



David A Toole Construction Inspections LLC
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North Augusta, SC 29841
(803) 221-6836



Client: Lauren Munn

Schedule Date: 4/1/2009

Report #: Munn412009

Client Address:

Subject Property:

North Augusta, SC 29841

21 Plantation Ct.

North Augusta, SC 29841

KEY TO THE INSPECTION REPORT

Report # : Munn412009

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
(2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
(3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
(4) This item is a safety hazard - correction is needed.
(5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE. If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: [X] Client [] Buyer's Agent [] Seller's Agent [X] Seller []Other:

INSPECTOR : David A. Toole

Inspection Date: 4/1/2009 Start Time: 9:00 AM Completion Time 12:00 AM

The weather condition at the time of inspection was:

Cloudy, Temp 70.0 f.

Property Information:

The subject property inspected was a (an): Single Family # of units: 1

Approximate age of building: 1987
Approximate age of roof: 5 years
Additions / Alterations to: none

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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01. Driveway

Appears Serviceable

[X] Material: dirt

Comments: No additional comments.

02. Sidewalks

Appears Serviceable

[X] Materials: gravel

Comments: No additional comments.

03. Retaining Walls

N/A

04. Patio

N/A

05. Patio Cover

N/A

06. Decks/Porch

Repairs Recommended

[X] Material: Wood [X] Location(s): rear, left side

Comments: Railings are damaged. (2) * Railings are in need of repairs. (2) Railings are missing. Recommend proper installation for safety. (2) *

07. Fences & Gates

N/A

[X] Not Inspected

Comments: Fencing is not included in this inspection unless there is a pool. Recommend buyer inspect prior to the close of transaction.

--- End of Category GROUNDS ---

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08. Exterior Stairs

Appears Serviceable

[X] Material: wood [X] Location: Front, Rear

Comments: The exterior stairs appeared to be in serviceable condition at the time of the inspection.

09. Exterior Walls

Appears Serviceable

[X] Wall Covering: vinyl, wood

[X] Structure: stick framing

Comments: Exterior walls appeared serviceable at the time of inspection. Common cracks up to 1/8" were found in the exterior walls at the time of the inspection. * There were a couple of holes that need to be caulked.

Notice: Wall insulation type and value is not verified UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed**

10. Trim

Repairs Recommended

[X] Material: vinyl, wood [X] Deterioration / damage *

Comments: Deteriorated wood at trim boards at screened in porch.. (2) (3)

11. Chimney(s)

Appears Serviceable

[X] Location: Family Room. [X] Material: Brick

Comments: Chimney appeared serviceable at the time of inspection.

*Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.**

12. Sprinklers

N/A

*Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.**

13. Hose Faucets

Appears Serviceable

Comments: The hose faucets appeared to be in serviceable condition.

14. Gutters & Downspouts

Repairs Recommended

[X] Partial

Comments: Missing downspouts were noted at the time of the inspection.

Notice: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.**

--- End of Category EXTERIOR ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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15. Grading

Appears Serviceable

[X] Slope: Moderate

[X] Recommend soil slope away from structure. *

Comments: Drainage of the site appears serviceable. Faulty grade; soil slopes towards structure, front of home *

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16. Slab-on-Grade

N/A

*Notice: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.**

17. Raised Foundation

Appears Serviceable

[X] Columns: Masonry Block [X] Foundation: Concrete

Comments: Crawlspace foundation appears serviceable.

17a. Crawlspace

Appears Serviceable

[X] Access cover: Appears serviceable

[X] Crawlspace inspection: Entered / crawled

Comments: Partial crawl space. Vapor barrier missing and needs to be installed in the crawl space. Basement / Crawl space dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced building inspector. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement / crawl space which would indicate a past or present water problem are concealed. For example, an area may be painted over, or basement / crawl space storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection signs of past water penetration may not be visible. In such cases, the building inspector may not be able to detect the signs of basement / crawl space dampness or water penetration / intrusion. Elimination of basement or crawl space dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters (if installed) and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it. In most soils, a minimum recommended slope away from the house is a 5-inch drop over a 5 foot distance (one inch per foot). Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or crawl space. Independent experts try to recommend solutions that prevent water from entering the basement or crawl space around or under the building, and their solutions can be as simple as purchasing a splash block for \$15.00 and placing it under a downspout outlet or the purchasing of a load of fill dirt for building up the grade around the house.

17b. Floor Structure

Appears Serviceable

[X] Floor Construction: Joists, Conventional wood framing [X] Anchor bolts: Installed

Comments: Floor structure appears serviceable. Recommend crawl space encapsulation for homes with a crawl space. RE: My website www.davidatoolehomeinspections.com link "Tips & Resources" (bottom of page link to) "The Fallacies of Venting Crawl Spaces" and "Clean Space" @ www.basementsystems.com, for crawl space encapsulation. This method / systems of crawl space encapsulation can also be incorporated / installed using standard building products, e.g. clear 6 mill poly and ½ x 4 x 8 sheets of builder foam.

--- End of Category FOUNDATION ---

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19. Shingle / Shake

Appears Serviceable

[X] Roof style: Gable, Hip [X] Number of layers: 1

[X] Roof covering is: asphalt shingles [X] Location: Main

Comments: The general condition of the roof appears to be serviceable with signs of weathering and aging. Recommend regular maintenance and periodic inspections.

20. Tile Roof

N/A

*Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited.**

21. Built-up / Low slope

N/A

21b. Roof Notes

Appears Serviceable

[X] Roof style: Gable, Hip [X] Number of layers: 1

[X] Roof covering is: asphalt shingles [X] Location: Main

Comments: General condition of the roof is serviceable with signs of weathering and aging. Recommend annual maintenance to enhance performance and promote longevity. Typical maintenance and annual inspections recommended. (2)

*Notice: The report is an opinion of the general quality and condition of the roof. * The inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.**

22. Exposed Flashings

Appears Serviceable

[X] Vent caps appear serviceable

Comments: The general condition of the exposed flashings appears serviceable.

*Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. * Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.**

--- End of Category ROOF ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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23. Main Line

Appears Serviceable

[X] Material: Cannot be determined [X] Valve not tested

Comments: The visible portions of the main line appear serviceable. Much of the main line is buried below ground and not visible for inspection. The main shut-off valve was not tested. Operating this valve is beyond the scope of the inspection.

24. Supply Lines

Appears Serviceable

[X] Material: Plastic, PVC

Comments: The supply lines appeared to be in serviceable condition.

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.*

25. Waste Lines

Appears Serviceable

[X] Material: PVC [X] Not fully visible

Comments: Waste lines and vent systems appeared serviceable at time of inspection. Portions of the waste lines are not fully visible for inspection. Septic systems require regular maintenance The system should be inspected annually and the tank should be pumped every 3 to 5 years as required. Drain fields do have a life expectancy (often considered to be roughly twenty-five to thirty years). This depends on a great many factors and is very difficult to predict. Bleaches and strong detergents should be avoided where possible, since they may kill the bacteria in the tank. The amount of water entering the system should be minimized. Water saving toilets and shower heads are a good idea, also it is recommended to use the brand "Septic Shure" toilet paper found at Kroger stores.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.**

26. Fuel System

N/A

*Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.**

27. Water Heater(s)

Repairs Recommended

[X] Location: interior [X] Type: Electric

[X] Capacity: 40 gal.

Comments: TPR overflow pipe did not terminate at a safe location; it should terminate / discharge past the exterior wall. (2) (5)

*Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.**

--- End of Category PLUMBING ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:**
- | | |
|--|---|
| (1) Recommend evaluation by a structural engineer/geo-technical engineer | (4) This item is a safety hazard - correction is needed |
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| (3) Refer to qualified termite report for further information | * This item warrants attention/repair or monitoring |

28. Description

Appears Serviceable

Heating type: forced air unit

Fuel type: Electric Location: yard

Comments: No additional comments.

*Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.**

29. Condition

Appears Serviceable

Comments: The heating system appeared to be operational at time of inspection.

*Notice: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.**

33. Distribution

Appears Serviceable

Materials: Ducts with registers

Comments: The distribution system appears to be in serviceable condition. The pantry does not have any heat or air, The room may feel warm in the summer and cold in the winter, If this is a problem it can be simply remedied by opening or removal of the door.

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.**

--- End of Category HEATING ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:
- | | |
|--|---|
| (1) Recommend evaluation by a structural engineer/geo-technical engineer | (4) This item is a safety hazard - correction is needed |
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28. Description

Appears Serviceable

Heating type: forced air unit

Fuel type: Electric Location: yard

Comments: No additional comments.

*Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.**

29. Condition

Appears Serviceable

Comments: The heating system appeared to be operational at time of inspection.

*Notice: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.**

33. Distribution

Appears Serviceable

Materials: Ducts with registers

Comments: The distribution system appears to be in serviceable condition.

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.**

--- End of Category HEATING 2 nd story ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

34. Normal Controls

Appears Serviceable

 Thermostat: appears serviceable

Comments: Heating system controls appear serviceable.

*Notice: Thermostats are not checked for calibration or timed functions. * Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. **

35. Air Filters

Repairs Recommended

 Condition: Appears serviceable

Comments: Air filter is dirty and should be replaced. *

*Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. **

36. Heating Notes

Appears Serviceable

 Undercut doors off carpet / floor *

Condensate lines: appears serviceable

Comments: Heating system appears serviceable. This home is equipped with a heat pump. In the heating mode, the air coming out of the registers of a heat pump is typically not as warm as the air coming out of the registers from a gas or electric furnace.

*Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. * Environmental risks, if any, are not included. * Notice: Asbestos materials have been commonly used in heating systems. * Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. **

38. Air Conditioning

Repairs Recommended

 Location: exterior

Type: Central Air Conditioning Temperature differential is incorrect (2)

Comments: Recommend further evaluation and repairs by a qualified professional. Temperature differential is incorrect.

Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

38a. Power

Appears Serviceable

 Power: 240 V / 120 V

Comments: Power to unit and electrical disconnect appear serviceable.

38b. Condensate

Appears Serviceable

 Condensate line: appears serviceable

Comments: Condensate line appears serviceable.

38c. Refrigerant Lines

Appears Serviceable

 Insulation installed on lines

Lines not fully visible

Comments: Refrigerant lines appear serviceable.

38d. Cooling Comments

Appears Serviceable

 Insulation installed on lines

Lines not fully visible

Comments: System appears serviceable. Amana serial # 0307149635, max amps breaker 35 amps

--- End of Category HEAT2/COOL ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

34. Normal Controls

Appears Serviceable

 Thermostat: appears serviceable

Comments: Heating system controls appear serviceable.

*Notice: Thermostats are not checked for calibration or timed functions. * Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. **

35. Air Filters

Appears Serviceable

 Condition: Appears serviceable

Comments: Air filter appears serviceable.

*Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. **

36. Heating Notes

Appears Serviceable

Comments: Heating system appears serviceable.

*Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. * Environmental risks, if any, are not included. * Notice: Asbestos materials have been commonly used in heating systems. * Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. **

38. Air Conditioning

Repairs Recommended

 Location: exterior

Type: Central Air Conditioning Temperature differential is incorrect (2)

Comments: Recommend further evaluation and repairs by a qualified professional. Temperature differential is incorrect.

Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

38a. Power

Appears Serviceable

 Power: 240 V / 120 V

Comments: Power to unit and electrical disconnect appear serviceable.

38b. Condensate

Appears Serviceable

 Condensate line: appears serviceable

Comments: Condensate line appears serviceable.

38c. Refrigerant Lines

Appears Serviceable

 Insulation installed on lines

Lines not fully visible

Comments: Refrigerant lines appear serviceable.

38d. Cooling Comments

Appears Serviceable

 Insulation installed on lines

Lines not fully visible

Comments: System appears serviceable. Tempstar serial # L011852606m max amps breaker 30 amps

--- End of Category HEAT2/COOL 2 nd story ---

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39. Service

Appears Serviceable

[X] Service Type: Underground

[X] Number of conductors: Not visible [X] Voltage: 240 V / 120 V [X] Amps: 200

Comments: The service appeared to be in serviceable condition.**40. Main Panel**

Appears Serviceable

[X] Location: interior

Comments: Main electric panel appears serviceable.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances.**

41. Conductors

Appears Serviceable

[X] Service wire type: Aluminum

[X] Branch wire type: Copper [X] Wiring method: Non-metallic sheathed cable

Comments: No additional comments.**42. Sub-panels**

N/A

43. Panel Notes

Appears Serviceable

[X] Overcurrent protection devices inspected - type: Breakers

Comments: The panel(s) appeared to be in serviceable condition.**44. Wiring Notes**

Repairs Recommended

[X] Representative sample of fixtures, switches and outlets appear serviceable.

Comments: GFCI did not respond to test button at Exterior. (2) * GFCI's recommended at Garage, Spa Equipment as a safety enhancement. (2) (5)

--- End of Category ELECTRICAL ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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45. Entry Doors

Appears Serviceable

Comments: The entry doors appear serviceable.

46. Interior Doors

Appears Serviceable

[X] Need adjustment at: Numerous Doors *

[X] Hardware operational: all doors

Comments: Doors appear to be serviceable. * Interior doors need to be trimmed at the bottom / off carpet by ½" to allow for proper air flow during heating / cooling. *

47. Exterior Doors

Appears Serviceable

Comments: Exterior doors appear serviceable.

48. Windows

Appears Serviceable

[X] Type: dual pane, double hung [X] Material: wood

[X] Tempered glass insignia visible at applicable locations

Comments: The representative sample of windows tested appear operational.

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49. Interior Walls

Appears Serviceable

[X] Drywall [X] Common cracks *

Comments: The general condition of the interior walls appears serviceable. The condition of walls behind wallpaper, paneling and furnishings cannot be judged. There are small/common cracks on the interior walls. *

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50. Ceilings

Appears Serviceable

[X] Drywall

[X] Stains at: various places more than three * [X] Stains appear to be: dry *, unable to determine * *

Comments: The general condition of the ceilings appeared serviceable at the time of the inspection.

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51. Floors

Appears Serviceable

[X] Carpet [X] Vinyl [X] Tile

Comments: The general condition of the floors appears serviceable. Determining odors or stains is not included! Floor covering damage/stains may be hidden by furniture. The condition of wood flooring/ plywood or concrete slab below carpet / hard wood flooring is not inspected.

*Notice: Determining odors or stains is not included! * Floor covering damage/stains may be hidden by furniture. * The condition of wood flooring below carpet is not inspected. **

--- End of Category INTERIOR ---

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	DATA	[X] Vents provided
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Comments: No additional comments.

52. Fireplace(s)	Appears Serviceable	[X] Doors / screens: appear serviceable
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[X] Hearth extension: [X] Type: Masonry - lined [X] Location: family room

Comments: Chimney flue is dirty and should be professionally cleaned. (2)

*Notice: Recommend installing safety spacer or damper when gas logs are present. * Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation. **

53. Interior Features	N/A	
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53a. Ceiling Fans	Appears Serviceable	
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Comments: No additional comments.

53b. Interior Stairs	Appears Serviceable	[X] Railing improper (2) *
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Comments: Railings are too low. (2) (5) *

53c. Wet Bar	N/A	
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54. Smoke Detector	N/A	
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[X] Suggest additional detectors in appropriate locations. (5)

Comments: Recommend installation of operational smoke detectors in sleeping rooms. * (5)

55. Laundry	Appears Serviceable	[X] Location: interior
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[X] Piping (supply & waste) serviceable

Comments: Laundry area appears serviceable.

*Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged. * The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking. **

56. Attic General	Appears Serviceable	[X] How Inspected: Entered - partial access
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[X] Access location: interior [X] Attic: Full [X] Ceiling Frame: Stick Framing [X] Roof Frame: Stick Framing

Comments: The attic appeared to be in serviceable condition at the time of the inspection.

56a. Ventilation & Insulation	Appears Serviceable	[X] Vents provided
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Comments: Ventilation and insulation appear serviceable.

*Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. * Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed. **

--- End of Category INTERIOR-2 ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

57. Floor	Appears Serviceable	<input checked="" type="checkbox"/> Common cracks *
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Comments: The garage floor appears serviceable. Common cracks up to 1/8 in. were found on the garage floor. *

58. Firewall/Ceiling	N/A	
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59. Ventilation	N/A	
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60. Door to Living Space	Appears Serviceable	<input checked="" type="checkbox"/> Type: Fire rated
---------------------------------	---------------------	--

Comments: The door to living space in the garage appears serviceable.

61. Exterior Door	N/A	
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62. Vehicle Door	Appears Serviceable	<input checked="" type="checkbox"/> Type: Sliding
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Comments: The vehicle door(s) appears serviceable.

63. Automatic Opener	Appears Serviceable	<input checked="" type="checkbox"/> Number of units: 1
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Comments: The garage door mechanical opener is an older model lacking the typical safety features of newer models. Recommend the opener be upgraded as a safety enhancement. (2)

64. Electrical	Appears Serviceable	
-----------------------	---------------------	--

Comments: The representative sample of switches and outlets tested appeared to be serviceable.

--- End of Category GARAGE ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

66. Kitchen Sink(s)

Appears Serviceable

[X] Minor wear [X] Faucet appears serviceable

[X] Plumbing under sink appears serviceable

Comments: The sinks appear to be serviceable.**67. Kitchen (general)**

Appears Serviceable

[X] Cabinets appear serviceable

[X] Counters appear serviceable [X] Counter type: Laminate

Comments: Cabinets and counter tops appear serviceable. Lights appear serviceable.**68. Disposal**

Appears Serviceable

[X] Wiring appears serviceable

Comments: Disposal appears to be in serviceable condition.**69. Range/Cooktop**

Appears Serviceable

[X] Number of ovens: 1 [X] Fuel type: electric

[X] Ventilation hood: appears serviceable

Comments: The range/oven/cooktop appear to be in serviceable condition.

*Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. * Appliances are not moved. **

70. Dishwasher

Appears Serviceable

Comments: Dishwasher appears serviceable.

*Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection. **

--- End of Category KITCHEN ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

72. Toilet

Appears Serviceable

Comments: Toilet appears serviceable.

73. Sink

Appears Serviceable

[X] Faucet appears serviceable

[X] Plumbing under sink appears serviceable

Comments: The sinks appear to be serviceable. The counter and cabinet are serviceable.

74. Vent/Heat

Appears Serviceable

[X] Exhaust fan: appears serviceable

Comments: Ventilation system appears serviceable.

75. Bathtub

Appears Serviceable

[X] Faucet appears serviceable

[X] Drain appears serviceable

Comments: The bathtub appeared to be serviceable in the master bathroom.

76. Shower

Appears Serviceable

[X] Water valve & shower head appear serviceable

[X] No enclosure - shower curtain

Comments: No additional comments.

*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. **

--- End of Category BATHROOMS MASTER ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

72. Toilet

Appears Serviceable

Comments: Toilet appears serviceable.

73. Sink

Appears Serviceable

[X] Faucet appears serviceable

[X] Plumbing under sink appears serviceable

Comments: The sinks appear to be serviceable. The counter and cabinet are serviceable.

74. Vent/Heat

Appears Serviceable

[X] Exhaust fan: appears serviceable

Comments: Ventilation system appears serviceable.

75. Bathtub

Appears Serviceable

[X] Faucet appears serviceable

[X] Drain appears serviceable

Comments: The bathtub appeared to be serviceable in the master bathroom.

76. Shower

Appears Serviceable

[X] Water valve & shower head appear serviceable

[X] No enclosure - shower curtain

Comments: No additional comments.

*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. **

--- End of Category BATHROOMS Jack and Jill ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

Remarks

Age:

Throughout this report where age of the home, mechanical systems, roofs, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible on the visible evidence.

Termites:

No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building for possible termite infestation.

HVAC systems:

Compressor/Condensing Unit: The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

Heat Pump: Outside units have a normal life of 6 to 10 years. Heat pumps operate best when serviced at least once a year. Adequate air flow is more critical than with other forced air systems; it is important that the filter be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling. Heat Exchanger: The heat exchanger in a gas furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassemble. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement / closing to check the condition of a heat exchanger.

Plumbing:

Wells: Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity and, if possible, a check on the flow of the well in periods of drought. These services can be included at additional cost. Septic Systems: The check of septic systems is not included in our visual inspection. The condition of the septic systems should be checked. These services can be included at additional cost. Water Pipes: Galvanized water pipes (homes over 40 years old) rust from the inside out and may have to be replaced. This is usually done in two stages: horizontal piping in the crawl space and yard first and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and will last as long as 60 + years before needing to be replaced. Water Heater: The life expectancy of a water heater is 8 to 12 years. Water heaters generally are not replaces unless they leak.

Electrical:

Smoke Detectors: If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment, as well as the kitchen, hallway and bedroom ceilings. If possible it is preferred the units are electrical type with a battery back up and wired on the same electrical circuit. Ground Fault Circuit Interrupters: GFCIs are recommended on all outdoor outlet circuits and on interior outlet circuits in wet areas such as bathrooms, kitchen counter areas and garage. GFCIs should be tested monthly to insure they are functioning.

Interior:

Fireplace: It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flute, which can cause a chimney fire (this includes metal flutes). During a visual inspection it is common to be unable to detect the absence of a flute liner either because of stoppage at the fire box, a defective damper, or lack of access from the roof. Wood Flooring: Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Animal odors and stains are common in older homes. These problems cannot be positively identified in a general or visual inspection. Carpeting / Tile: Where carpeting and tile has been installed, the materials and condition of the floor underneath cannot be determined.

Environmental Issues:

Asbestos fiber in some form is present in some homes, but is not often visible or cannot be verified without testing. If there is reason to suspect that asbestos fiber may be present and is of particular concern, a sample of the material in question may be removed or air quality samples can be taken and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not part of our inspection. Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, lead paint, urea formaldehyde, EMF (electromagnetic fields), toxic or flammable chemicals and other similar or potentially harmful substances and environmental hazards. Testing and lab work for above related items can be included / conducted at additional cost.

Client: Lauren Munn
Date: 4/1/2009

Property: 21 Plantation Ct.
North Augusta, SC 29841

FOUNDATION



Signs of water intrusion at front foundation wall



Wood to earth contact in crawl space.

INTERIOR



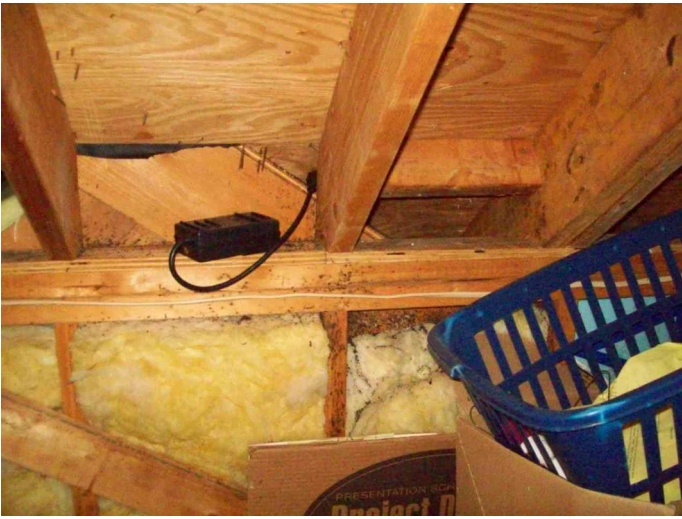
Attic pull down stairs the legs need to be cut to proper length



Remove gable end vent fans.

Client: Lauren Munn
Date: 4/1/2009

Property: 21 Plantation Ct.
North Augusta, SC 29841

INTERIOR

Evidence of roach infestation in attic area, just above and left of attic stairs.

Client: Lauren Munn

Property: 21 Plantation Ct.

Date: 04/01/09

North Augusta, SC 29841

Note: I have incorporated the latest state of the art Home Inspections Software Program to summarize information about this home. Since we utilize templates to categorize the large number of items inspected in the home, some information and descriptions contained in the body of the Report / Template may be slightly different from final determinations. However, the Summary page and repair finding aspects of this report will be accurate and specific as possible to the home you are buying. Every effort is made to insure an accurate, comprehensive, and detailed report.

GROUND

Decks/Porch -- Repairs Recommended

Railings are damaged. (2) * Railings are in need of repairs. (2) Railings are missing. Recommend proper installation for safety. (2) *

EXTERIOR

Trim -- Repairs Recommended

Deteriorated wood at trim boards at screened in porch.. (2) (3)

Gutters & Downspouts -- Repairs Recommended

Missing downspouts were noted at the time of the inspection.

PLUMBING

Water Heater(s) -- Repairs Recommended

TPR overflow pipe did not terminate at a safe location; it should terminate / discharge past the exterior wall. (2) (5)

HEAT2/COOL

Air Filters -- Repairs Recommended

Air filter is dirty and should be replaced. *

Air Conditioning -- Repairs Recommended

Recommend further evaluation and repairs by a qualified professional. Temperature differential is incorrect.

HEAT2/COOL 2 nd story

Air Conditioning -- Repairs Recommended

Recommend further evaluation and repairs by a qualified professional. Temperature differential is incorrect.

Client: Lauren Munn

Property: 21 Plantation Ct.

Date: 04/01/09

North Augusta, SC 29841

ELECTRICAL**Wiring Notes -- Repairs Recommended**

GFCI did not respond to test button at Exterior. (2) * GFCI's recommended at Garage, Spa Equipment as a safety enhancement. (2) (5)