



Blue Palmetto Home Inspection
Thornburg & Associates Construction
Ray Thornburg
1325 Sandy Run Circle
Summerville, S.C. 29486
843-688-4945
License # 22399 (residential builder)
License # RBI.48831 (home inspector)

GENERAL SCOPE OF WORK

Purpose:

The purpose of a residential inspection is to disclose the general conditions of the building, improvements, mechanical systems and appliances as they exist on the day of the inspection.

Scope:

The scope of the residential inspection is a visual observation, with limited use of mechanical instruments, of readily accessible areas of the building, improvements, mechanical systems and appliances. The inspection is limited to areas and systems identified as follows: grounds and appurtenances; roofing / guttering / other roof components; home exteriors; garage /carport; electrical; basement / crawl space / slab; plumbing; heating; cooling; attic; general interiors and kitchen / appliances.

Limitations:

The Residential Inspector Standards are designed to identify and disclose observed general conditions. The Residential Inspection is limited to readily accessible areas. No disassembly of equipment or activating of equipment that has been "shut down" should be performed. No opening of walls, moving furniture, appliances, stored items, walking on roofs or excavation is to be performed.

Concealed, camouflaged, or inaccessible conditions may not be exposed.

Systems and conditions that are not within the scope of the inspection include, but are not limited to: environmental hazards (e.g. lead paint, formaldehyde, toxic or flammable materials, asbestos, radon); pest infestation; portable appliances (e.g. washer, dryers, window air conditioners); security systems; telephone or television systems, fire or lawn sprinklers; swimming pools; spas or jetted tubs; tennis courts; playground or other recreational or leisure appliances or equipment; below ground septic or drainage systems; water wells; zoning ordinances; or any items considered cosmetic in nature. Any general comments about these systems and conditions are informational only and do not represent an inspection. A home inspector is not a code or municipal building inspector. If you have requested a limited or partial inspection (i.e. crawspace only, roof only or predrywall) then other systems not related may be excluded from the report.

Warranties and Guarantees:

The residential inspection report is not intended to be used as a guarantee or warranty, expressed or implied, regarding adequacy, performance, or condition of any inspected building improvements, mechanical system or appliance.

The residential inspector should takes no position on value nor make any representation as to advisability of purchase or suitability to use.

I have read and understand the above statement about the general scope of work.

Signature _____ date _____