



RIC Home Inspections
105 Donington Drive, Greenville, SC 29615
Phone: 864-235-5505 / Fax: 864-235-0229
email: info@ricinspections.com



THE RIC REPORT



**123 Main Street
Greenville, SC 29605
Prepared for: Mr. and Mrs. Buyer**



RIC Home Inspections
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 Phone: 864-235-5505 / Fax: 864-235-0229
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NAME OF CLIENT: Mr. and Mrs. Buyer
Current Street Address:
City, State, Zip Code:

RESIDENCE TO BE INSPECTED:
Street Address: 123 Main Street
City, State, Zip Code: Greenville, SC 29605

Inspection Date: 10/08/2015 **Inspection Time:** 01:00 PM
The fee for this inspection is \$395.00
payable (check one) [] at the time of inspection [] at closing
 If fee is to be paid at closing, please include the closing date and closing attorney below:

LEGAL CONTRACT

This is a legal contract that should be read thoroughly before signing. Should you have any questions as to the inspection, please make those inquiries before signing this inspection contract. Should you sign this inspection contract without requesting any clarification, the home inspector can only assume you understood the inspection contract and agree with the terms and conditions set forth therein.

The Client desires to retain the services of Residential Inspection Consultants ("Company") to conduct an inspection of the Residence referenced above and to provide a written inspection report as to the apparent physical condition of the residence at the time of inspection, and the Company agrees to provide these services. The employment and the written inspection report shall be subject to this Agreement. In consideration of these premises and the mutual covenants contained herein, the parties agree to the following terms and conditions

TERMS AND CONDITIONS

1. **Services:** The Company shall make a limited, noninvasive, visual examination of the combination of mechanical, electrical, or plumbing systems or the structural and essential components of the residence only as expressly and specifically indicated in the written inspection report in order to identify material defects in those systems and components. The inspection report is a reasonable effort to assess the apparent physical condition of the property at the time of inspection. The inspection is limited to the visible and accessible areas of the residence and is not conducted to detect every minor problem or condition that may exist in the residence.
2. **Entrance onto Property:** Client represents and warrants that all approvals necessary have been secured for entrance by the Company's inspectors at the residence to be inspected.
3. **Client's Presence on Site at Time of Inspection:** Client agrees to be on the premises at the time of the inspection or to arrive in time for the inspector to review the inspection report with the Client. Client's absence shall constitute forfeiture of the oral review. Clients who fail to view the residence should not rely exclusively on the report in making decisions about the residence.
4. **Standard of Inspection:** The inspection will be performed in a manner consistent with the laws of South Carolina. It will be consistent with the Standards of Practice of the American Institute of Inspectors except as otherwise indicated by this Agreement.
5. **Scope of Services:** The following limitations on services apply:
 - a. The inspection and inspection report do not cover areas, components, systems, or conditions that are (1) not exposed to view, (2) concealed, (3) inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other things; or (4) subjected to changes after inspection.
 - b. Inspection and analysis include only areas, systems, components, and conditions expressly identified in the inspection report. No Company statement, express or implied, shall be construed to imply that every area, component, system, or condition was inspected or that every defect was discovered.
 - c. The inspection and inspection report do not include areas, systems, components, or conditions excluded from inspection by the standards of the State of South Carolina or by agreement of Client and Company.
 - d. The Company provides no repair estimates and no opinions on quality of materials. No Company statement, express or implied, shall be construed as a repair suggestion, or requirement or as implying legality to any building improvements, additions, or alterations.

ADDITIONAL TERMS AND CONDITIONS THAT ARE A PART OF THIS LEASE ARE PRINTED ON THE REVERSE SIDE.

THE UNDERSIGNED HAS READ, UNDERSTOOD, AND HEREBY AGREES TO ALL THE TERMS AND CONDITIONS SET FORTH ON BOTH PAGES OF THIS AGREEMENT.

ACCEPTED BY CLIENT: _____, DATE: _____



- The inspection and inspection report shall not cover: systems or component installation; private water or sewage systems; swimming pools or other recreational improvements or equipment; permit research; radio-controlled devices; automatic gates; elevators, lifts, an dumbwaiters; thermostatic or time control clocks; water softeners or purifiers; radiant heat systems; furnace heat exchangers: solar heating systems; gas appliances and main gas shut-off valves; gas leaks; odors or noise; seismic safety; freestanding appliances: security or fire safety systems; personal property; outbuildings; proximity to railroad tracks or airplane routes; boundaries, easements, or rights-of-way; unique, technically complex systems or components; system or component life expectancy; adequacy or efficiency of any system or component; structural, geological soil, wave action, or hydrological stability, survey, engineering, analysis, or testing; termites or other wood-destroying organisms, rodents, or other pests; dry-rot or fungus; latent or concealed defects; manufacturer's recalls, if any, that may be related to the structure, its components, or equipment; cosmetic items, including but not limited to, paint, other finish treatments, floor coverings, minor cracks in walls or windows, and window treatments; possible presence or danger from any potentially harmful substances and environmental standards, including, but not limited to, asbestos, radon gas, lead, urea formaldehyde, toxins, carcinogens, flammable substances, an contaminants in soil, water, or air; or any adverse condition that may affect the desirability of the property.
- e. The Company does not provide opinions as to the existence or non-existence of mold, nor does it claim the expertise and professional training necessary to provide such an opinion. In the event of discovery of moisture at the residence, Client shall bear full responsibility for seeking the opinion of an expert of Client's choice who has the professional training necessary to provide such an opinion as to mol.
 - f. The inspection and the inspection report shall not be construed as covering compliance or non-compliance of the property with any governing codes, laws, ordinances, restrictive covenants, or statutes past or present, including but not limited to building codes, zoning, land use, and fire codes.
6. **Exclusive Findings:** The inspection report shall constitute the final and exclusive findings of the Company. Our analysis is limited to the contents of the report. The Company reserves the right to modify the report for up to forty-eight hours after the delivery of the report to the Client.
 7. **Customer Claims and Reinspection:** Any claim arising out of or related to any act or omission of the Company in connection with the inspection shall be in writing and shall be reported to the Company within 10 business days of discovery. Company shall have the right to reinspection to the extent necessary to investigate the claim.
 8. **No Warranty or Guarantee:** The inspection and inspection report shall not constitute a guarantee or warranty, either expressed or implied, including any implied warranty of merchantability or fitness for use, regarding the property inspected or its various systems and components, or insurance policy, nor does it constitute a substitute for real estate transfer disclosures which may be required by law.
 9. **No Appraisal:** Neither the inspection nor any statement of the Company, express or implied, including the inspection report, shall be construed as an appraisal of market value or any recommendation, warranty, or guarantee as to advisability of purchase or sale.
 10. **Liability:** The Company does not assume liability and shall not be liable, beyond the cost of the inspection report, for any mistake, omission, or error in judgment of its duly constituted representatives. This limit of liability shall include and apply to all consequential damages, bodily injury, property damage, or any other damages arising out of the inspection or the inspection report. Client shall assume all risks for conditions that are (1) concealed, (2) not exposed to view, (3) inaccessible, (4) subjected to changes after inspection, or (5) located in areas excluded from inspection by the standards of the State of South Carolina or by agreement of the Client and Company.
 11. **Client's Use of Inspection Report:** Client agrees Company shall conduct the inspection and prepare the inspection report for Client's sole, confidential and exclusive use. Client shall indemnify, defend, and hold harmless Company from any third-party claims relating to the inspection report. Client shall not transfer or disclose any part of the report to any other person, subject to the following exceptions:
 - a. Client may provide one copy to the current seller(s) of the property, but only upon the express condition that the seller(s) shall use the report only in connection with Client's transaction and that the seller(s) shall not transfer or disclose it to persons other than their real estate agent.
 - b. Client may provide one copy to the real estate agent representing the Client and/or a bank or other lender for use in Client's part of the transaction only.
 - c. Client may provide one copy to the insurance company of the Client to secure insurance.
 12. **Choice of Law:** This Agreement will be construed in accordance with and governed by the laws of the State of South Carolina, without regard to principles of conflicts of law.
 13. **Severability of Agreement:** In the event any provision of this Agreement is found to be unenforceable, such unenforceability shall not prevent enforcement of any other provision of this Agreement.
 14. **Attorney Fees Provision:** In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred.
 15. **Arbitration:** Any controversy, claim or dispute arising out of or relating to this Agreement, shall be settled by binding arbitration in Greenville, South Carolina. Such arbitration shall be conducted in accordance with the Standards of Practice of the American Institute of Inspectors. Property or equipment in the dispute shall be available for viewing and arbitration. IF FOR ANY REASON THIS APPLICABLE, THEN EACH PARTY, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, HEREBY IRREVOCABLY WAIVES ALL RIGHT TO TRIAL BY JURY AS TO ANY ISSUE RELATING HERETO IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR ANY OTHER MATTER INVOLVING THE PARTIES HERETO.
 16. **Entire Agreement:** This Agreement constitutes and contains the entire Agreement between the parties with respect to the subject matter hereof and supersedes any prior oral or written agreements. This Agreement may not be amended except in writing signed by both parties.
 17. **Authorization to Sign:** Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity and the performance of such party's obligations hereunder have been duly authorized an that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.



THE RIC REPORT

This report is intended to represent the required home inspection standards of the state of South Carolina and the American Society of Home Inspectors. Documentation which includes these standards can be found online at www.llr.state.sc.us or at www.ashi.org respectively. If unable to access the internet, you may also contact our office to obtain these documents. Although our adherence to these standards helps to insure that a thorough inspection of the documented portions of this home was made, we wish to CAUTION you that conditions may change and equipment may become defective. This report is for your exclusive use in determining the physical condition of the property at the time of inspection only. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available through services provided by other companies).

It is also noted that this inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. In addition, building standards may have been used with this home that have been altered since the time of original construction. It is very probable these systems would not meet present standards, although are considered acceptable in a real estate transaction since the system or component did meet requirements at the time it was installed.

**THIS REPORT IS PROTECTED BY COPYRIGHT!
 REPRODUCTION, IMITATION, OR DUPLICATION OF THE REPORT WILL BE SUBJECT TO PENALTIES
 PROVIDED BY FEDERAL COPYRIGHT LAWS.**

WARNING.... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless this inspection firm from third party claims relating to this Inspection Report.

CLIENT & INSPECTION INFORMATION

INSPECTION LOCATION:	123 Main Street, Greenville, SC.
CLIENT'S NAME:	Mr. and Mrs. Buyer.
CITY/STATE/ZIP:	
DATE OF INSPECTION:	10/08/2015.
TIME OF INSPECTION:	01:00 PM.
INSPECTION #:	100815B.
INSPECTOR:	Tommy Donovan.

REPORT TERMINOLOGY DEFINITIONS

DURABLE:	On the day of the Inspection, the component was operating within its designed lifespan.
SERVICEABLE:	On the day of the Inspection, the component either responded to the manual controls, or was functioning as intended.
GOOD:	DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.
FAIR:	DURABLE or SERVICEABLE but NOT both. This means that on the day of the Inspection, the component was either NOT working as designed, or it was reaching the end or exceeding its designed lifespan.
POOR:	The component is neither DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.
ACCEPTABLE:	This means that on the day of the Inspection, the component was still performing as designed.
(x3):	Number of times the condition was noted.
LOCATIONS:	The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report and they are relative to viewing the home from the front sidewalk. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.
PLEASE NOTE:	The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs. Also, it should be understood that we are not allowed to move any furniture, pictures, or



possessions.

ICON DEFINITIONS

NOT INSPECTED

Indicates components of the home that were a part of the property but were not included in our evaluation. This is because either the item noted is not a part of normal inspection procedures or because the item was not readily accessible or functional for evaluation. An explanation will be given along with the icon to further clarify why the component was not evaluated.



MONITOR

Indicates components that exhibited signs of previous repairs or may need repair in the future. This does not mean that immediate repairs are needed, however they should be acknowledged for your benefit so they can be maintained as needed. Specific recommendations for monitoring each component will be included with this icon in the main report.



MODERN UPGRADE

Indicates recommendations that are made but do not reflect required building standards. Many of these recommendations are intended to provide ways to improve the durability and serviceability of your home. Often times these items are recommendations for improvements to your home that were not specific building standards that were in place at the time of original construction. Many of these types of issues are not the responsibility of the seller but should be considered as a means to improve the function and safety of the home.



RECOMMENDED REPAIR

Indicates conditions noted during the inspection that should be addressed. Some of them will require immediate repair, others may need eventual repair but may not be critical to the habitability of the home. Further clarification will be provided along with the recommendation that is made.



POTENTIAL HAZARD

Indicates conditions noted in the home that may present either a current or potential danger to the safety of the home and it's occupants. These issues should be evaluated and repaired immediately by the appropriate licensed contractor as recommended in the report.



GENERAL INFORMATION

AREA: Neighborhood.
PROPERTY OCCUPIED? No.
CLIENT PRESENT: Yes.
PROPERTY OPENED BY: Buyer's agent.
PEOPLE PRESENT: Purchaser.

CLIMATIC CONDITIONS

TEMPERATURE: 76 degrees.
CONDITIONS: Sunny.
SOIL CONDITIONS: Dry.

BUILDING CHARACTERISTICS

ESTIMATED AGE OF STRUCTURE: 50+ years.
BUILDING TYPE: Single Family Home.
APPROX. SQUARE FOOTAGE: 2000-2499 Actual square footage calculations are beyond the scope of this evaluation. The number was used to base our inspection fees.
STORIES: 2
SPACE BELOW GRADE: Basement.



UTILITIES

WATER SOURCE: Public.
 SEWAGE DISPOSAL: Public.
 UTILITIES STATUS: All utilities on.

HAZARDOUS MATERIALS TESTING & IDENTIFICATION

PLEASE NOTE: **Hazardous materials are beyond the scope of this Home Inspection report.** If asbestos, molds, fungi, sick home syndrome, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal are a concern, please contact an appropriate expert. This Inspection Firm may be qualified to evaluate and report on some or all of the Hazardous Materials listed above, but these service must be contracted separately and their findings will not be included in this limited visual inspection report.

LEAD-BASED PAINT: The evaluation of the paint for the presence of Lead-Based Paint was not contracted with our firm and therefore not a part of the inspection. This means that no evaluation was performed and no guidance in regards to Lead-Based Paint risks are included in this report. This structure was erected before 1978 and the EPA says that all pre-1978 homes should be evaluated for high risk Lead-Based Paint conditions. This is especially true when their will be children under 6, elderly, or people with respiratory conditions residing in the home.

RADON: A Radon Screening was contracted along with the traditional Home Inspection. The findings are not contained within this report, but will be compiled into their own separate report.

ASBESTOS: Our firm is not licensed or certified for Asbestos work. If Asbestos is a concern please contact an Asbestos professional for guidance.

MOLDS & FUNGI: **MOISTURE EQUALS MOLD** - Moisture may be found in the structure during our visual inspection. If moisture is found, then it is scientifically known that moisture and mold are inter-related. We do not claim to have the background, education, or experience necessary to formulate an opinion as to the existence or non-existence of mold. If moisture is listed in any portion of the report, then we want our client's to understand that mold may also be present and that they should meet with the experts of their choice who have the background, education and experience to help them.

OVERALL OBSERVATIONS

STRUCTURAL CONDITION: Please refer to the structural sections of the report for details.
 ROOF CONDITION: Some minor roofing repairs are needed to prolong the roof's overall lifespan = Please see the Roofing section of the report.
 ELECTRICAL CONDITION: Further evaluation/repair is recommended by a licensed Electrician = Please see the Electrical section of the report.
 HEATING CONDITION: The heating systems appear to be in Good condition.
 COOLING CONDITION: Further evaluation/repair is recommended by a licensed HVAC contractor = Please see the Cooling section of the report.
 PLUMBING CONDITION: There are some normal maintenance repairs needed to the plumbing system that are consistent with the age of the home.
 INSPECTION LIMITATIONS: **Hazardous materials are beyond the scope of this Home Inspection report.**
 REPAIR BIDS: It is our strict policy **NOT** to provide repair bids. It is our recommendation that licensed tradespeople be called upon to provide you accurate written estimates that you can hold them to when the work is performed. We feel that it would be a great disservice to our Clients to provide arbitrary **Guesstimates** and way beyond the scope of our Inspection services. Guessing does not provide you with reliable financial numbers to base your investment upon.
 REMARKS: This home is in Good overall condition for its age. There are recommendations for various repairs, but many of them are common to find in a home of this age. Please



refer to the report in its entirety.

PLEASE REMEMBER: Our service is established to help you identify and document most of the conditions of the property. The inspection report is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to the inspection report to reflect these items. Please remember that cosmetic items are subjective and beyond the scope of our evaluations.

This report is intended as a list of pertinent issues regarding the conditions of the items included in the report. All evaluations have been factored by the age of the property and other relevant conditions, such as weather, on the date of the inspection. The report findings are only valid on the day of the inspection and could change at any time after we have left the property.

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed. Our liability is limited by the terms in our service agreement.. Thank you for selecting our firm to complete your property inspection.

REPORT PREPARED BY: Tommy Donovan.
PREPARATION DATE: 10/08/2015.

WARNING TO THIRD PARTIES: This report cannot be sold or transferred! Our firm makes a living from producing and selling inspection reports. This report is protected by copyright! Reproduction, transfer, imitation, or duplication of our reports will be subject to penalties provided by Federal copyright laws. And while some agents, sellers, lenders, and other parties see nothing wrong with freely sharing our firm's intellectual property, they are actually doing so without our permission and violating our rights. This report was prepared exclusively for our contracted client. If you are a buyer or third party, other than our client who contracted for our services, and are relying upon the report findings, then by doing so this shall be deemed to be a retention of this firm for the purpose of providing an analysis of this home at an additional fee equal to the original fee as of the original date of this inspection. Please contact our firm immediately to arrange payment and enter into a contractual agreement to use and rely upon the report findings.

GROUNDS & EXTERIOR

TOPOGRAPHY

LOT TYPE:	Gentle slope. NOTE: If soil stability or expansive soil conditions are a concern, please consult a Soils Engineer.
LOT DRAINAGE:	Acceptable.
SLOPE WITHIN 10 FEET OF HOUSE:	Adequate.
FOUNDATION DRAINAGE:	The general guideline is for the grading to drop 6" in the first 10' away from the foundation. This promotes water saturation away from the foundation and lessens the chance for water entry in and under the structure.
ROOF DRAINAGE:	Good.
FOUNDATION:	Acceptable.

DRIVEWAYS/WALKWAYS

DRIVEWAY:	Concrete. General condition is Good.
DRIVEWAY DRAINAGE:	Good.
REMARKS:	The security gate at the driveway is damaged = Recommend that a licensed contractor repair as needed.



LANDSCAPING

SHRUBBERY:	Acceptable.
LAWN:	Acceptable.

EXTERIOR CLADDING



SIDING CONDITION:	Type: Fiber cement board. General condition is Good.
BRICK CONDITION:	Typical stairstep cracks were noted in portions of the exterior brick = Seal and monitor as needed for future settling.
SHEATHING:	The evaluation of the exterior's underlying sheathing is beyond the






scope of this evaluation since it is concealed from our view by the exterior cladding.




EXTERIOR TRIMS

MOLDINGS & TRIM CONDITION:		Good.
TRIM PAINT CONDITION:		Peeling/flaking was noted in the paint on the exterior trim = A fresh application of exterior paint is recommended to help protect the integrity of the wood trim. It is likely that damaged trim will be identified during the re-finishing process and these repairs should be planned for.
EAVES/OVERHANGS CONDITION:		Evidence of deteriorated wood was noted at the fascia trim on the right side of the home = Recommend that a licensed contractor further evaluate and repair as needed. PLEASE NOTE: Evaluating all portions of the wood trim on the home is technically exhaustive and beyond the scope of this home inspection = Recommend that a licensed contractor further evaluate and repair any additional wood damage that was not identified.
WINDOWS CONDITION:		Acceptable.
CAULKING CONDITION:		Acceptable.
WEATHERSTRIPPING CONDITION:		Acceptable.

FRONT PORCH

TYPE:		Concrete, Brick.	
GENERAL CONDITION:		General condition is Good.	
STAIRS:		Good.	
RISER/TREAD RATIO:		Good.	
LIGHTING:		Good.	
DOOR(S):		Good.	

DECK










TYPE:		Wood deck.	
GENERAL CONDITION:		Good.	
DECK SECURING:		BOLTS - The deck is secured to the home with bolts. It is recommended that regular inspections of the ledger board be performed to verify that the bolts are securely fastened. Any signs of loosening or rot should be immediately repaired, by a licensed general contractor specializing in wood decks, to prevent deck failure.	
DECK BOARDS:		Good.	
JOISTS:		Good.	
POSTS:		Good.	
STAIRS:		Good.	
RISER/TREAD RATIO:		Good.	
HANDRAIL:		Safety handrails are installed and are securely mounted.	
LIGHTING:		Good.	
OUTLETS:		Good.	
MISWIRED OUTLET(S):		Noted an outlet at the patio area beneath the deck with an Open Ground = Recommend that a licensed electrician further evaluate the circuit and repair as needed to restore safety to the outlets.	
GFCI PROTECTION:		GFCI protection was not identified at the outlet located in the patio area beneath the deck. GFCI protected outlets were not required at the time of construction, but the retrofit is recommended for your safety. Modern building standards recommend that all exterior outlets	




DOOR(S): be GFCI protected for safety.
 Good.

ROOF

GENERAL ROOFING CONDITION

ROOFING CONDITION:		Roofing repairs are needed to prolong the overall life of the roof and to prevent moisture entry = Recommend further evaluation/repair by a licensed Roofer.	
RIDGES: INSPECTION METHOD: STYLE: ROOFING LAYERS: ESTIMATED AGE:		Good. Walked upon the rooftop. Gable. There is one layer of roofing material installed. This roof appears to be 14-17 years old. Ask the owner for roof upgrade/repair history. The statistical life average of this roofing product is 20-25 years.	
DESIGNED LIFESPAN: ROOFING MATERIAL: ROOF COVERING STATUS: SECURING FASTENERS:		Composition Shingles. Serviceable and is still within useful lifespan. High nailing was observed. This occurs when the securing fastener is not set deep enough. This causes some shingle lift and can puncture the overlaying shingles and cause moisture penetration = Repair as needed.	
UNDERLAYMENT: PAST REPAIRS:		The roofing underlayment was not visible. Patched portions of the roof covering were noted on the left side of the home = Monitor.	
NEEDED REPAIRS:		Damaged shingles were noted at the left, rear eave of the home = Recommend that a licensed roofer further evaluate and repair as needed.	
		Gouges were noted in the asphalt covering on some portions of the shingles = Recommend that a licensed roofer further evaluate and repair as needed.	

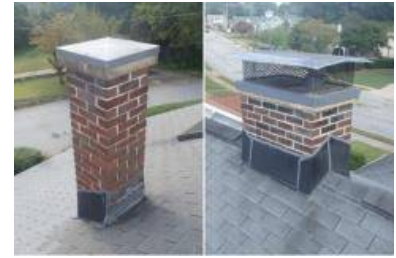
FLASHINGS & OTHER ITEMS

ROOF PENETRATIONS: ATTIC VENTS: ROOF METAL/FLASHINGS: RAIN GUTTERS: SKYLIGHTS:	Roof penetrations were observed. Yes. Acceptable. The general condition of the rain gutters is Good. General condition is Good. There were no visible signs of moisture entry near the skylights.	
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CHIMNEY



CONDITION: Acceptable.




MATERIAL: Brick and Mortar.
CHIMNEY CAP: Chimney caps are installed.
FLUE LINER: Did Not View.
ROOF JOINT: The chimney/roof joint is in Good condition.

ATTIC

ATTIC

METHOD OF INSPECTION: Entered inside and inspected all of the accessible areas.
ATTIC ACCESS: Attic space was accessed through the following means: hatch doors in the upstairs rooms.
STRUCTURE: Acceptable.
ROOF SHEATHING: Acceptable.
FRAMING: Good.
RAFTER SYSTEM: 2 x 6 and 2 x 4 rafters spaced at 24 inch centers.
RAFTERS VISIBLY SAGGING: No.
CEILING JOIST SAGGING: No visible sagging was noted in the ceiling joists. NOTE: visible access was limited to this component due to attic insulation.
RIDGE: Good.
RAFTERS: Good.
JOISTS: We were unable to fully view the ceiling joists due to attic insulation.

ATTIC COMPONENTS

LEAK EVIDENCE: There is no current visible evidence of leakage into the attic area.
ATTIC FLOOR: Partial.
ATTIC INSULATION: Type: Fiberglass. Total Thickness: 10"-12".
ATTIC VENTILATION: Adequate.
LIGHTING: Good.
ATTIC ELECTRICAL:  Noted line splices in the attic above the Kitchen without the use of proper J-boxes and covers = Repair.



FURNACE ACCESS: There is safe access provided to the HVAC equipment.
DUCTWORK: Good.

GENERAL INTERIOR

CEILINGS / WALLS / FLOORS

CEILINGS: Drywall/Plaster, The overall condition of the ceiling finish is Good. Settling cracks were noted that are typical for a home of this age.
WALLS: Drywall/Plaster, The overall condition of the wall finish is Good. Settling cracks were noted that are typical for a home of this age.
WALL CAVITIES: The insides of the wall cavities were NOT evaluated. We are limited to visual signs on the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls. The evaluation inside of the walls is possible using destructive discovery and boroscopes, but this is not a service offered by our inspection firm



WALL INSULATION:
 INTERIOR DOORS:



LIGHTING:



= **WE DO NOT PERFORM DESTRUCTIVE DISCOVERY.**

Unable to determine if the walls are insulated.
 The main floor hallway closet door is missing it's interior door handle = Replace as needed.
 The main floor hallway closet door does not latch when closed = Repair as needed for normal function.
 One of the recessed lights in the upstairs hallway did not respond to the switch = Check the bulb, then the fixture, then the circuit for repair.

WINDOWS

MATERIAL: Wood.
 PANES: Single Pane.
 STYLE: Double Hung.
 CONDITION: Broken/cracked window(s) were observed = See Room notes for locations and repair as needed.
 FUNCTION: Many of the windows in this home are stuck shut = See individual room notes for locations.
 SCREENS: There were no screens installed at the time of inspection.

ADDITIONAL ITEMS

SMOKE DETECTORS: The addition of working units are recommended inside each sleeping room. This upgrade was not required at the time of original construction but is recommended for your safety.
 CARBON MONOXIDE DETECTOR: No unit was found, but they are recommended on each living floor in homes with gas appliances and/or attached garages. This safety upgrade is not required and the upgrade should NOT be considered the responsibility of the Seller.
 SECURITY SYSTEM: A security system was identified. The unit was not tested. Ask owner about condition and usage.
 FIRE EXTINGUISHERS: Consideration should be given to purchasing fire extinguishers for each floor of the home. This safety upgrade is not required and the upgrade should NOT be considered the responsibility of the Seller.

INTERIOR ROOMS

SCOPE: Interior rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, and heating. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

LIVING ROOM

LOCATION: Main Floor, Right Front.
 CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
 WINDOW DAMAGE: Noted a window pane that is cracked/damaged = Repair.
 LIGHTING: The ceiling fan does not operate = Recommend that a licensed electrician evaluate the fixture and circuit for repair.

DINING ROOM

LOCATION: Main Floor, Left side.
 CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
 WINDOW DAMAGE: Noted a window pane that is cracked/damaged = Repair.
 DOOR(S): The french doors did not operate as designed = Repair as needed for smoother function.

SUNROOM

LOCATION: Main Floor, Left Front.
 CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.



WINDOW DAMAGE:



Noted window panes that are cracked/damaged = Repair.

DOOR(S):



The french doors did not operate as designed = Repair as needed for smoother function.

BEDROOMS

SCOPE: Sleeping rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, heating and smoke alarms. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

#1 BEDROOM

LOCATION:

Main Floor, Right Rear, Master.



CONDITION:

The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.

CEILING:



Moisture penetration was noted in the ceiling. This is related to condensate leakage from the #2 Cooling System's evaporator drain line = Recommend that a licensed contractor further evaluate and repair as needed.

WINDOW DAMAGE:



Noted window panes that are cracked/damaged = Repair.

WINDOW FUNCTION:



Noted windows that do not open = Stuck shut.

#2 BEDROOM

LOCATION:

Main Floor. Right.



CONDITION:

The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.

WINDOW DAMAGE:



Noted window panes that are cracked/damaged = Repair.

WINDOW FUNCTION:



Noted windows that do not open = Stuck shut.

DOOR(S):



The closet door does not latch when closed = Adjust for normal function.

#3 BEDROOM

LOCATION:

Upstairs, Front.



CONDITION:

The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.

WINDOW DAMAGE:



Moisture penetration was noted around the interior window frame = Recommend that a licensed contractor further evaluate and repair as needed.



LIGHTING:




The closet light fixture did not respond to the switch = Check the bulb first, then the fixture and circuit.



#4 BEDROOM

LOCATION: Upstairs, Rear.

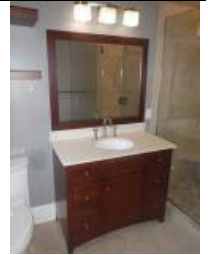



CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
 LIGHTING:  The closet light fixture did not respond to the switch = Check the bulb first, then the fixture and circuit.

BATHROOMS

#1 BATHROOM

LOCATION: Main Floor, Master.




WALL FINISH: Good.
 FLOORING: Good.
 WINDOW FUNCTION: The window does not open = Stuck shut.
 DOOR(S): Good.
 LIGHTING: Good.
 OUTLETS: Good.
 GFCI PROTECTION: GFCI protection is provided to this location and is working as designed.
 VANITY: Good.
 COUNTERTOPS: Good.
 SINK(S): Good.
 DRAIN CONDITIONS:  The following conditions were noted at the sink drain: Stopper did not operate properly = Adjust as needed.
 FAUCET(S): Good.
 TOILET: Good.
 BATH FIXTURE: Shower only.
 SHOWER PAN/TUB: Good.
 TUB/SHOWER SURROUND: Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.
 TUB/SHOWER PLUMBING: Good.



#2 BATHROOM

LOCATION: Upstairs, Hallway.







WALL FINISH: Good.
 FLOORING: Good.
 DOOR(S): Good.
 LIGHTING:  The light fixture in the shower is missing its lens cover = Replace as needed.







OUTLETS:		Good.
GFCI PROTECTION:		GFCI protection is provided to this location and is working as designed.
VANITY:		Good.
COUNTERTOPS:		Good.
SINK(S):		Good.
DRAIN CONDITIONS:		The drain flowed as designed.
FAUCET(S):		Good.
TOILET:		Good.
BATH FIXTURE:		There are a separate tub and shower stall installed.
SHOWER PAN/TUB:		Good.
TUB/SHOWER SURROUND:		Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.
TUB/SHOWER PLUMBING:	 	The tub spout is loose at tub = Secure and seal as needed to prevent moisture penetration. There is no permanent drain stop installed at the tub.

HALF BATH

LOCATION:		Main Floor, Hallway.	
WALL FINISH:		Good.	
DOOR(S):		The entry door lock is not functioning properly = Repair as needed.	
LIGHTING:		Good.	
OUTLETS:		Good.	
GFCI PROTECTION:		GFCI protection is provided to this location and is working as designed.	
BATH VENTILATION:		Good.	
SINK(S):		Good.	
DRAIN CONDITIONS:	 	The following conditions were noted at the sink drain: A permanent drain stopper is not installed. The following conditions were noted at the sink drain: A permanent drain stopper is not installed.	
FAUCET(S):		Good.	
TOILET:		Good.	

KITCHEN

KITCHEN

LOCATION:		Main Floor.	
WALL FINISH:		Evidence of moisture penetration was noted in the tile backsplash above the stove. This appears to be from previous leak activity because there was no moisture present at the time of inspection = Monitor.	
FLOORING:		Deflection was noted in the Kitchen flooring system = Recommend that a licensed contractor further evaluate and repair the support of the flooring system in this portion of the home.	
WINDOW DAMAGE:		Noted a window pane that is cracked/damaged = Repair.	



WINDOW FUNCTION:



Noted windows that do not open = Stuck shut.

LIGHTING:



The left side under cabinet light fixture did not respond to the switch = Check the bulb first, then the fixture and circuit.
 Good.

OUTLETS:

GFCI PROTECTION:



Partial GFCI protection was noted. Modern building standards recommend that all kitchen countertop outlets be GFCI protected for safety. This would include islands and other counters not connected to the sink. Excluded is the outlet to the refrigerator = This was likely not a requirement at the time of original construction, but we recommend this modern upgrade.

CABINETS:

Good.

COUNTERTOPS:

Good.

SINK:

Good.

DRAIN CONDITION:

Good.

FAUCET:

Good.

APPLIANCES

DISHWASHER:



The "Normal" cycle of the dishwasher did not operate = Repair/replacement is needed.

GARBAGE DISPOSAL:

Functioning: Yes.

STOVE (Range):

Electric: Functioning. The unit was turned on to check to see if the elements heated up. The temperature settings and timer were not tested.

OVEN:

Electric: Functioning. The temperature settings and timer were not tested.

REFRIGERATOR:

There was no refrigerator installed at the time of inspection.

WATER HOOK-UP:

Yes. A water hook-up is provided at the refrigerator opening = Did Not Test.

BUILT-IN MICROWAVE:

Functioning. The unit was tested by heating a cup of water to a reasonable temperature.

LAUNDRY

LAUNDRY

LOCATION:

Rear.



WASHER HOOK-UPS:

Did Not Test. It is recommended that you use the more expensive braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing and flooding of the home.

WASHER DRAIN:

Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.

DRIP PAN:

The installation of an emergency drip pan is recommended for main floor and upstairs laundry rooms.

FLOOR DRAIN:

I was unable to determine if there is a floor drain installed.

DRYER HOOK-UPS:

There is a 220 electric dryer hook-up. The dryer receptacle is a 4 prong type for newer units. If your unit needs a 3 prong receptacle, then it is recommended that you contact a licensed Electrician for the conversion.



The dryer outlet is missing it's cover plate = Replace as needed.

DRYER VENTING:

The dryer vent is vented to the outside.

WASHING MACHINE:

Did Not Evaluate = The evaluation of washing machines is beyond the scope of this evaluation.



CLOTHES DRYER:

Did Not Evaluate = The evaluation of clothes dryers is beyond the scope of this evaluation.

PLUMBING SYSTEM

PLUMBING SYSTEM

GENERAL CONDITION:
FUEL TYPE:

Good.
 Natural Gas. The main fuel shut-off location is on the left side exterior.



WATER SUPPLY:
SHUT-OFF LOCATION:

Public water.
 The main interior water shut-off location is inside the front foundation wall.



WATER MAIN TYPE & SIZE:

The portion viewed was copper. The exposed main line was 3/4" diameter pipe.

WATER MAIN LEAKAGE:

No active leakage is noted at this time. Monitor for any future leakage.

PRESSURE REGULATOR:

Yes. A pressure regulator was identified on the interior water supply system. Testing of this device is beyond the scope of this evaluation. Water flow appears to be adequate.

WATER PRESSURE:
WATER PIPE TYPE:

Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper.

WATER VOLUME:

There is a noticeable decrease in water volume when more than one fixture is in use. This is a normal condition and I did not observe a restricted water condition that would require any further evaluation/repair.

SUPPLY PIPE CONDITIONS:

I found no current evidence of leaking on this system. If leaking does occur immediately have it repaired by a Plumber. I cannot predict when/if your system will develop leaks = Monitor.

WASTE PIPE TYPE:

Plastic & Iron Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.

DRAIN FLOW:

Acceptable. Only visible sink, tub, shower and toilet drains are observed for flow. The ability to determine proper drainage of any concealed portions of the plumbing drain system is beyond the scope of this evaluation.

CLEAN-OUT PLUG ACCESS:

Yes.

WASTE TREATMENT:

Sewer. Ask the owners about any sewer maintenance history.

WASTE PIPE CONDITIONS:

Current leaking was not identified.

HOSE BIBS:

The left exterior hose bib was not operable at the time of inspection = Recommend repair.



WATER HEATER



LOCATION:

The water heater is located inside crawl space.



VISUAL CONDITION:



This unit is at the end of its projected lifespan. Funds should be set aside for the inevitable upgrade.

BRAND:

Rheem.

APPROXIMATE MANUFACTURE DATE:

1998.

LIFESPAN:

According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. There is no way to tell if the unit will heat for another day, month or decade. When a unit fails it will usually either stop heating, or it will leak water.

TYPE:

Natural Gas.

SIZE:

50 gallons.

TEMPERATURE & PRESSURE RELIEF

Yes = Did Not Test = The unit is installed as designed.

VALVE (TPRV):

COMBUSTIBLE CLEARANCE:

Adequate.

GAS SHUT-OFF:

An easy operate hand shut-off valve is installed on the gas line.

VENTING:

The combustion and exhaust venting appear to be Good.

TANK DRAIN VALVE:

The lower tank drain valve is currently not dripping.

PLUMBING LEAKS:

Current leaking was not identified.

INSULATING BLANKET:

Keeping a thermal insulation blanket installed around the outside of this unit will increase energy efficiency.

MODEL #:

21VP50E-1 A.

SERIAL #:

RHNG 0498137075.

HEATING/VENTILATION/AIR CONDITIONING (HVAC)

#1 HEATING SYSTEM

HEATING AREA:

Main Floor.



VISUAL CONDITION:

Good. The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.

BRAND:

Lennox.

TYPE:

Forced Air. This unit uses both gas and electricity.

APPROXIMATE MANUFACTURE DATE:

2014.

ESTIMATED LIFESPAN:

According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.

BLOWER MOTOR:

Operates smoothly.

FILTER TYPE:

This system utilizes standard efficiency air filters.

THERMOSTAT:

Digital model.

HEAT DUCTS:

The visible portions of the ductwork are in working condition.

COMBUSTIBLE CLEARANCE:

Clearance to combustibles is Good.


GAS SUPPLY:


An easy operate hand shut-off valve is installed on the gas line.



VENTING: The combustion and exhaust venting appear to be Good.
RETURN AIR TEMPERATURE: 78 degrees.
SUPPLY AIR TEMPERATURE: 118 degrees.
RISE TEMP DIFFERENTIAL: The manufacturers label on the inside of the furnace indicates that the rise temperatures for this unit is 40-70 degrees.
COMBUSTION CHAMBER: **Did Not Evaluate.** The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.
EQUIPMENT SIZE: 90,000 Btu's/Hr.
MODEL #: EL195UH090XE48C-04.
SERIAL #: 5914K00792.


#2 HEATING SYSTEM

HEATING AREA: Upstairs. 

VISUAL CONDITION:  This unit is at the end of it's projected lifespan. Funds should be set aside for the inevitable upgrade.
BRAND: Goodman Manufacturing Company.
TYPE: Forced Air. This unit uses both gas and electricity.
APPROXIMATE MANUFACTURE DATE: 1998.
ESTIMATED LIFESPAN: According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.


BLOWER MOTOR: Operates smoothly.
FILTER TYPE: This system utilizes standard efficiency air filters.
THERMOSTAT: Manual model.
HEAT DUCTS: The visible portions of the ductwork are in working condition.
COMBUSTIBLE CLEARANCE: Clearance to combustibles is Good.
GAS SUPPLY: An easy operate hand shut-off valve is installed on the gas line.
VENTING: The combustion and exhaust venting appear to be Good.
RETURN AIR TEMPERATURE: 80 degrees.
SUPPLY AIR TEMPERATURE: 118 degrees.
RISE TEMP DIFFERENTIAL: The manufacturers label on the inside of the furnace indicates that the rise temperatures for this unit is 35-65 degrees.
COMBUSTION CHAMBER: **Did Not Evaluate.** The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.
EQUIPMENT SIZE: 60,000 Btu's/Hr.
MODEL #: GMPN060-3 REV B.
SERIAL #: 9810651873.

FIREPLACE

LOCATION: Living Room. 

OVERALL CONDITION: Good.
TYPE OF UNIT: There is an unvented gas fireplace installed. Recommend the addition of a carbon monoxide detector for safety against any harmful combustion fumes that may be present during use.
TYPE OF FUEL: Natural Gas.
GAS LOGS: The gas logs are in working condition.
GAS SHUT-OFF: An easy operate hand shut-off valve is installed on the gas line.
FIREBOX CONDITION: Acceptable.



FIRE SCREEN:  The recommended safety screen is not installed = Consider adding.
HEARTH EXTENSION: Adequate.

#1 COOLING SYSTEM

COOLING ZONE: Main floor.





VISUAL CONDITION: Good.
CONDENSER UNIT: Acceptable.
CONDENSER LOCATION: Left side.
REFRIGERANT LINES: The cooling system refrigerant lines appear to be in good condition.
BRAND: Lennox.
APPROXIMATE MANUFACTURE DATE: 2014.
COOLING FINS: The condenser unit cooling fins are currently clean. Part of the regular maintenance is to hose off these fins to keep them clean and unobstructed. This will improve the overall efficiency of the unit.
EVAPORATOR COIL: The evaporator coil was not visible and its evaluation was beyond the scope of this evaluation.
EVAPORATOR DRAIN LINE: Installed as designed.
THERMOSTAT: Digital model.
SUPPLY AIR TEMPERATURE: 53 degrees.
RETURN AIR TEMPERATURE: 70 degrees.
EQUIPMENT SIZE: 3.5 tons.
MODEL #: XC14-042-230-04.
SERIAL #: 5814D11866.
SYSTEM FILTER: Same as furnace.
FAN MOTOR: Same as furnace.
CONTROLS: Same as furnace.
DISTRIBUTION: Same as furnace.

#2 COOLING SYSTEM

COOLING ZONE: Upstairs.



VISUAL CONDITION:  This system was not cooling at the time of inspection = Recommend further evaluation/repair by a licensed HVAC technician.
CONDENSER UNIT: Acceptable.
CONDENSER LOCATION: Left side.
REFRIGERANT LINES: The cooling system refrigerant lines appear to be in good condition.
BRAND: Goodman Manufacturing Company.
APPROXIMATE MANUFACTURE DATE: 1998.
COOLING FINS: The condenser unit cooling fins are currently clean. Part of the regular maintenance is to hose off these fins to keep them clean and unobstructed. This will improve the overall efficiency of the unit.
EVAPORATOR COIL: The evaporator coil was not visible and its evaluation was beyond the scope of this evaluation.

EVAPORATOR DRAIN LINE:  The evaporator drain line was not functioning properly at the time of inspection. The emergency drip pan was filled with moisture = Recommend that a licensed HVAC technician further evaluate and repair as needed.





One of the auxiliary drain line connections on this system's air handler is not sealed = Repair as needed to prevent crawl space air from mixing with the interior air.



THERMOSTAT: Manual model.
SUPPLY AIR TEMPERATURE: Did Not Evaluate.
RETURN AIR TEMPERATURE: Did Not Evaluate.
EQUIPMENT SIZE: 2.5 tons.
MODEL #: CKJ30-1A.
SERIAL #: 9803411446.
SYSTEM FILTER: Same as furnace.
FAN MOTOR: Same as furnace.
CONTROLS: Same as furnace.
DISTRIBUTION: Same as furnace.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM


ELECTRICAL SERVICE: Underground system.
SYSTEM TYPE: Circuit Breakers.
SYSTEM TYPE & VOLTAGE: 3 Wire System using both 110/220 volts.
WIRING TYPE: Romex.
MAIN 110V BRANCH WIRING: Copper Branch Wiring - While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring. Only copper 110 volt branch wiring was observed.
MAIN 220/240V BRANCH WIRING: Copper and Aluminum was found = Normal.
HOUSE GROUND CONNECTION: Rod.
OUTLET TESTING: All of the accessible open outlets were tested.

MAIN PANEL


MAIN PANEL LOCATION: Basement.



GENERAL CONDITION: The wiring methods inside the panel are professional and working as designed.
MAIN DISCONNECT SIZE: 200 amps.
SERVICE ENTRY CABLES: Aluminum cable.
110/120V CIRCUITS: 24.
220/240V CIRCUITS: 4.

DOUBLE LUGGING:  Double Lugging of the 110 volt branch wiring to the circuit breaker(s) was noted. It is recommended that an Electrician either install a pigtail so that only 1 wire connects with each breaker, or install an additional breaker. The solution depends upon the circuit load and the method of repair is the Electrician's discretion.

PANEL LABELING: Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.

SECURING CLAMPS:  Noted branches of wiring that were brought through the panel case without the recommended securing clamps = Recommend adding the panel clamps to prevent the sharp edges of the panel from damaging the wiring.



PANEL LIGHTING: There is adequate lighting near the panel.



FOUNDATION

FOUNDATION CONDITION:	Acceptable.
STEM WALL:	Brick.
FOUNDATION CRACKS:	Cracking was noted in the foundation that is typical for a home of this age.

BASEMENT

BASEMENT:	Unfinished condition.
SLAB CONDITION:	Good.
SUBFLOOR:	Diagonal.
MAIN FLOOR INSULATION:	Partial = Consider the addition of floor insulation for increased efficiency.
MOISTURE:	Noted insulation that is installed upside-down. The paper backing of this insulation should be facing the interior living space. Evidence of moisture penetration was noted beneath the Laundry area. This appears to be related to previous leak activity at the Laundry hook-ups. There was no active leakage present at the time of inspection = Monitor.
BASEMENT ELECTRICAL:	Partial GFCI protection was noted for the outlets located in the basement. GFCI protected outlets were not required at the time of construction, but the retrofit is recommended for your safety. Modern building standards recommend that all basement outlets be GFCI protected for safety = Consider the upgrade.
REMARKS:	The utility sink is not secured to the home = Secure as needed to prevent damage to the plumbing.



BASEMENT STRUCTURE

VISIBLE FRAMING:	Adequate.
JOISTS:	Notching of the floor joists was noted beneath the Kitchen. This is not recommended because this type of alteration limits the joist's ability to adequately support the flooring system and can lead to eventual deflection = Recommend that a licensed contractor further evaluate and repair as needed to insure the integrity of the flooring system.
BRACING/BRIDGING:	Additional bracing has been installed beneath the home through the use of metal floor jacks. The top plates of these floor jack supports are missing fasteners = Recommend adding to insure the long-term integrity of these supports.





October 10, 2015

Mr. and Mrs. Buyer
RE: 116 Grove Rd.
Greenville, SC 29605

Dear Mr. and Mrs. Buyer:

At your request, a visual inspection of the above referenced property was conducted on October 8, 2015. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. ***This is not the full report, the full report should be read in its entirety.***

An earnest effort was made on our behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Section A

Each of these items effect the habitability of the home or are considered safety concerns and will likely require further evaluation and repair by licensed tradespeople. Other issues or concerns may be listed in the full report that are not listed in this summary, ***the full report should be read in its entirety.***

GROUND & EXTERIOR

DRIVEWAYS/WALKWAYS

REMARKS:

The security gate at the driveway is damaged = Recommend that a licensed contractor repair as needed.

EXTERIOR TRIMS

EAVES/OVERHANGS CONDITION:

Evidence of deteriorated wood was noted at the fascia trim on the right side of the home = Recommend that a licensed contractor further evaluate and repair as needed. PLEASE NOTE: Evaluating all portions of the wood trim on the home is technically exhaustive and beyond the scope of this home inspection = Recommend that a licensed contractor further evaluate and repair any additional wood damage that was not identified.

DECK

MISWIRED OUTLET(S):

Noted an outlet at the patio area beneath the deck with an Open Ground = Recommend that a licensed electrician further evaluate the circuit and repair as needed to restore safety to the outlets.

ROOF

GENERAL ROOFING CONDITION

SECURING FASTENERS:

High nailing was observed. This occurs when the securing fastener is not set deep enough. This causes some shingle lift and can puncture the overlaying shingles and cause moisture penetration = Repair as needed.



NEEDED REPAIRS:

Damaged shingles were noted at the left, rear eave of the home = Recommend that a licensed roofer further evaluate and repair as needed.

Gouges were noted in the asphalt covering on some portions of the shingles = Recommend that a licensed roofer further evaluate and repair as needed.

ATTIC

ATTIC COMPONENTS

ATTIC ELECTRICAL:

Noted line splices in the attic above the Kitchen without the use of proper J-boxes and covers = Repair.

GENERAL INTERIOR

CEILING / WALLS / FLOORS

LIGHTING:

One of the recessed lights in the upstairs hallway did not respond to the switch = Check the bulb, then the fixture, then the circuit for repair.

WINDOWS

CONDITION:

Broken/cracked window(s) were observed = See Room notes for locations and repair as needed.

INTERIOR ROOMS

LIVING ROOM

LIGHTING:

The ceiling fan does not operate = Recommend that a licensed electrician evaluate the fixture and circuit for repair.

BEDROOMS

#1 BEDROOM

CEILING:

Moisture penetration was noted in the ceiling. This is related to condensate leakage from the #2 Cooling System's evaporator drain line = Recommend that a licensed contractor further evaluate and repair as needed.

#3 BEDROOM

WINDOW DAMAGE:

Moisture penetration was noted around the interior window frame = Recommend that a licensed contractor further evaluate and repair as needed.

LIGHTING:

The closet light fixture did not respond to the switch = Check the bulb first, then the fixture and circuit.

BATHROOMS

#1 BATHROOM

DRAIN CONDITIONS:

The following conditions were noted at the sink drain: Stopper did not operate properly = Adjust as needed.

#2 BATHROOM

LIGHTING:

The light fixture in the shower is missing its lens cover = Replace as needed.



TUB/SHOWER PLUMBING:

The tub spout is loose at tub = Secure and seal as needed to prevent moisture penetration.

There is no permanent drain stop installed at the tub.

HALF BATH

DRAIN CONDITIONS:

The following conditions were noted at the sink drain: A permanent drain stopper is not installed.

The following conditions were noted at the sink drain: A permanent drain stopper is not installed.

KITCHEN

KITCHEN

FLOORING:

Deflection was noted in the Kitchen flooring system = Recommend that a licensed contractor further evaluate and repair the support of the flooring system in this portion of the home.

LIGHTING:

The left side under cabinet light fixture did not respond to the switch = Check the bulb first, then the fixture and circuit.

APPLIANCES

DISHWASHER:

The "Normal" cycle of the dishwasher did not operate = Repair/replacement is needed.

LAUNDRY

LAUNDRY

DRYER HOOK-UPS:

The dryer outlet is missing it's cover plate = Replace as needed.

PLUMBING SYSTEM

PLUMBING SYSTEM

HOSE BIBS:

The left exterior hose bib was not operable at the time of inspection = Recommend repair.

Leakage noted at the rear hose bib handle = Recommend repair.

HEATING/VENTILATION/AIR CONDITIONING (HVAC)

#2 COOLING SYSTEM

VISUAL CONDITION:

This system was not cooling at the time of inspection = Recommend further evaluation/repair by a licensed HVAC technician.

EVAPORATOR DRAIN LINE:

The evaporator drain line was not functioning properly at the time of inspection. The emergency drip pan was filled with moisture = Recommend that a licensed HVAC technician further evaluate and repair as needed.

One of the auxiliary drain line connections on this system's air handler is not sealed = Repair as needed to prevent crawl space air from mixing with the interior air.



ELECTRICAL SYSTEM

MAIN PANEL

DOUBLE LUGGING:

Double Lugging of the 110 volt branch wiring to the circuit breaker(s) was noted. It is recommended that an Electrician either install a pigtail so that only 1 wire connects with each breaker, or install an additional breaker. The solution depends upon the circuit load and the method of repair is the Electrician's discretion.

SECURING CLAMPS:

Noted branches of wiring that were brought through the panel case without the recommended securing clamps = Recommend adding the panel clamps to prevent the sharp edges of the panel from damaging the wiring.

FOUNDATION

BASEMENT

MAIN FLOOR INSULATION:

Noted insulation that is installed upside-down. The paper backing of this insulation should be facing the interior living space.

REMARKS:

The utility sink is not secured to the home = Secure as needed to prevent damage to the plumbing.

BASEMENT STRUCTURE

JOISTS:

Notching of the floor joists was noted beneath the Kitchen. This is not recommended because this type of alteration limits the joist's ability to adequately support the flooring system and can lead to eventual deflection = Recommend that a licensed contractor further evaluate and repair as needed to insure the integrity of the flooring system.

BRACING/BRIDGING:

Additional bracing has been installed beneath the home through the use of metal floor jacks. The top plates of these floor jack supports are missing fasteners = Recommend adding to insure the long-term integrity of these supports.

Section B

Each of the following items are considered normal wear and tear and/or deferred maintenance and should be repaired or receive eventual attention, but none of them affect the habitability of the house. A majority of these items are considered typical in a home of this age. Other issues or concerns may be listed in the full report that are not listed in this summary, ***the full report should be read in its entirety.***

GROUNDS & EXTERIOR

EXTERIOR CLADDING

BRICK CONDITION:

Typical stairstep cracks were noted in portions of the exterior brick = Seal and monitor as needed for future settling.

EXTERIOR TRIMS

TRIM PAINT CONDITION:

Peeling/flaking was noted in the paint on the exterior trim = A fresh application of exterior paint is recommended to help protect the integrity of the wood trim. It is likely that damaged trim will be identified during the re-finishing process and these repairs should be planned for.



ROOF

GENERAL ROOFING CONDITION

PAST REPAIRS:

Patched portions of the roof covering were noted on the left side of the home = Monitor.

GENERAL INTERIOR

CEILING / WALLS / FLOORS

INTERIOR DOORS:

The main floor hallway closet door is missing it's interior door handle = Replace as needed.

The main floor hallway closet door does not latch when closed = Repair as needed for normal function.

WINDOWS

FUNCTION:

Many of the windows in this home are stuck shut = See individual room notes for locations.

SCREENS:

There were no screens installed at the time of inspection.

ADDITIONAL ITEMS

SMOKE DETECTORS:

The addition of working units are recommended inside each sleeping room. This upgrade was not required at the time of original construction but is recommended for your safety.

INTERIOR ROOMS

DINING ROOM

DOOR(S):

The french doors did not operate as designed = Repair as needed for smoother function.

SUNROOM

DOOR(S):

The french doors did not operate as designed = Repair as needed for smoother function.

BEDROOMS

#2 BEDROOM

DOOR(S):

The closet door does not latch when closed = Adjust for normal function.

BATHROOMS

HALF BATH

DOOR(S):

The entry door lock is not functioning properly = Repair as needed.

KITCHEN

KITCHEN

WALL FINISH:

Evidence of moisture penetration was noted in the tile backsplash above the stove. This appears to be from previous leak activity because there was no moisture present at the time of inspection = Monitor.



RIC Home Inspections
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PLUMBING SYSTEM

WATER HEATER

VISUAL CONDITION:

This unit is at the end of it's projected lifespan. Funds should be set aside for the inevitable upgrade.

HEATING/VENTILATION/AIR CONDITIONING (HVAC)

#2 HEATING SYSTEM

VISUAL CONDITION:

This unit is at the end of it's projected lifespan. Funds should be set aside for the inevitable upgrade.

FIREPLACE

FIRE SCREEN:

The recommended safety screen is not installed = Consider adding.

FOUNDATION

BASEMENT

MAIN FLOOR INSULATION:

Partial = Consider the addition of floor insulation for increased efficiency.

MOISTURE:

Evidence of moisture penetration was noted beneath the Laundry area. This appears to be related to previous leak activity at the Laundry hook-ups. There was no active leakage present at the time of inspection = Monitor.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Tommy Donovan
RIC Home Inspections