



Inspection Report

Savvy Buyer

Property Address:
123 Dreamhome
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: 12/31/2008	Time: 11:59 PM	Report ID: 123 Dreamhome New
Property: 123 Dreamhome Charleston, SC 29403	Customer: Savvy Buyer	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:
New Construction

Client / Representative Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Clear

Temperature:
Over 65

Rain in last 3 days:
No

Issues Summary



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Customer
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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.

1. Roofing

A. ROOF COVERINGS

Comment, Issues



(2)



A. Picture 3



A. Picture 4

Roof covering is uplifted (wrinkled) at 2 locations. These appear likely to be caused by improperly trimmed shingles as they were pushed up against the siding. Recommend having a qualified roofer make repairs.



(3)



A. Picture 5

Scuffed up shingles on this new roof over the garage may need replaced.



(4)



A. Picture 6

Torn shingle - right side of home - second story lower corner.



(5)



A. Picture 7

Roof vent is facing the wrong way (all 3 of them on this roof). This orientation is likely to become a water penetration each time it rains.



(6)



A. Picture 8

Ridge vent does not appear to be nailed down properly as evidenced by how easily it can be lifted up - multiple locations.



(7)



A. Picture 9

Roof covering fails to overlap the fascia at the front right corner of home. Recommend fitting new shingles into this area and trimming properly.

2. Exterior

A. WALL CLADDING FLASHING AND TRIM

Comment, Issues



(2)

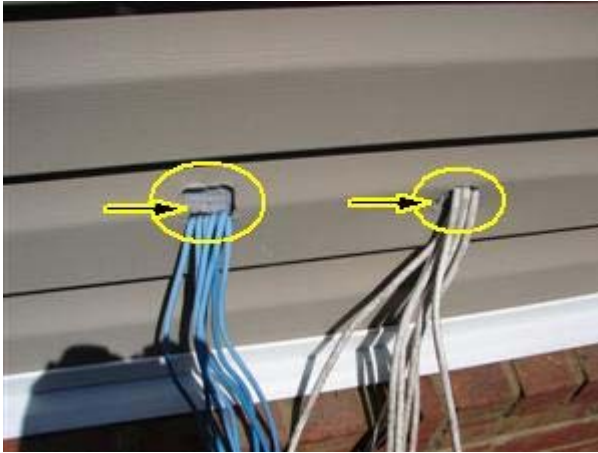


A. Picture 2

This area of the siding is not painted.



(7)

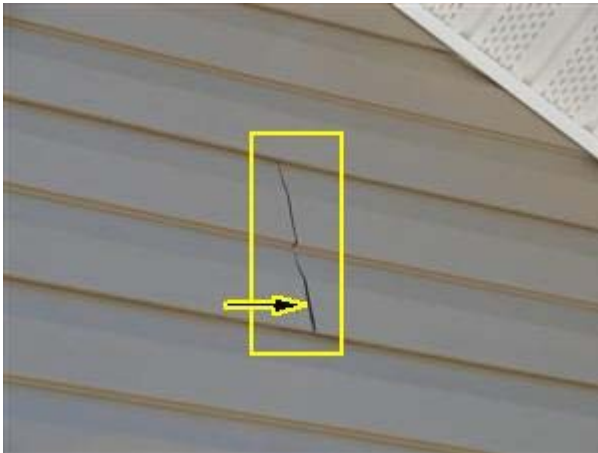


A. Picture 7

Recommend using a quality exterior caulk (such as NP1) at all cladding penetrations.



(8)



A. Picture 8

Exterior cladding fails to overlap. Recommend either sliding the pieces together or fitting another 1 foot piece over top.

B. DOORS (Exterior)

Issues



(1) Front door deadbolt is mis-aligned and will not engage.

C. WINDOWS & SCREENS

Comment, Issues



(1)



C. Picture 1

Tops of exterior windows need a metal cap on top of the window frame to help prevent moisture penetration into the wall over time.

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

Issues



(1)



E. Picture 1



E. Picture 2

The grading near this sewer access and where the power line was buried need to be finished.



(2)



E. Picture 3

This open access drain line needs a cover - front yard.

4. Interiors

C. FLOORS

Issues

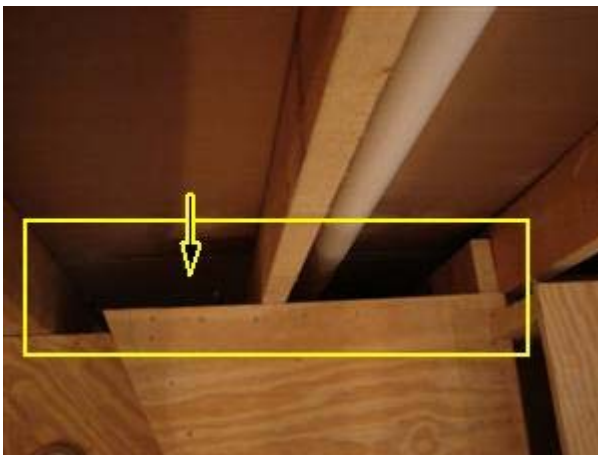


C. Picture 1

This area of the master bedroom floor is squeaky and moves visibly. It is likely that this same area of the subfloor has not been attached effectively. Recommend installing some screws through it and into the floor joists. There are other areas of squeaky flooring observed as well.

D. STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Issues



D. Picture 1

Stairways between floors need to have forelocks on each side going up to help slow the speed of a possible fire between floors.

G. WINDOWS (REPRESENTATIVE NUMBER)

Issues



(1)

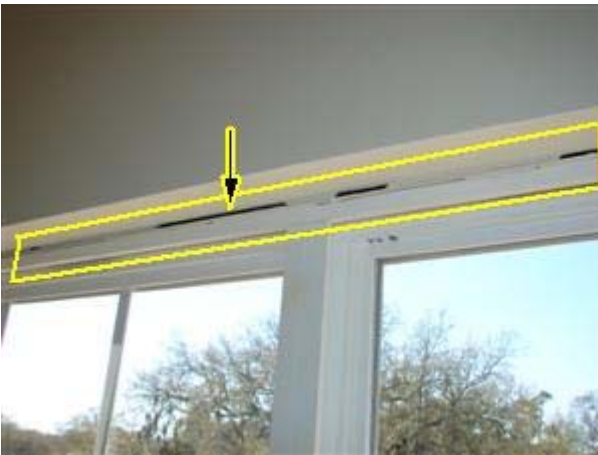


G. Picture 1
Broken window - rear side of home.

Also, no screens observed for any windows.



(2)



G. Picture 2
Several window frames are loosely installed. Recommend further anchoring as needed.

5. Structural Components

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.)

Comment, Issues



(2)



A. Picture 3

Foundation anchor bolts need to have washers and nuts installed tight to the base framing board.

F. ATTIC: ROOF STRUCTURE, SHEATHING, PENETRATIONS

Comment, Issues



(1)



F. Picture 1

Significant damage to roof sheathing. Appears to be allowing water penetration. Recommend repair immediately.



(4)



F. Picture 5

The roof sheathing at this location near the ridge vent appears to be cracked.



(5)



F. Picture 6

A pool of water was found in the attic space and appears to be coming from the HVAC drain line.



(7)



F. Picture 8

Roof sheathing is cracked on each side of the ridge at this location. This can occur when the roof sheathing is not properly nailed down (as evidenced by nails showing along side of the truss beams in this and other areas).



(9)



F. Picture 9

Support beam has been knocked loose near attic scuttle hole. Recommend reattachment.

6. Plumbing System

B. PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comment, Issues



(1)



B. Picture 1

Apparent water leak at hot water supply line under first floor hall bathroom sink.

Master bathroom sink is not functioning due to apparent contractor work in progress.



(3) Toilet is loose at floor connection - master bathroom. Recommend repair before a leak develops.

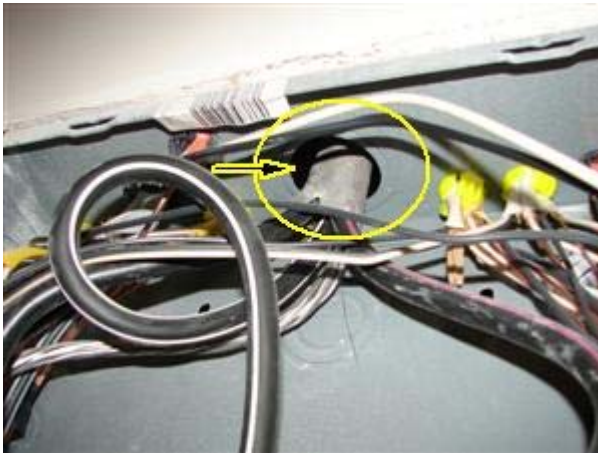


(4) Water leak at the drain line under the sink in the hall bathroom.

7. Electrical System

A. SERVICE ENTRANCE CONDUCTORS

Issues



A. Picture 1

Connector missing inside of electrical panel on main service line.

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

Issues



This main breaker does not appear to be correct. Recommend further evaluation by a qualified electrician.

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)

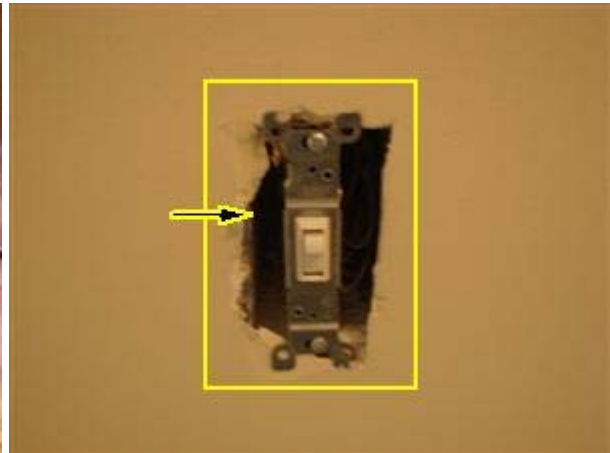
Issues



(1)



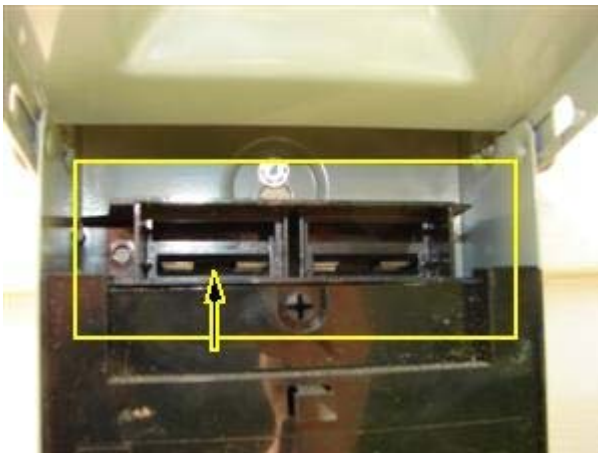
D. Picture 1



D. Picture 2

All electrical outlets need to have a cover -> shock hazard.

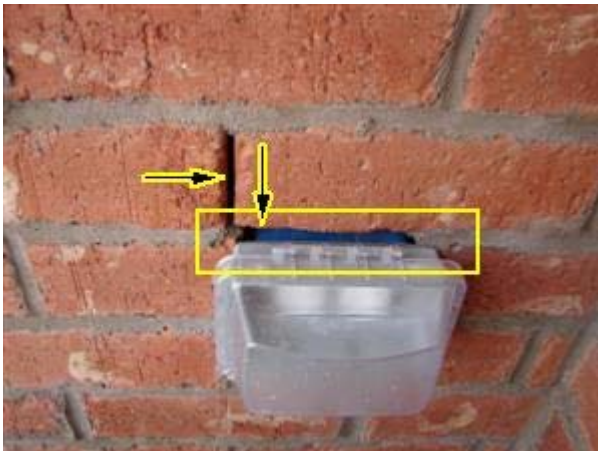
- 🏠 (3) All electrical outlets in the second floor rear bedroom did not operate at the time of inspection. All breakers were found to be on. No switch controlled outlets found. Recommend further investigation by a qualified electrician to get these outlets working.
- 🏠 (4) One of the electrical outlets in the kitchen which service the countertop failed to trip when tested with the inspectors device. Marked with blue tape. Recommend correcting the wiring for proper functioning.
- 🏠 (5)



D. Picture 4

The breaker pull is missing from the exterior HVAC unit and yet a cold 46 degrees was attained from running the AC inside. This appears to indicate that the exterior breaker box is bypassed - which is a code violation.

- 🏠 (6)




D. Picture 5



D. Picture 6

All exterior lighting fixtures and electrical outlets needs to have a weatherproof seal installed between them and the exterior cladding to help prevent water penetration to the wiring.

-  (7) Electrical outlet in bedroom is not grounded. Marked with blue tape.

E. POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Issues



E. Picture 1

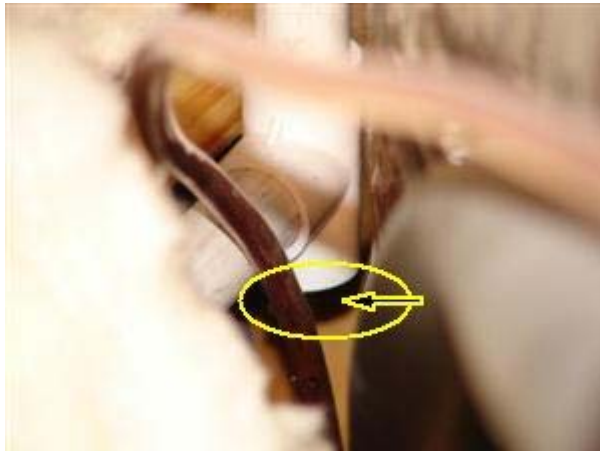
First floor bathroom outlet is not grounded and therefore the GFCI outlet will not function. One of the kitchen outlets is a GFCI, but does not trip when tested by the inspectors device. Each marked with blue tape.

8. Heating / Central Air Conditioning

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

Comment, Issues

-  (1)




D. Picture 1

It appears that the primary drain line is not connected to the outside and that condensate water is leaking inside of the home in a chase leading from the attic to the first floor. Recommend corrective action immediately.

I. COOLING AND AIR HANDLER EQUIPMENT

Issues

-  (1) Inspector measured the temperature of the air at the return and supply vents with a laser thermometer. The difference in these temperatures is called the split and is an indicator of the efficiency of the HVAC system. The temperatures were as follows:

Downstairs = $(72/61) = 11$ degree split

Upstairs = $(72/63) = 9$ degree split

Both of these number indicate that the system may be in need of a recharge / normal maintenance by an HVAC person if a comfortable environment cannot be attained inside.



(2)



I. Picture 1

Condensate water appears to be leaking out of the primary drain line in the attic onto the attic subfloor. Recommend repair immediately.

9. Insulation and Ventilation

A. INSULATION IN ATTIC

Comment, Issues



(1)



A. Picture 1

Insulation should not be touching the chimney flue - Fire Hazard.

Also, the insulation is not spread out evenly - large areas not covered at all.

E. VENTING SYSTEMS (Kitchens, baths and laundry)

Issues



(1)



E. Picture 1

Appears that the bathroom may be venting improperly into the attic space. Recommend extending the vent line to the gable, soffit or ridge vent area.



(2) Fan in second floor hall bathroom does not turn on at the switch.

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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Comments Summary



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This is the Comments Summary page

1. Roofing

A. ROOF COVERINGS

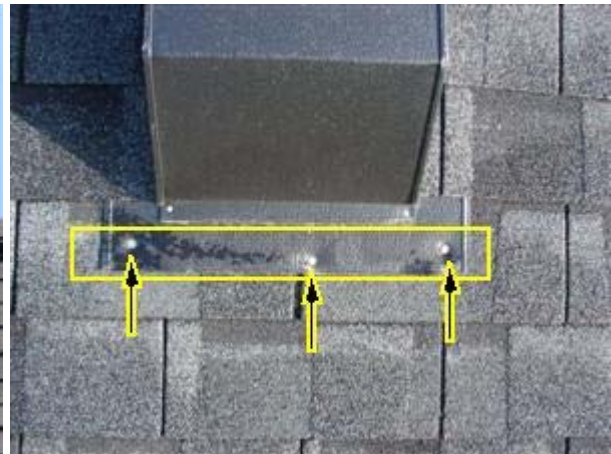
Comment, Issues



(1)



A. Picture 1



A. Picture 2

Exposed nail heads on roof covering. These may rust out (oxidize) prematurely and become a water penetration point. Recommend applying some tar to all exposed nail heads on the roof covering.

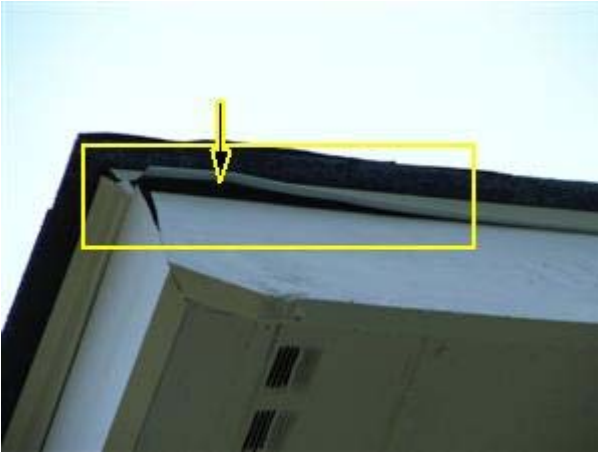
2. Exterior

A. WALL CLADDING FLASHING AND TRIM

Comment, Issues



(1)

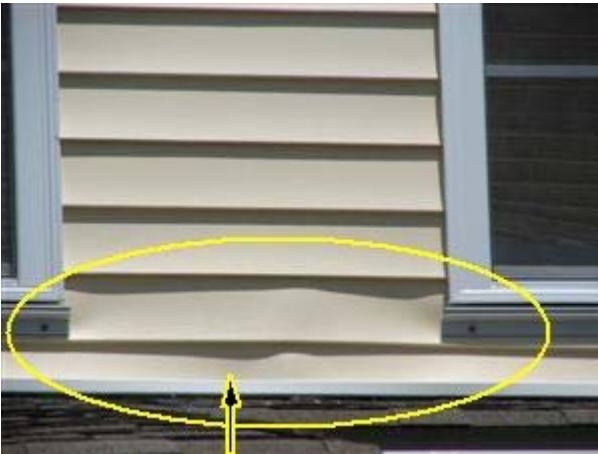


A. Picture 1

Appears that the drip edge in this area is bent out of shape and now leaves a gap.



(3)



A. Picture 3

Wrinkled wavy look observed in the vinyl siding at this location. Ensure that the nails are not driven home and that the slats are trimmed properly to attain an even look.



(4)

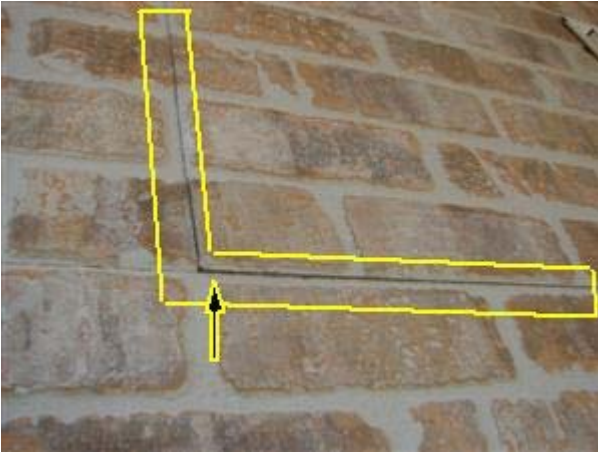


A. Picture 4

Gaps in the mortar around some window and door frames - Tyvek is showing.



(5)



A. Picture 5

The edges of the fake brick masonry panels are visible in various locations on the front of the house.



(6)



A. Picture 6

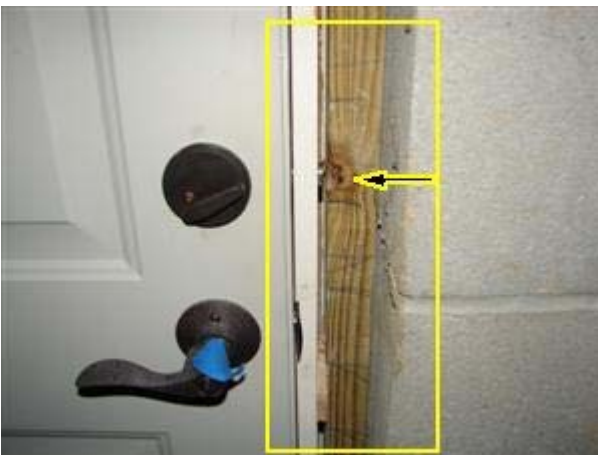
Recommend installing a support board before the rear door threshold breaks.

B. DOORS (Exterior)

Issues



(2)



B. Picture 1

Recommend reinforcing the framing around the garage entrance door.



(3)



B. Picture 2

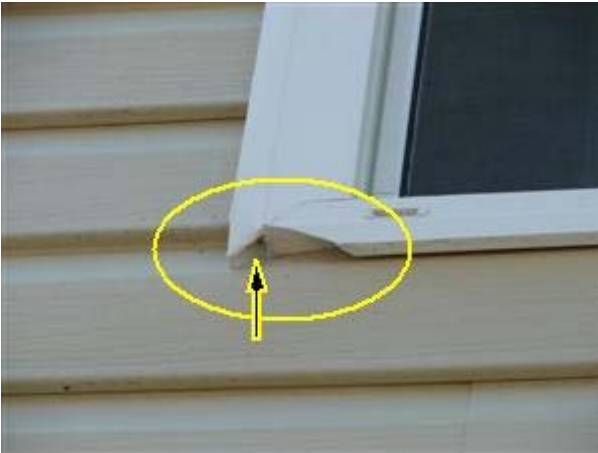
The copper tab in the balcony door is not attached properly.

C. WINDOWS & SCREENS

Comment, Issues



(2)



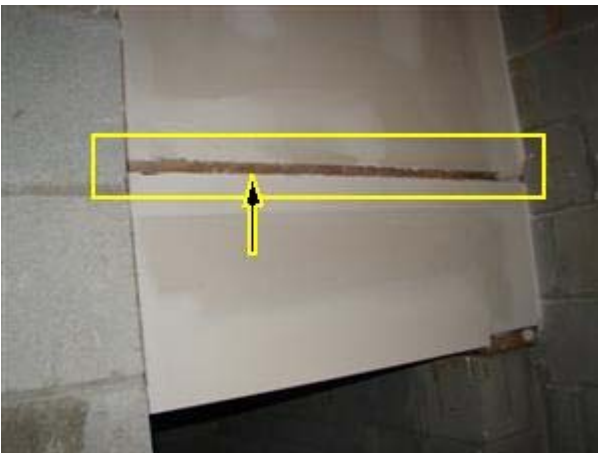
C. Picture 2

Minor damage to vinyl window frame - side of home.

3. Garage

B. GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Satisfactory, Comment



B. Picture 1

The edge of a particle board sheet shows in the garage wall. Recommend heavily painting this edge to help prevent moisture absorption into the wood that may in turn cause swelling and flaking.

4. Interiors

A. CEILINGS

Satisfactory, Comment



A. Picture 1

Frame around attic scuttle hole is broken.

E. COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Satisfactory, Comment



E. Picture 1

Minor damage to cabinet wall over microwave.

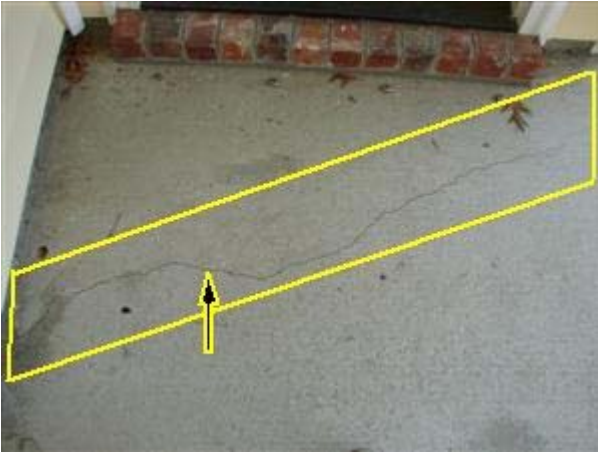
5. Structural Components

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.)

Comment, Issues



(1)



A. Picture 1

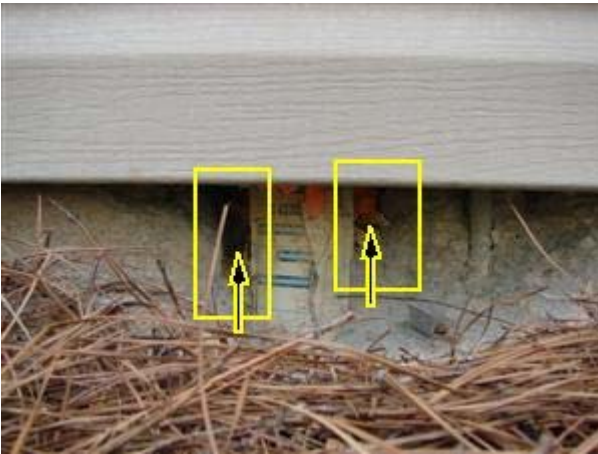


A. Picture 2

Hairline cracks observed in garage and rear patio slabs. These do not appear to be an issue.



(3)



A. Picture 4

The dug out around this drain line goes pretty far back. Possible insect entry point. Recommend filling with either cement or foam.

F. ATTIC: ROOF STRUCTURE, SHEATHING, PENETRATIONS

Comment, Issues



(2)



F. Picture 2



F. Picture 3

A couple of cross member supports to the roof sheathing need to be properly anchored into position.



(3)



F. Picture 4

There is a narrow piece of roof sheathing spanning the length of the roof plane on both sides of the ridge. This represents a potential weak spot on the roof. Consider installing reinforcing cross members to offer additional support.



(6)



F. Picture 7

A series of missed nail penetrations appear next to this and other truss beams. This may pose a weak spot on the roof as the sheathing is not nailed down properly.



(8) The attic access box does not appear to be adequately anchored and secure. Recommend installing a solid board behind this box piece to help stabilize it.

6. Plumbing System

B. PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comment, Issues



(2)




B. Picture 2

Chip in the second floor hall bath shower fixture.

7. Electrical System

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

-  (8) Ethernet wires in the attic were found to be not connected.

8. Heating / Central Air Conditioning

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

Comment, Issues

-  (2)




D. Picture 2

The mastic used to connect the air box to the HVAC unit in the attic appears to be coming loose. This allows cold air to escape into the attic space and will get worse over time. Recommend reaffirming this connection.

9. Insulation and Ventilation

A. INSULATION IN ATTIC

Comment, Issues

-  (2)



A. Picture 2

Remove the insulation from the secondary drip pan.

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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: Structural Shingles
B.	FLASHINGS	X				Viewed roof covering from: Ground
C.	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Sky Light(s): None
D.	ROOF DRAINAGE SYSTEMS	X				Chimney (exterior): N/A
		Sat	Not	Com	Iss	

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

Comments:

-  A. (1) Exposed nail heads on roof covering. These may rust out (oxidize) prematurely and become a water penetration point. Recommend applying some tar to all exposed nail heads on the roof covering.
-  (2) Roof covering is uplifted (wrinkled) at 2 locations. These appear likely to be caused by improperly trimmed shingles as they were pushed up against the siding. Recommend having a qualified roofer make repairs.
-  (3) Scuffed up shingles on this new roof over the garage may need replaced.
-  (4) Torn shingle - right side of home - second story lower corner.
-  (5) Roof vent is facing the wrong way (all 3 of them on this roof). This orientation is likely to become a water penetration each time it rains.
-  (6) Ridge vent does not appear to be nailed down properly as evidenced by how easily it can be lifted up - multiple locations.
-  (7) Roof covering fails to overlap the fascia at the front right corner of home. Recommend fitting new shingles into this area and trimming properly.

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	Styles & Materials
A.	WALL CLADDING FLASHING AND TRIM			X	X	Siding Style: Brick Lap
B.	DOORS (Exterior)				X	Siding Material: Vinyl Brick veneer
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

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

Comments:

-  A. (1) Appears that the drip edge in this area is bent out of shape and now leaves a gap.
-  (2) This area of the siding is not painted.
-  (3) Wrinkled wavy look observed in the vinyl siding at this location. Ensure that the nails are not driven home and that the slats are trimmed properly to attain an even look.
-  (4) Gaps in the mortar around some window and door frames - Tyvek is showing.
-  (5) The edges of the fake brick masonry panels are visible in various locations on the front of the house.
-  (6) Recommend installing a support board before the rear door threshold breaks.
-  (7) Recommend using a quality exterior caulk (such as NP1) at all cladding penetrations.
-  (8) Exterior cladding fails to overlap. Recommend either sliding the pieces together or fitting another 1 foot piece over top.
-  B. (1) Front door deadbolt is mis-aligned and will not engage.
-  (2) Recommend reinforcing the framing around the garage entrance door.
-  (3) The copper tab in the balcony door is not attached properly.
-  C. (1) Tops of exterior windows need a metal cap on top of the window frame to help prevent moisture penetration into the wall over time.
-  (2) Minor damage to vinyl window frame - side of home.
- D. Support board for rear stairs appears loose.
-  E. (1) The grading near this sewer access and where the power line was buried need to be finished.



(2) This open access drain line needs a cover - front yard.

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. Garage

		Sat	Not	Com	Iss
A.	GARAGE CEILINGS	X			
B.	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X		X	
C.	GARAGE FLOOR	X			
D.	GARAGE DOOR (S)	X			
E.	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
F.	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

CRAFTSMAN

Sat Not Com Iss

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

Comments:



B. The edge of a particle board sheet shows in the garage wall. Recommend heavily painting this edge to help prevent moisture absorption into the wood that may in turn cause swelling and flaking.






4. 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	
A.	CEILINGS	X			X	Styles & Materials Ceiling Materials: Drywall
B.	WALLS	X				Wall Material: Drywall
C.	FLOORS				X	Floor Covering(s): Carpet Linoleum Hardwood T&G
D.	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				X	Interior Doors: Hollow core
E.	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			X	Window Types: Thermal/Insulated Single-hung Tilt feature
F.	DOORS (REPRESENTATIVE NUMBER)	X				Cabinetry: Wood
G.	WINDOWS (REPRESENTATIVE NUMBER)				X	Countertop: Cultured marble

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

Comments:

-  A. Frame around attic scuttle hole is broken.
-  C. This area of the master bedroom floor is squeaky and moves visibly. It is likely that this same area of the subfloor has not been attached effectively. Recommend installing some screws through it and into the floor joists. There are other areas of squeaky flooring observed as well.
-  D. Stairways between floors need to have forelocks on each side going up to help slow the speed of a possible fire between floors.
-  E. Minor damage to cabinet wall over microwave.
-  G. (1) Broken window - rear side of home.

Also, no screens observed for any windows.

-  (2) Several window frames are loosely installed. Recommend further anchoring as needed.

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.












5. 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	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: 2X6	
F.	ATTIC: ROOF STRUCTURE, SHEATHING, PENETRATIONS			X	X	Roof Structure: Engineered wood trusses Sheathing Oriented Strand Board	Roof-Type: Gable
G.	CRAWLSPACE: piping, ducts, insulation, subfloor, supports, etc		X			Method used to observe attic: Entered	Attic info: Limited Access Scuttle hole Light in attic

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Comments:

-  A. (1) Hairline cracks observed in garage and rear patio slabs. These do not appear to be an issue.
-  (2) Foundation anchor bolts need to have washers and nuts installed tight to the base framing board.
-  (3) The dug out around this drain line goes pretty far back. Possible insect entry point. Recommend filling with either cement or foam.
-  F. (1) Significant damage to roof sheathing. Appears to be allowing water penetration. Recommend repair immediately.
-  (2) A couple of cross member supports to the roof sheathing need to be properly anchored into position.
-  (3) There is a narrow piece of roof sheathing spanning the length of the roof plane on both sides of the ridge. This represents a potential weak spot on the roof. Consider installing reinforcing cross members to offer additional support.
-  (4) The roof sheathing at this location near the ridge vent appears to be cracked.
-  (5) A pool of water was found in the attic space and appears to be coming from the HVAC drain line.
-  (6) A series of missed nail penetrations appear next to this and other truss beams. This may pose a weak spot on the roof as the sheathing is not nailed down properly.
-  (7) Roof sheathing is cracked on each side of the ridge at this location. This can occur when the roof sheathing is not properly nailed down (as evidenced by nails showing along side of the truss beams in this and other areas).
-  (8) The attic access box does not appear to be adequately anchored and secure. Recommend installing a solid board behind this box piece to help

stabilize it.



(9) Support beam has been knocked loose near attic scuttle hole. Recommend reattachment.

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.


6. 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): Pex
C.	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				Plumbing Water Distribution (inside home): PEX
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: 80 Gallon (plenty)
G.	SUMP PUMP		X			Manufacturer: A.O. SMITH


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Comments:

 B. (1) Apparent water leak at hot water supply line under first floor hall bathroom sink.

Master bathroom sink is not functioning due to apparent contractor work in progress.

 (2) Chip in the second floor hall bath shower fixture.

 (3) Toilet is loose at floor connection - master bathroom. Recommend repair before a leak develops.

 (4) Water leak at the drain line under the sink in the hall bathroom.

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.




7. 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	Styles & Materials Electrical Service Conductors: Below ground Copper 220 volts Panel capacity: 200 AMP Panel Type: Circuit breakers Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
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			

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Comments:

-  **A.** Connector missing inside of electrical panel on main service line.
-  **B.** This main breaker does not appear to be correct. Recommend further evaluation by a qualified electrician.
-  **D.** (1) All electrical outlets need to have a cover -> shock hazard.

(2) Recommend installing foam rubber gaskets or sealant to all exterior electrical fixtures at their base or anchoring points to help prevent water penetration to the wires inside.
-  (3) All electrical outlets in the second floor rear bedroom did not operate at the time of inspection. All breakers were found to be on. No switch controlled outlets found. Recommend further investigation by a qualified electrician to get these outlets working.
-  (4) One of the electrical outlets in the kitchen which service the countertop failed to trip when tested with the inspectors device. Marked with blue tape. Recommend correcting the wiring for proper functioning.
-  (5) The breaker pull is missing from the exterior HVAC unit and yet a cold 46 degrees was attained from running the AC inside. This appears to indicate that the exterior breaker box is bypassed - which is a code violation.
-  (6) All exterior lighting fixtures and electrical outlets needs to have a weatherproof seal installed between them and the exterior cladding to help prevent water penetration to the wiring.
-  (7) Electrical outlet in bedroom is not grounded. Marked with blue tape.
-  (8) Ethernet wires in the attic were found to be not connected.
-  **E.** First floor bathroom outlet is not grounded and therefore the GFCI outlet will not function. One of the kitchen outlets is a GFCI, but does not trip

when tested by the inspectors device. Each marked with blue tape.

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.


8. 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 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	X	Heat System Brand: CARRIER	
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	Cooling Equipment Energy Source: Electricity	
J.	NORMAL OPERATING CONTROLS	X				Central Air Manufacturer: CARRIER	
K.	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X					

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Comments:

 **D.** (1) It appears that the primary drain line is not connected to the outside and that condensate water is leaking inside of the home in a chase leading from the attic to the first floor. Recommend corrective action immediately.


 (2) The mastic used to connect the air box to the HVAC unit in the attic appears to be coming loose. This allows cold air to escape into the attic space and will get worse over time. Recommend reaffirming this connection.

 **I.** (1) Inspector measured the temperature of the air at the return and supply vents with a laser thermometer. The difference in these temperatures is called the split and is an indicator of the efficiency of the HVAC system. The temperatures were as follows:

Downstairs = (72/61) = 11 degree split

Upstairs = (72/63) = 9 degree split

Both of these number indicate that the system may be in need of a recharge / normal maintenance by an HVAC person if a comfortable environment cannot be attained inside.

 (2) Condensate water appears to be leaking out of the primary drain line in the attic onto the attic subfloor. Recommend repair immediately.

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.


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.


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


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Comments:

 A. (1) Insulation should not be touching the chimney flue - Fire Hazard.

Also, the insulation is not spread out evenly - large areas not covered at all.

 (2) Remove the insulation from the secondary drip pan.

 E. (1) Appears that the bathroom may be venting improperly into the attic space. Recommend extending the vent line to the gable, soffit or ridge vent area.

 (2) Fan in second floor hall bathroom does not turn on at the switch.

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.

10. 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: KENMORE
B.	RANGES/OVENS/COOKTOPS	X				Disposer Brand: KENMORE
C.	RANGE HOOD	X				Range/Oven: KENMORE
D.	FOOD WASTE DISPOSER	X				Built in Microwave: KENMORE
E.	MICROWAVE COOKING EQUIPMENT	X				

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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
Inspected By: Michael Hughes - Lic # RBI.2157

Inspection Date: 12/31/2008
Report ID: 123 Dreamhome New

Customer Info:	Inspection Property:
Savvy Buyer	123 Dreamhome Charleston, SC 29403
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:

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 Savvy Buyer ((herein referred to as 'Customer') regarding a building (the 'Building') to be inspected located at 123 Dreamhome, 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: \$0.00

Date: 12/31/2008

Customer _____

Inspected by Michael Hughes

By initializing here you authorize Brink's Home Security to call you at the phone number you have provided to discuss a special alarm system offer.

Customer Initials: _____