small leak is active at one plumbing vent stack located at the rear of the home. Recommend repair or replace both of the plumbing vent flashings due to aged condition.



1.4 Item 1(Picture)

1.4 Item 2(Picture)

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 SOLID CORE
WINDOW TYPES: METAL THERMAL/INSULATED SINGLE-HUNG TILT FEATURE	APPURTENANCE: COVERED PORCH	OPENER MANUFACTURER: CRAFTSMAN
GARAGE DOOR MATERIAL: METAL	TYPE: AUTOMATIC	DRIVEWAY: CONCRETE
GARAGE TYPE: ATTACHED TWO CAR		

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected



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



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.1 WINDOWS

Comments: Inspected



Screens are present or available but not installed at time of inspection.



2.1 Item 1(Picture)

2.2 DOORS (Exterior)

Comments: Inspected



(1) Exterior doors to the screened porch and garage do not latch properly at the deadbolt latch and need adjustments.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

(2) Weather stripping is damaged on the door to the garage and needs replaced.



2.2 Item 3(Picture)



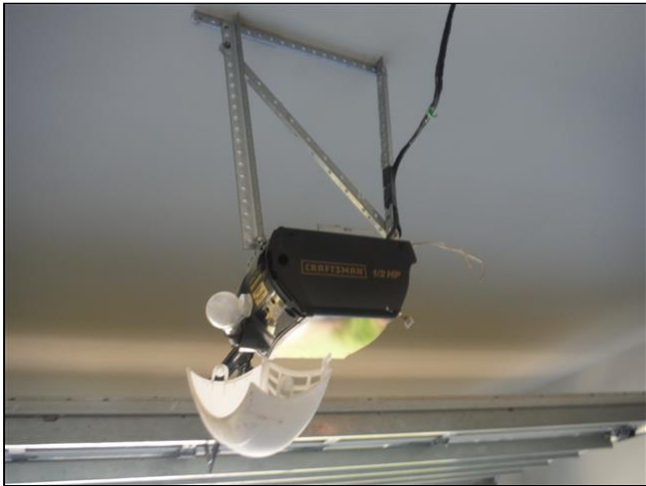
2.2 Item 4(Picture)

2.3 GARAGE, GARAGE DOORS, AND AUTOMATIC OPENERS

Comments: Inspected



The automatic opener for the garage door does not work and needs repair or replace.



2.3 Item 1(Picture)

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

Comments: Inspected



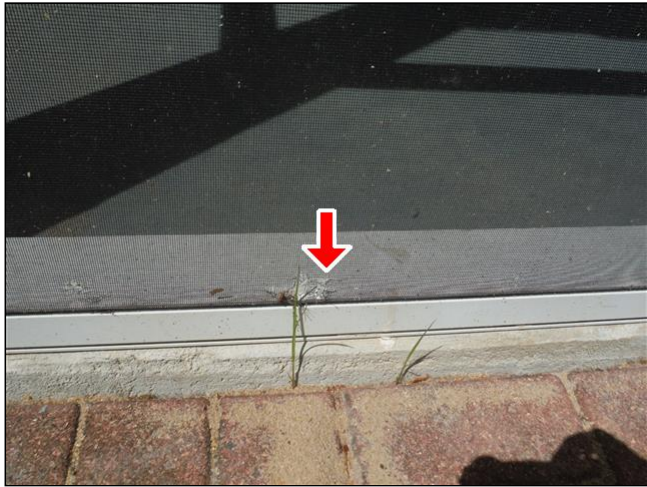
Screens are damaged and five placed and need repair or replaced on the rear porch.



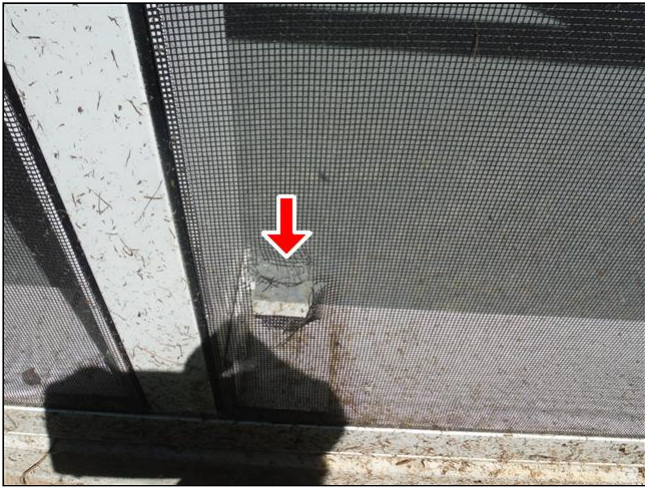
2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)



2.4 Item 7(Picture)



2.4 Item 8(Picture)

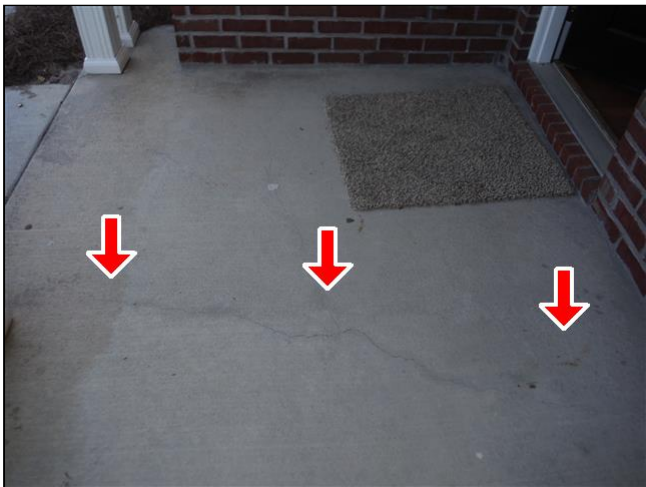


2.4 Item 9(Picture)

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

Comments: Inspected, For Your Information

The concrete stoop located at the front porch reveals hairline cosmetic cracks. No repair is needed.



2.5 Item 1(Picture)

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

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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:	AGE OF ROOF COVERING:	LIFE EXPECTANCY:
3-TAB	APPROXIMATELY	20 YEAR (approximately)
FIBERGLASS ASPHALT	10 YEARS	
VIEWED ROOF COVERING FROM:	SKY LIGHT (S):	CHIMNEY (exterior):
WALKED ROOF	NONE	N/A

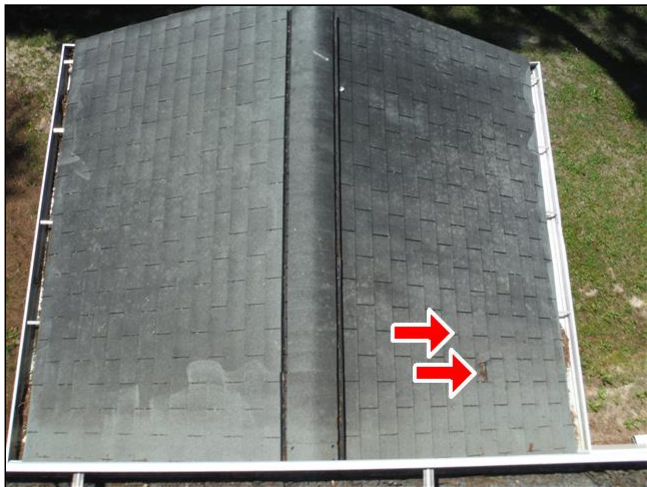
Items

3.0 ROOF COVERINGS

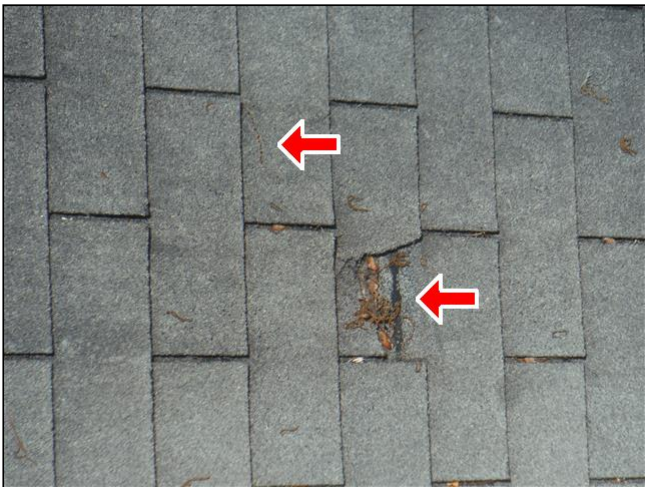
Comments: Inspected



Two damaged shingles need replaced above the screened porch at the rear of the home.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

3.3 ROOFING DRAINAGE SYSTEMS (Gutters& Downspouts)

Comments: Inspected



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



3.3 Item 1(Picture)



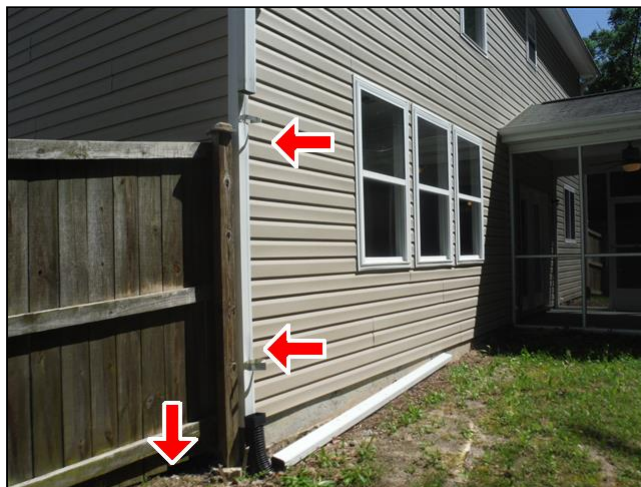
3.3 Item 2(Picture)



3.3 Item 3(Picture)



(2) Downspout located at the right rear corner of the home is detached and needs repair. Dirt bank at this location is eroding and needs backfilled.

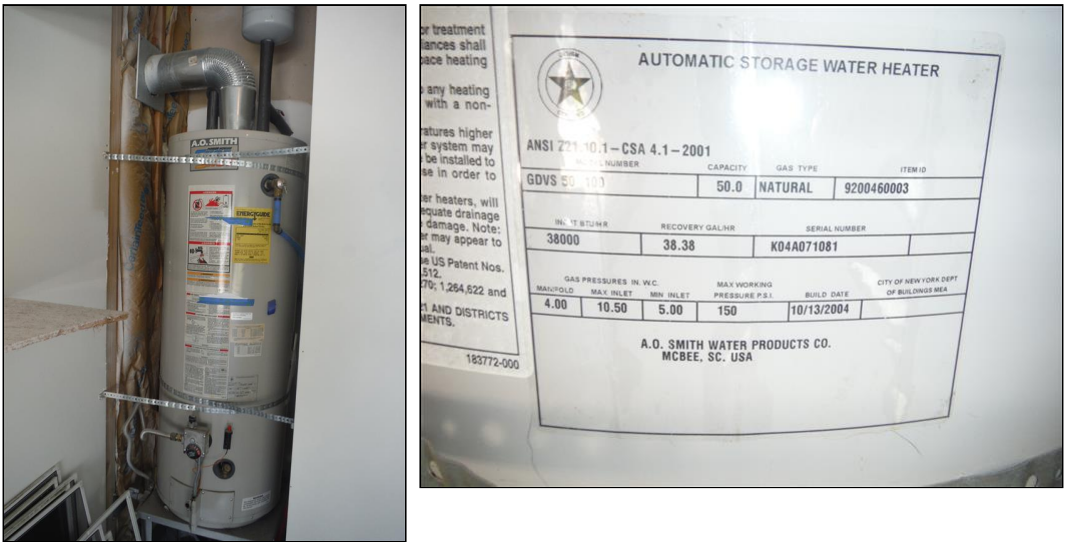


3.3 Item 4(Picture)

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:	PLUMBING SUPPLY:	DISTRIBUTION:
PUBLIC WATER	PEX	PEX
PLUMBING WASTE:	WASHER DRAIN SIZE:	WATER HEATER POWER SOURCE:
PVC	2" DIAMETER	NATURAL GAS
WATER HEATER MANUFACTURER:	CAPACITY:	HOT WATER TEMP.:
A.O. SMITH	50 GALLONS	OVER 100
WATER HEATER AGE:	WATER HTR LIFE EXPECTANCY:	
2004	10 years (average)	

Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected



Right side sink is partially clogged in the upstairs hall bathroom.



4.0 Item 1(Picture)

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

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

Comments: Inspected

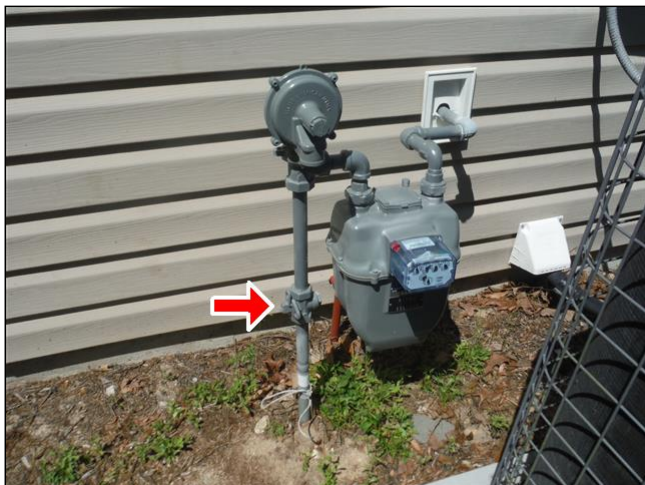
4.5 EXTERIOR PLUMBING FIXTURES

Comments: Inspected

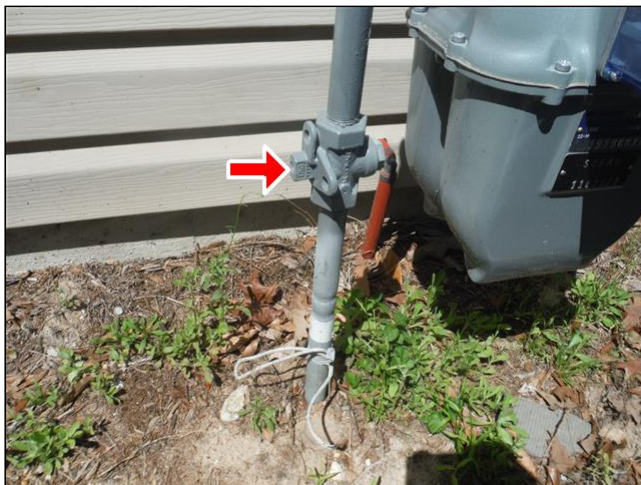
4.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected, 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).

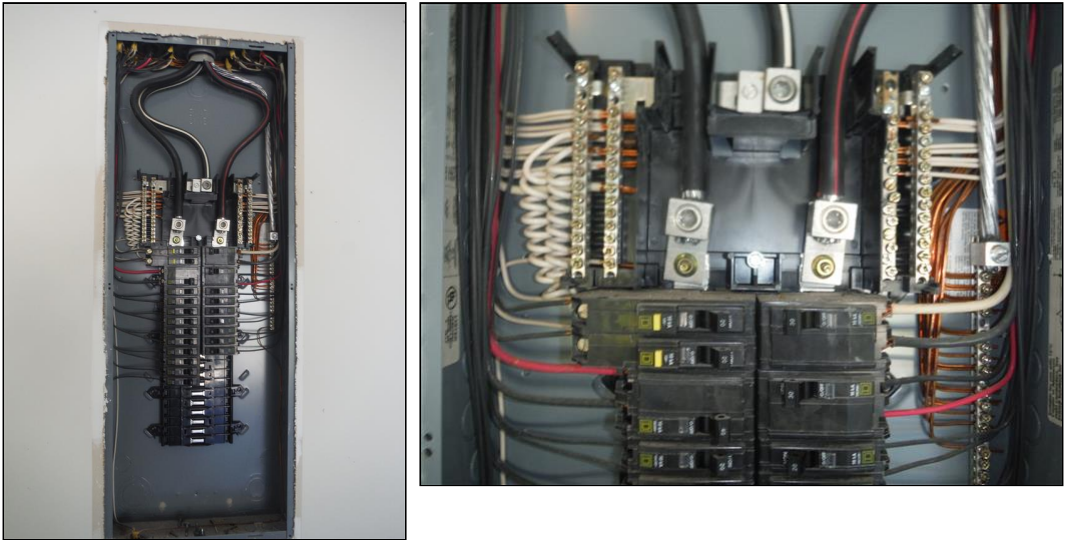


4.7 Item 1(Picture)

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	200 AMP	CIRCUITS
ALUMINUM		
220 VOLTS		
4 WIRE SYSTEM		
MAIN PANEL MANUFACTURER:	BRANCH WIRE 15 and 20 AMP:	WIRING METHODS:
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



(1) Ceiling fans in the family room and on the screened porch have a wobble and need adjustments.



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)



(2) Outlet located in the laundry room needs a coverplate where missing.



5.4 Item 4(Picture)



(3) Ceiling fan located in the upstairs right middle bedroom is missing a light bulb and light cover.



5.4 Item 5(Picture)



(4) Ceiling fan located in the front bedroom needs the light bulb replaced.



5.4 Item 6(Picture)

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

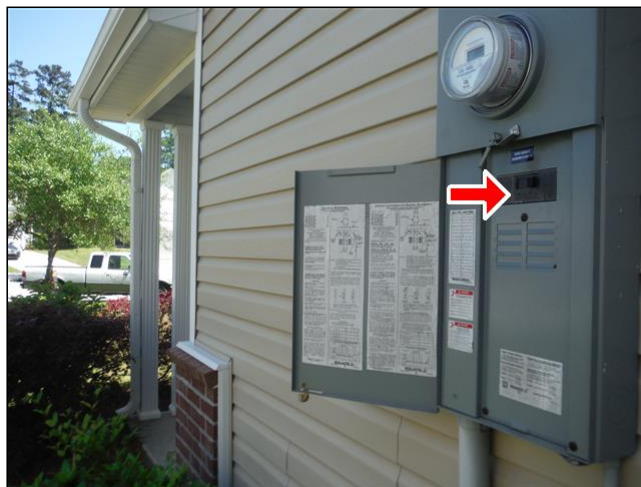
5.8 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected, For Your Information

Main panel box is located in the garage. However, the main disconnect (shut-off) is outside at the meter base panel (for your information).



5.8 Item 1(Picture)



5.8 Item 2(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

HEAT TYPE: FORCED AIR	ENERGY SOURCE: NATURAL GAS	NUMBER OF HEAT SYSTEMS (excluding wood): ONE
AIR HANDLER BRAND: COMFORTMAKER	AIR HANDLER AGE: 2005	DUCTWORK: INSULATED
FILTER SIZE: (Two filters) 20x25	FILTER TYPE: DISPOSABLE	

Items

6.0 HEATING EQUIPMENT

Comments: Inspected

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected

6.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

Comments: Inspected

6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

6.5 CHIMNEYS, FLUES AND VENTS

Comments: Not Present

6.6 SOLID FUEL HEATING DEVICES

Comments: Not Present

6.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

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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:

AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY
SOURCE:

ELECTRIC

OUTSIDE COMPRESSOR
MANUFACTURER:

COMFORTMAKER

NUMBER OF A/C UNITS:

ONE

OUTSIDE COMPRESSOR AGE:

2004

LIFE EXPECTANCY:

OUTSIDE COMPRESSOR 8-15 YRS.

TONNAGE:

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

Items

7.0 CENTRAL AIR COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

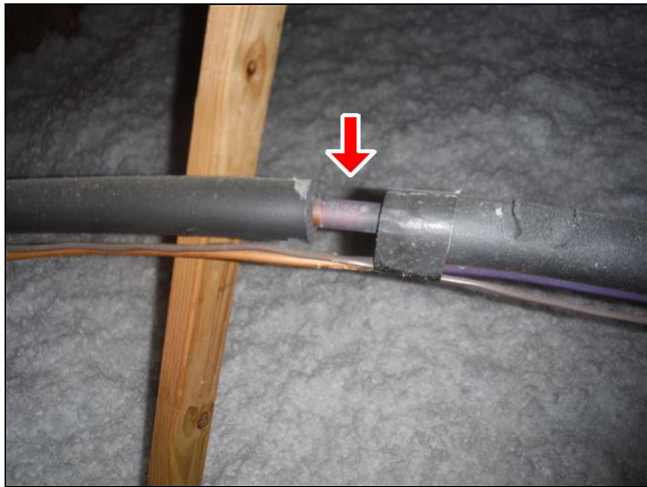
7.1 NORMAL OPERATING CONTROLS

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


Suction line located in the attic needs repair where the foam sleeve has separated above the master bathroom to prevent condensation from dripping onto the ceiling.



7.2 Item 1(Picture)



7.2 Item 2(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: SMOOTH SHEETROCK	WALL MATERIAL: SHEETROCK	FLOOR COVERING(S): CARPET WOOD
INTERIOR DOORS: HOLLOW CORE WOOD RAISED PANEL	CABINETRY: WOOD	COUNTERTOP: LAMINATE

Items

- 8.0 CEILINGS

Comments: Inspected
- 8.1 WALLS

Comments: Inspected



(1) Wall is stained under the light switch in the master bathroom (cosmetic).



8.1 Item 1(Picture)



(2) Closet shelving has been removed from the kitchen pantry and from the upstairs hall closet.

8.2 FLOORS

Comments: Inspected



(1) Wood flooring located in the downstairs half bathroom is deteriorated around the toilet and stained under the sink. Areas were tested with a moisture meter and readings indicate moisture is active. Repair will involve removing the existing wood flooring and applying a deep penetrating concrete sealer on the slab, installing a new floor covering, and replacing the wax seal on the toilet.



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)



8.2 Item 5(Picture)



8.2 Item 6(Picture)

(2) Wood flooring is stained in the dining area and in the kitchen pantry closet. Moisture readings are elevated but within an acceptable range. No repairs are needed at this time.



8.2 Item 7(Picture)



8.2 Item 8(Picture)



8.2 Item 9(Picture)

8.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

Two windows are beginning to show signs of damaged seals. Locations are the laundry room and in the master bedroom.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

8.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected



(1) The door knob for the upstairs right middle bedroom does not lock properly and needs repair.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



(2) Closet doors are missing at the upstairs front right bedroom.



8.4 Item 3(Picture)

8.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected



Backsplash or sidesplash is loose in the master bathroom (right of sink) and needs securing and sealed at the seams to prevent water intrusion.



8.5 Item 1(Picture)

8.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.7 INTERIOR TRIM

Comments: Inspected

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:	R- VALUE:	VENTILATION:
LOOSE FILL	R-30 OR BETTER	RIDGE VENTS
FIBERGLASS		SOFFIT VENTS
BATHROOM EXHAUST FAN TYPES:	DRYER POWER SOURCE:	DRYER VENT:
FAN	220 ELECTRIC	METAL

Items

9.0 INSULATION (in unfinished spaces)

Comments: Inspected

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 (crawlspace)

Comments: Not Applicable

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:
IN SINK ERATOR

DISHWASHER:
FRIGIDAIRE

EXHAUST/RANGE:
RE-CIRCULATE

BUILT-IN MICROWAVE: FRIGIDAIRE	RANGE/OVEN: FRIGIDAIRE	REFRIGERATOR: FRIGIDAIRE
<i>Items</i>		
10.0 FOOD WASTE DISPOSER Comments: Inspected		
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		

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
123 Your New Home
Mt. Pleasant SC 29464

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



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

2.1 WINDOWS

Inspected



Screens are present or available but not installed at time of inspection.

2.2 DOORS (Exterior)

Inspected



(1) Exterior doors to the screened porch and garage do not latch properly at the deadbolt latch and need adjustments.

2.3 GARAGE, GARAGE DOORS, AND AUTOMATIC OPENERS

Inspected



The automatic opener for the garage door does not work and needs repair or replace.

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

Inspected



Screens are damaged and five placed and need repair or replaced on the rear porch.

3. Roofing

3.3 ROOFING DRAINAGE SYSTEMS (Gutters& Downspouts)

Inspected



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



(2) Downspout located at the right rear corner of the home is detached and needs repair. Dirt bank at this location is eroding and needs backfilled.

4. Plumbing Systems

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected



Right side sink is partially clogged in the upstairs hall bathroom.

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) Ceiling fans in the family room and on the screened porch have a wobble and need adjustments.



(2) Outlet located in the laundry room needs a coverplate where missing.



(3) Ceiling fan located in the upstairs right middle bedroom is missing a light bulb and light cover.



(4) Ceiling fan located in the front bedroom needs the light bulb replaced.

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



Suction line located in the attic needs repair where the foam sleeve has separated above the master bathroom to prevent condensation from dripping onto the ceiling.

8. Interiors

8.1 WALLS

Inspected



(1) Wall is stained under the light switch in the master bathroom (cosmetic).



(2) Closet shelving has been removed from the kitchen pantry and from the upstairs hall closet.

8.4 DOORS (REPRESENTATIVE NUMBER)

Inspected



(1) The door knob for the upstairs right middle bedroom does not lock properly and needs repair.

8. Interiors



(2) Closet doors are missing at the upstairs front right bedroom.

8.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected



Backsplash or sidesplash is loose in the master bathroom (right of sink) and needs securing and sealed at the seams to prevent water intrusion.

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

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Summary of Trade Repairs



3236 Landmark Drive
Suite 112
North Charleston, SC 29418

Customer
Mr. and Mrs. John Smith

Address
123 Your New Home
Mt. Pleasant SC 29464

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

1. Structural Components

1.4 ROOF STRUCTURE AND ATTIC

Inspected



Small leak is active at one plumbing vent stack located at the rear of the home. Recommend repair or replace both of the plumbing vent flashings due to aged condition.

3. Roofing

3.0 ROOF COVERINGS

Inspected



Two damaged shingles need replaced above the screened porch at the rear of the home.

8. Interiors

8.2 FLOORS

Inspected



(1) Wood flooring located in the downstairs half bathroom is deteriorated around the toilet and stained under the sink. Areas were tested with a moisture meter and readings indicate moisture is active. Repair will involve

8. Interiors

removing the existing wood flooring and applying a deep penetrating concrete sealer on the slab, installing a new floor covering, and replacing the wax seal on the toilet.

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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Rodney Whitehouse

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