



# Home Inspection Report

Prepared for: Jason Nuhouse  
Date: 1/29/2015



Property address: 1000 Suburban Dr.  
Charleston SC 29414

Real estate agent: Suzy Sellers  
Home Sweet Home Realty

Inspected by: Stephen Houmard  
Solid Ground Home Inspections  
South Carolina License #2046  
*Certified ASHI® Home Inspector*  
*Infrared-Certified® Home Inspector*

**Let's get to know your home.**



# Home Inspection Report Summary

## Overview

The purpose of the pre-drywall inspection is to ensure that structural and mechanical components are built to satisfaction and can be viewed before the drywall is installed. The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any items listed in the report as "Not Inspected" or "Unfinished or Unsatisfactory" suggests to you to obtain a second opinion and or consult with your builder . All costs associated with further inspection fees in getting a second opinion, and any repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be constructed or installed properly.

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

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

### Inspection Conditions

**Standards of Practice:**

ASHI American Society of Home  
Inspectors

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family

**Approximate age of building:**

New Construction

**Temperature:**

Around 45 degrees

**Weather:**

Clear

**Ground/Soil surface condition: Rain in last 3 days:**

Dry

No

Note: square footage and age are approximate and were not independently verified by Solid Ground.

# Home Inspection Report Summary

## General Summary

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 appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety 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. Foundation/Slab and Rough Framing

#### 3.4 WINDOWS AND DOORS

##### Inspected

(1) Observed that the window in the upstairs front bedroom closet is not tempered/safety glass, but should be due to its location near the closet door. Please note the builder has been notified so repairs can be made.

(3) Observed that the window over the tub in the master bath is broken. Please note the builder has been notified so repairs can be made.

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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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# 1. Grade, Drainage, Elevation and Footings

## Inspection Items

### 1.0 ELEVATION AND GRADE

**Comments:** Inspected

Observed that the grade for the yard is not yet complete. This refers to how the yard is designed to facilitate drainage away from the home's foundation -- the yard should slope away from the home. Overall, the home will sit higher with 'swales' around the home and will be evident when the yard is complete.

### 1.1 GRADE DRAINAGE

**Comments:** Inspected

### 1.2 FOOTINGS PREP

**Comments:** Not Inspected

Please note the footings were not visible because the cement slab has already been poured.

### 1.3 SLAB PREP

**Comments:** Not Inspected

Please note the slab has already been poured.

## 2. Phase Two Guideline

**Phase Two** of the inspection includes a re-inspection of Phase One. Please review the entire report.

### Inspection Items

#### 2.0 DESCRIBE THE STAGE OF COMPLETION

##### Comments:

Observed that this home has a cement slab foundation which has already been poured and the interior walls are roughed-in and bolted to the slab. The roof is installed and tie downs have been used to secure the home in case of high wind or earthquakes. The house wrap, windows, doors and roofing shingles have been roughed-in. Additionally, the rough plumbing, rough electrical and rough HVAC have been installed. Permits for everyone who will be working on the house are posted.



#### 2.1 DESCRIBE THE METHODS USED IN THIS INSPECTION

##### Comments:

This inspection was performed visually. Please note that I did not inspect using a tape measure to determine where walls or floors are to be located since this is not the purpose of this inspection.

## **2.2 WERE BLUEPRINTS REVIEWED FOR THIS PHASE OF INSPECTION**

### **Comments:**

I did not refer to the blue prints to determine if the exact specifications are correct since this is not the purpose of the roughed-in inspection. Primarily, I am checking to ensure construction is proceeding in a professional manner and that the systems behind the walls (before the drywall is installed) are built to satisfaction.

## **2.3 LIST ANY NOTES OR OTHER CONCERNS**

### **Comments:**

Please note that construction is progressing as it should.

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This Guideline is intended to help the customer understand the limitations of this inspection. The time spent inspecting the progress of the construction limits the inspector to a visual inspection for workmanlike practices. It does not determine the conformity to the blueprints in regards to dimensions and locations. It cannot prevent shortcuts by sub-contractors that could occur in between inspections and in the absence of the builder. The inspector does not determine whether or not agreed selections of fixtures or materials were used.

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### 3. Foundation/Slab and Rough Framing

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

#### Styles & Materials

**Foundation:**

Poured concrete slab

**Floor -- structural components:**

Slab

**Floor sheathing:**

Slab

**Wall -- structural components:**

Wood

**Roof -- structural components:**

Engineered wood trusses

**Roof sheathing:**

Plywood

**Attic ventilation:**

Ridge vent

**HVAC -- power source:**

Electric

Gas

**HVAC -- type of equipment:**

Forced air gas furnace

**Plumbing -- material for supply piping:**

PEX

**Plumbing -- material for drain piping:**

PVC

**Electric -- amp/volt of service equipment:**

Service entrance 200 volts / electrical panel 200 amps

**Electric -- location of service equipment/sub-panels:**

Exterior near HVAC unit

#### Inspection Items

##### 3.0 ROOF COVERING

**Comments:** Not Inspected

Observed that the roof has long-lasting architectural shingles. Please note the roof will be inspected fully when the house is complete. For your reference, this type of shingle lasts an average of 30-35 years.





### 3.1 FOUNDATIONS

**Comments:** Inspected

### 3.2 SIDING AND EXTERIOR

**Comments:** Inspected

Please note the siding has not yet been installed. Courtesy photos:







**FLOORS (Structural)****Comments:** Inspected

A view of the downstairs and upstairs floor structures. Courtesy photos:

**3.4 WINDOWS AND DOORS****Comments:** Inspected

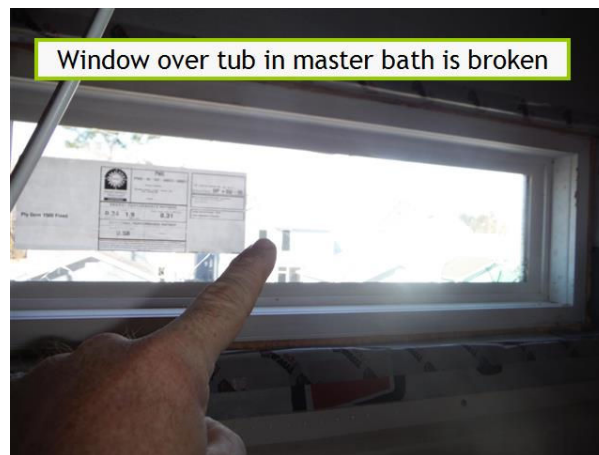
(1) Observed that the window in the upstairs front bedroom closet is not tempered/safety glass, but should be due to its location near the closet door. Please note the builder has been notified so repairs can be made.





(2) For your reference, tempered glass is a strong, break-resistant type of safety glass that, if broken, shatters into small granular pieces or pebbles instead of shards. In a home, windows and glass in certain locations are tempered to help prevent or lessen injuries in the event the glass is broken -- shower and tub window/glass enclosures, doors with glass, window panels in the door or near the door, sliding glass doors, storm doors, very large windows that someone could accidentally walk into and so on.

(3) Observed that the window over the tub in the master bath is broken. Please note the builder has been notified so repairs can be made.



### 3.5 WALLS (Structural)

**Comments:** Inspected  
Courtesy photos:



## ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

Observed that the roof has an engineered truss system. For your reference, these trusses were designed by an engineer, built in a factory for this home, then shipped to the job site and lifted into place.



### 3.7 INTERIORS

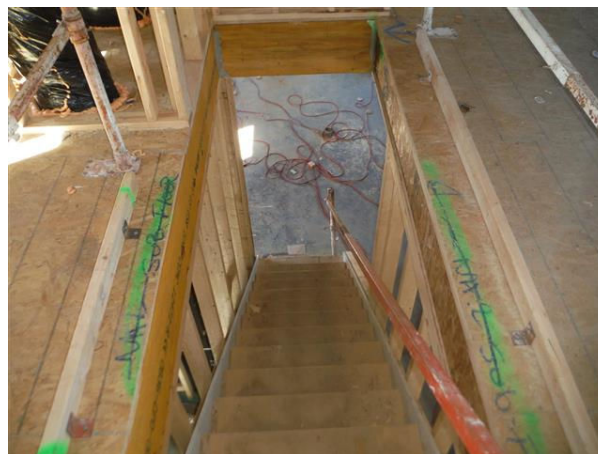
**Comments:** Inspected

Courtesy photos:



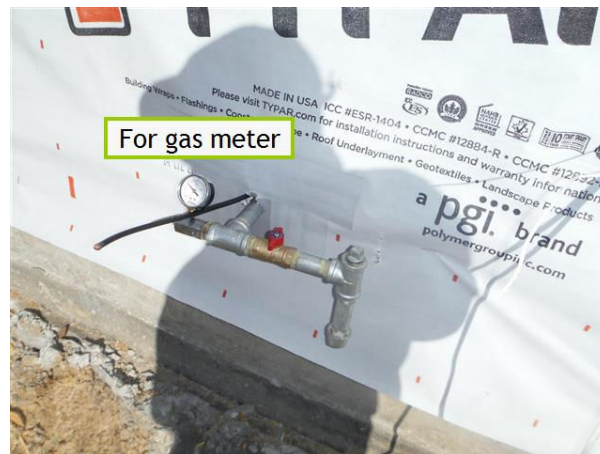






**ROUGH PLUMBING****Comments:** Inspected

Courtesy photos:





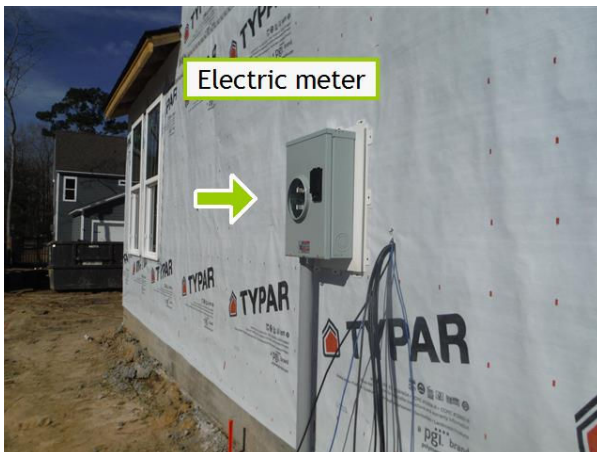




### 3.9 ROUGH ELECTRICAL

**Comments:** Inspected

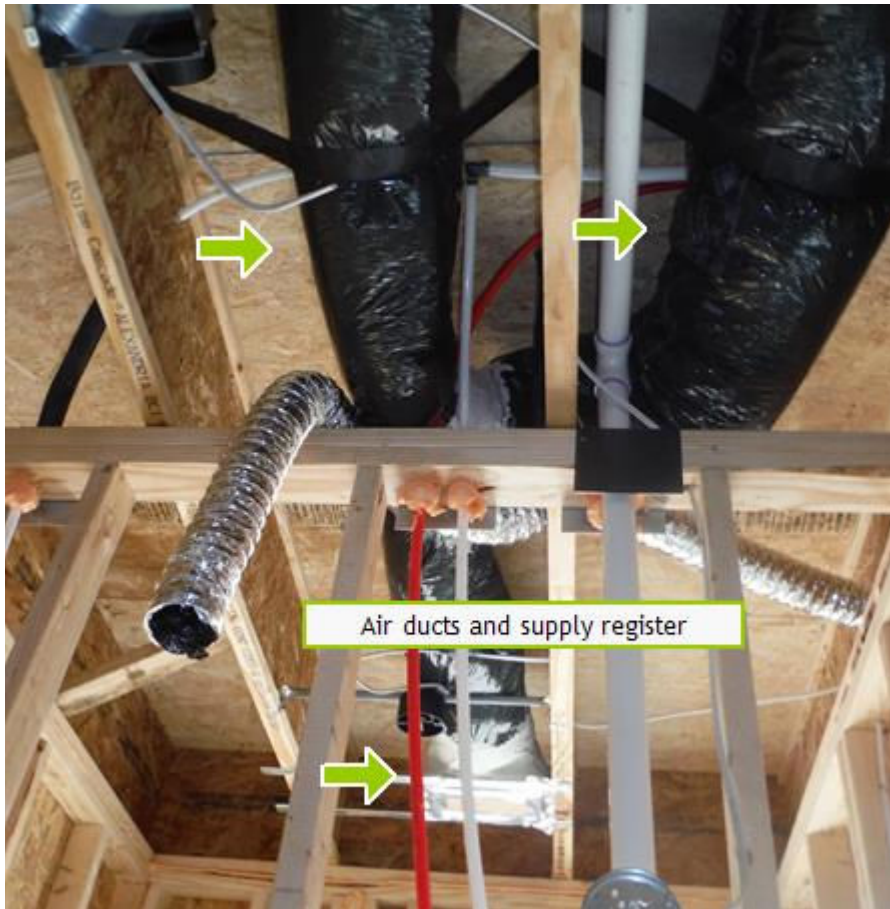
Courtesy photos:



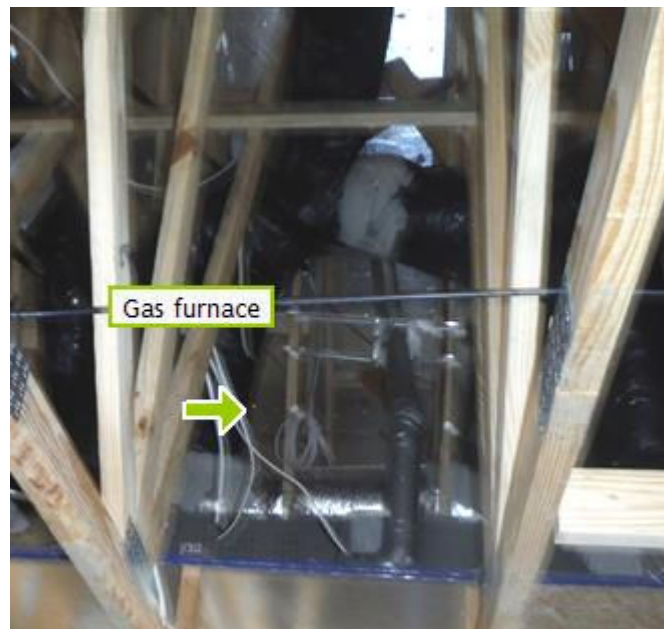
### 3.10 ROUGH HVAC

**Comments:** Inspected

Courtesy photos:







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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.

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