



Inspection Report

Mary Best

Property Address:
123 Dream House Blvd
Charleston, SC 29403



Number 1 Home Inspector, LLC

**Michael Hughes - Lic # RBI.2157
2245 Ashley Crossing Dr, Suite C137
Charleston, SC 29414
843-534-6895**

Date: 3/12/2007	Time: 1:00 PM	Report ID: 123 Dream House Blvd
Property: 123 Dream House Blvd Charleston, SC 29403	Customer: Mary Best	Real Estate Professional:

Comment Key or Definitions

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

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

Not (Not Inspected / Not Present) = I did not inspect this item, component or unit and made no representations of whether or not it was performing as intended / This item, component or unit is not in this home or building. An item may not be applicable to this property or is inaccessible due to safety, furniture, stored articles, trees, shrubs, snow, etc

Com (Comment) = The item, component or unit is noted for general information, marginal in its current state or may require monitoring to determine if its condition is degenerating to a point where it will no longer perform. Please note, some items that are marginal can, over time, turn into major issues if not attended to, repaired or replaced.

Iss (Issue) = The item, component or unit is not performing as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. Safety hazards and/or safety enhancement recommendations may be listed as issues.

Age Of Home:
Under 10 Years

Client / Representative Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Cloudy

Temperature:
Over 65

Rain in last 3 days:
Yes

Issues Summary



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

2. Exterior

B. DOORS (Exterior)

Issues



B. Picture 1

Front door lock is not functioning.

E. VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Issues





E. Picture 1

Tree limbs are beginning to encroach on the roof. Keep them cut back enough so that a strong wind cannot make them touch the roof/house.

3. Interiors

B. WALLS

Issues



B. Picture 1



B. Picture 2

Live and dead bugs observed in various locations. Also, termite tubes were observed in the exterior utility room. Recommend a CL100.

G. WINDOWS (REPRESENTATIVE NUMBER)

Issues



(1) Kitchen window appears to have a thermal breach.

5. Plumbing System

B. PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comment, Issues



(2)



B. Picture 2

Water on the kitchen floor appears to be from the water line to the refrigerator laying on the floor.

6. Electrical System

B. SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Issues



B. Picture 1

Plug(s) and/or connector(s) missing inside electrical panel

D. CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Issues



Outlet not grounded or not working were marked with blue tape.

F. OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Issues



No GFCI's in the kitchen.

Although GFCI's may not have been required at the time of this buildings construction, the inspector recommends that GFCI's be installed at all outlets within 3 feet of water. Also, it is recommended that GFCI outlets be used for all receptacles in the kitchen, bathrooms, bedrooms, garage, crawlspace and the exterior.

NOTE: A GFCI (ground fault circuit interrupter) is a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit. GFCI protection is required by national standards for receptacles in bathrooms and in exterior locations since 1971. Coverage was extended to garages in 1975 and to kitchen

receptacles within six feet of the sink in 1984. Basements were added in 1987, followed by under building crawl spaces in 1990, and finally wet bars in 1993. Local jurisdictions may have delayed their adoption by several years.

national standards for receptacles:
 bathrooms and in exterior locations since 1971
 garages 1975
 kitchen - six feet of sink 1984
 Basements 1987
 crawl spaces 1990
 wet bars 1993

7. Heating / Central Air Conditioning

I. COOLING AND AIR HANDLER EQUIPMENT

Not Inspected / Not Present, Issues



I. Picture 1



I. Picture 2

AC disconnect has been removed and the unit appears to be in a state of unfinished repair.

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

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To Number 1 Home Inspector, LLC

Comments Summary



Number 1 Home Inspector, LLC

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Mary Best

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This is the Comments Summary page

1. Roofing

A. ROOF COVERINGS

Satisfactory, Comment



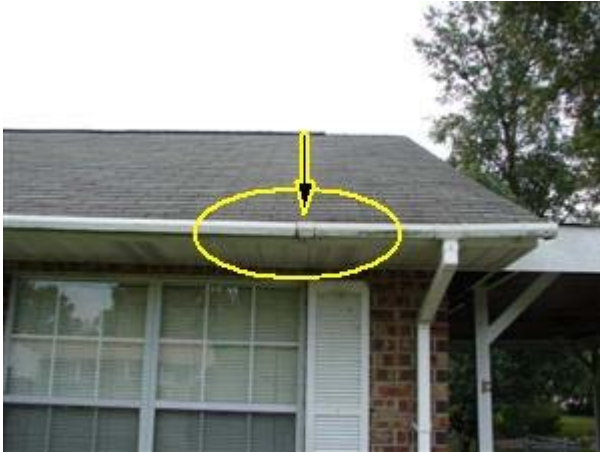
A. Picture 1

This area of valley overlay appears to be poor workmanship, although no water stains were observed in the attic (limited access inside attic due to no floor).

D. ROOF DRAINAGE SYSTEMS

Satisfactory, Comment





D. Picture 1

This part of the gutter is too low and will leak here.

2. Exterior

A. WALL CLADDING FLASHING AND TRIM

Satisfactory, Comment



A. Picture 1

Break in gable vent cover is enough to allow critters to enter.

C. WINDOWS & SCREENS

Satisfactory, Comment



C. Picture 1

Bent window screen frame.

3. Interiors

F. DOORS (REPRESENTATIVE NUMBER)

Satisfactory, Comment



1 bedroom door does not latch.

5. Plumbing System

B. PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comment, Issues



(1)



B. Picture 1

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

Polybutylene piping is present in the structure. Although no leakage was observed at the time of inspection, these lines are prone to leakage and have been involved in litigation.

Polybutylene has been involved in class action law suits

The Polybutylene system may become weak and fail without warning causing damage to the building structure and personal property.



(3) Kitchen sink sprayer is not connected

C. HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Satisfactory, Comment



Water heaters in the living space should be in a pan.

8. Insulation and Ventilation

G. Insulation on AC Low Pressure line

Satisfactory, Comment





G. Picture 1

AC low pressure line has damaged / missing robotex insulation. Needs replaced

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1. 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.

		Sat	Not	Com	Iss	
A.	ROOF COVERINGS	X			X	Styles & Materials Roof Covering: Asphalt/Fiberglass
B.	FLASHINGS	X				Viewed roof covering from: Ground
C.	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Sky Light(s): None
D.	ROOF DRAINAGE SYSTEMS	X			X	Chimney (exterior): N/A
		Sat	Not	Com	Iss	

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Comments:



A. This area of valley overlay appears to be poor workmanship, although no water stains were observed in the attic (limited access inside attic due to no floor).



D. This part of the gutter is too low and will leak here.

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.

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.

		Sat	Not	Com	Iss	
A.	WALL CLADDING FLASHING AND TRIM	X		X		Styles & Materials Siding Style: Brick
B.	DOORS (Exterior)				X	Siding Material: Full brick
C.	WINDOWS & SCREENS	X		X		Exterior Entry Doors: Steel
D.	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X				Appurtenance: Covered porch Sidewalk Patio
E.	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X	Driveway: Concrete
F.	EAVES, SOFFITS AND FASCIAS	X				
G.	FENCING	X				

Sat Not Com Iss

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Comments:

-  **A.** Break in gable vent cover is enough to allow critters to enter.
-  **B.** Front door lock is not functioning.
-  **C.** Bent window screen frame.
-  **E.** Tree limbs are beginning to encroach on the roof. Keep them cut back enough so that a strong wind cannot make them touch the roof/house.

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. 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.

		Sat	Not	Com	Iss	Styles & Materials
A.	CEILINGS	X				Ceiling Materials: Drywall
B.	WALLS				X	Wall Material: Drywall
C.	FLOORS	X				Floor Covering(s): Carpet Linoleum
D.	STEPS, STAIRWAYS, BALCONIES AND RAILINGS		X			Interior Doors: Hollow core
E.	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				Window Types: Thermal/Insulated Single-hung Tilt feature
F.	DOORS (REPRESENTATIVE NUMBER)	X		X		Cabinetry: Wood
G.	WINDOWS (REPRESENTATIVE NUMBER)				X	Countertop: Laminate

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Comments:

-  **B.** Live and dead bugs observed in various locations. Also, termite tubes were observed in the exterior utility room. Recommend a CL100.
-  **F.** 1 bedroom door does not latch.
-  **G.** (1) Kitchen window appears to have a thermal breach.

(2) Part of the window vinyl is warped and there is water stains on the sill. I think it is this window that is out of track.

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.

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

		Sat	Not	Com	Iss	Styles & Materials	
A.	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace
B.	WALLS (Structural)	X				Floor Structure: Slab	
C.	COLUMNS OR PIERS		X			Wall Structure: Wood	
D.	FLOORS (Structural)	X				Columns or Piers: None	
E.	CEILINGS (structural)	X				Ceiling Structure: 2X4	
F.	ATTIC: ROOF STRUCTURE, SHEATHING, PENETRATIONS	X				Roof Structure: Engineered wood trusses Sheathing Plywood	Roof-Type: Gable
G.	CRAWLSPACE: piping, ducts, insulation, subfloor, supports, etc		X				Method used to observe attic: From entry
						Attic info: Limited Access Scuttle hole No Storage	

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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.

5. Plumbing System


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.

		Sat	Not	Com	Iss	Styles & Materials
A.	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X				Water Source: Public
B.	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES			X	X	Plumbing Water Supply (into home): Poly
C.	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X		X		Plumbing Water Distribution (inside home): POLY
D.	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Plumbing Waste: PVC
E.	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)		X			Water Heater Power Source: Electric
F.	MAIN FUEL SHUT OFF (Describe Location)		X			Water Heater Capacity: 42 Gallon
G.	SUMP PUMP		X			Manufacturer: STANDARD

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Comments:


A. Water pressure = 60 PSI


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

Polybutylene piping is present in the structure. Although no leakage was observed at the time of inspection, these lines are prone to leakage and have been involved in litigation.

Polybutylene has been involved in class action law suits
The Polybutylene system may become weak and fail without warning causing damage to the building structure and personal property.

 (2) Water on the kitchen floor appears to be from the water line to the refrigerator laying on the floor.

 (3) Kitchen sink sprayer is not connected

 C. Water heaters in the living space should be in a pan.

D. The main water shut off is located outside in the ground and at the water heater.

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.

6. Electrical System




The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current 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 over current 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.

		Sat	Not	Com	Iss	
A.	SERVICE ENTRANCE CONDUCTORS	X				
B.	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS					X
C.	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				
D.	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)					X
E.	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				
F.	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)					X
G.	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
H.	SMOKE DETECTORS		X			
I.	CARBON MONOXIDE DETECTORS		X			

Styles & Materials
Electrical Service Conductors:
 Overhead service
 Aluminum
 220 volts
Panel capacity:
 200 AMP
Panel Type:
 Circuit breakers
Electric Panel Manufacturer:
 CUTLER HAMMER
Branch wire 15 and 20 AMP:
 Copper
Wiring Methods:
 Romex

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Comments:

-  **B.** Plug(s) and/or connector(s) missing inside electrical panel
-  **D.** Outlet not grounded or not working were marked with blue tape.
-  **F.** No GFCI's in the kitchen.

Although GFCI's may not have been required at the time of this buildings construction, the inspector recommends that GFCI's be installed at all outlets within 3 feet of water. Also, it is recommended that GFCI outlets be used for all receptacles in the kitchen, bathrooms, bedrooms, garage, crawlspace and the exterior.

NOTE: A GFCI (ground fault circuit interrupter) is a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit. GFCI protection is required by national standards for receptacles in bathrooms and in exterior locations since 1971. Coverage was extended to garages in 1975 and to kitchen receptacles within six feet of the sink in 1984. Basements were added in 1987, followed by under building crawl spaces in 1990, and finally wet bars in 1993. Local jurisdictions may have delayed their adoption by several years.

national standards for receptacles:
 bathrooms and in exterior locations since 1971
 garages 1975
 kitchen - six feet of sink 1984
 Basements 1987
 crawl spaces 1990
 wet bars 1993

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.


7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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.

		Sat	Not	Com	Iss	
A.	HEATING EQUIPMENT		X			Styles & Materials Heat Type: Heat Pump Forced Air (also provides cool air)
B.	NORMAL OPERATING CONTROLS		X			Energy Source: Electric
C.	AUTOMATIC SAFETY CONTROLS		X			Number of Heat Systems (excluding wood) One
D.	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)		X			Heat System Brand: UNKNOWN
E.	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				Ductwork: Insulated
F.	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)		X			Filter Type: Disposable
G.	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)		X			Types of Fireplaces: None
H.	GAS/LP FIRELOGS AND FIREPLACES		X			Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
I.	COOLING AND AIR HANDLER EQUIPMENT		X		X	
J.	NORMAL OPERATING CONTROLS		X			Cooling Equipment Energy Source: Electricity
K.	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				Central Air Manufacturer: UNKNOWN

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Comments:

 I. AC disconnect has been removed and the unit appears to be in a state of unfinished repair.

The heating and 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 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.


8. 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.

		Sat	Not	Com	Iss	
A.	INSULATION IN ATTIC	X				Styles & Materials Attic Insulation: Blown LOOSE FILL Ventilation: Gable vents Ridge vents Soffit Vents Exhaust Fans: Fan Dryer Power Source: 220 Electric Dryer Vent: Flexible Vinyl Floor System Insulation: Inaccessible
B.	INSULATION UNDER FLOOR SYSTEM		X			
C.	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)		X			
D.	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				
E.	VENTING SYSTEMS (Kitchens, baths and laundry)	X				
F.	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)		X			
G.	Insulation on AC Low Pressure line	X		X		
		Sat	Not	Com	Iss	

Sat=Satisfactory, Not=Not Inspected / Not Present, Com=Comment, Iss=Issues

Comments:

 **G.** AC low pressure line has damaged / missing robotex insulation. Needs replaced

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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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. Built-In Kitchen 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.

		Sat	Not	Com	Iss	
A.	DISHWASHER	X				Styles & Materials Dishwasher Brand: HOTPOINT
B.	RANGES/OVENS/COOKTOPS		X			Disposer Brand: NONE
C.	RANGE HOOD	X				Range/Oven: NONE
D.	FOOD WASTE DISPOSER		X			Built in Microwave: NONE
E.	MICROWAVE COOKING EQUIPMENT		X			

Sat Not Com Iss

Sat=Satisfactory, Not=Not Inspected / Not Present, Com=Comment, Iss=Issues

The built-in appliances of 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.

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INVOICE

Number 1 Home Inspector, LLC
 2245 Ashley Crossing Dr, Suite C137
 Charleston, SC 29414
 843-534-6895

Inspection Date: 3/12/2007
Report ID: 123 Dream House Blvd

Inspected By: Michael Hughes - Lic # RBI.2157

Customer Info:	Inspection Property:
Mary Best 2323 Apartment Lane Any Your 12345	123 Dream House Blvd Charleston, SC 29403
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 3,001 - 3,500	375.00	1	375.00

Tax \$0.00
Total Price \$375.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: Standard Limited Visual Residential Inspection

Number 1 Home Inspector, LLC
PRE-INSPECTION AGREEMENT

THIS AGREEMENT is made between Number 1 Home Inspector, LLC (herein referred to as the 'Company') and Mary Best (herein referred to as 'Customer') regarding a building (the 'Building') to be inspected located at 123 Dream House Blvd, Charleston, SC 29403

The Company agrees to perform an inspection of the Building for the purpose of alerting the Customer to major deficiencies in its condition. A report (the 'Report') containing the inspection's findings will be prepared by the Company and provided to the Customer for its sole, exclusive and confidential use. The company will perform its inspection in accordance with the Standards of Practice of NACHI. Minor or cosmetic defects will not be reported.

The inspection fee is due and payable upon presentation of the Report and is based on a single visit to the Building. Additional fees may be charged for subsequent visits required by the Customer or, if the inspector conducting the inspection is called upon to prepare for litigation, give testimony as a result of his inspection, or the like, such additional services are beyond the scope of this Agreement.

The inspection will be conducted only on visible and accessible areas and components of the Building, and is limited to the apparent condition of the Building on the date of the inspection. Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility, and the like. Conditions may exist which remain undiscovered.

While the inspection reduces the risk of purchasing property, it does not eliminate such risk. The Company is not responsible for the failure to discover latent defects or for problems which occur or become evident after the inspection time. No invasive or destructive testing will be made. No equipment, systems or appliances will be dismantled. The moisture content of all walls, floors, ceilings, siding, and the like will not be tested. As to certain conditions, only random sampling will be conducted. The inspection report will not address the presence of radon gas, lead paint, asbestos, urea formaldehyde, carbon monoxide or any other toxic or potentially harmful or flammable chemicals, the well system, septic tank or other buried drainage or storage systems, the security system, the central vacuum systems, water softeners or treatment services, fire sprinkler systems, the presence of rodents, termites, wood-boring insects, ants, birds or other infestation. Neither this Agreement nor the Report constitutes or should be construed to be:

- (a) a compliance inspection with respect to any code, standard or regulation;
- (b) a guarantee, warranty of policy of insurance;
- (c) a survey, appraisal or flood plain certification;
- (d) a wood-destroying organism report;
- (e) an opinion regarding the condition of title, zoning or compliance with restrictive covenants;
- (f) an environmental, mold, moisture or engineering analysis.

The Customer may wish to seek other advice or recommendations from appropriate professionals regarding the foregoing, conditions revealed in the Report, and areas excluded from the scope of the inspection.

The Company assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. The Company's liability for mistakes or omissions in the conduct of this inspection and its Report is limited to the refund of the fee paid. This limitation of liability is binding upon the customer, its heirs, successors and assigns, and all other parties claiming by or through the Customer.

This is the entire agreement of the parties regarding these matters. Any modification or amendment to this Agreement must be in writing and signed by the affected party. In the event any portion of this Agreement is determined to be unenforceable, the remainder of it will continue in full force and effect.

This Agreement is binding upon and available to the heirs, successors and, to the extent permitted hereunder, the assigns of each of the parties.

Any controversy of claim between the parties arising out of or relating to the interpretation of this Agreement, the services rendered hereunder or any other matter pertaining to this Agreement will be submitted in accordance with the applicable rules of the American Arbitration Association. The parties shall mutually appoint an arbitrator who is knowledgeable and familiar with the professional home inspection industry. Judgment on any award may be entered in any courts having jurisdiction and the arbitration decision shall be binding on all parties. Secondary or consequential damages are specifically excluded. All

claims must be presented within one year from the date of inspection. The Company is not liable for any claim presented more than one year after the date of inspection. In the event the Customer commences an arbitration and is unsuccessful in it, the Customer will bear all of the company's expenses incurred in connection therewith including, but not limited to, attorney's fees and a reasonable fee to the employees of the Company to investigate, prepare for, and attend any proceeding or examination. Customer may not present or pursue any claim against the Company until (1) written notice of the defect or omission is provided to the Company and (2) the Company is provided access to and the opportunity to cure the defect.

I have been encouraged to participate in the inspection/survey and accept responsibility for incomplete information should I not participate in the inspection. My participation shall be at my own risk for falls, injuries, property damage, etc.

I accept that this work is no substitute for a pre-settlement inspection for which I am responsible since damages, mechanical failures, and symptoms, cures, etc. may appear after this work and before my legal acceptance of the property. I waive all claims against the inspector/surveyor of company in the absence of diligently performing my pre-settlement inspection and for lack of more extensive investigation and follow through with a specialist on any problems noted including confirmation of any cost approximations.

STANDARD INSPECTION

The customer requests the standard visual inspection of the readily accessible areas of the structure. The inspection is limited to visual observation existing at the time of inspection. The customer agrees and understands that the maximum liability incurred by The Inspector/The Company for errors and omissions in the inspection shall be limited to the fee paid for inspection

Standard Home Inspection: \$375.00

Date:3/12/2007

Customer

By signing here customer declines technically exhaustive inspection

Inspected by Michael Hughes