



May 16th, 2024

1032 Park Ave, Wycombe, PA, 18980

Right Way Home Inspection Plus

PREPARED FOR:

Alderfer Auction

INSPECTED BY:

Frank Sirianni / Right Way Home Inspection
Plus



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Summary

RIGHT WAY HOME INSPECTION PLUS

Definitions



Not Present

Item not present or not found.



Not Inspected

Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.



Marginal

Item is not fully functional and requires repair or servicing.



Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.



Safety

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Lots and Grounds

1.1 DRIVEWAY

DESCRIPTION: Asphalt

COMMENTS:



Recommend Sealing Asphalt to Preserve Surface



1.2 WALKS

DESCRIPTION: Brick

COMMENTS:

 Defective

Uneven surface, possible trip hazard, recommend resetting, recommend further evaluation from a qualified landscape contractor



1.3 PORCH

DESCRIPTION: Concrete

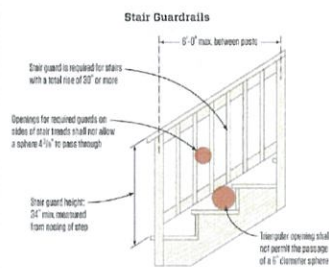
1.4 DECK

DESCRIPTION: Stained wood, Treated wood

COMMENTS:

 Defective

Missing Stair Guard, Recommend further evaluation from a qualified Decking contractor



 Marginal

It is not recommended that a roof not be installed on top of a deck unless a structural engineer or an architect calculates proper structure and load calculations



1.5 GRADING

DESCRIPTION: Minor slope, Moderate slope

1.6 SWALE

DESCRIPTION: Adequate slope and depth for drainage

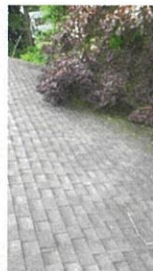
1.7 VEGETATION

DESCRIPTION: Trees

COMMENTS:

 Defective

Recommend Tree limbs that over hang the roof be cut back to prevent roof damage, recommend further evaluation from a qualified Arborist



2. Exterior

2.1 TYPE

DESCRIPTION: Brick veneer, Vinyl siding

COMMENTS:

Recommend further evaluation from a qualified Siding contractor

 Defective

Loose Siding, Recommend further evaluation from a qualified Siding contractor



2.2 TRIM

DESCRIPTION: Wood, Aluminum

COMMENTS:

 Defective

Evidence of rotting Wood, Recommend further evaluation from a qualified contractor



 Defective

Exposed Wood, Recommend Sealing Gap



Exposed Wood



Exposed Wood



Seal Gap

2.3 FASCIA

DESCRIPTION: Aluminum

COMMENTS:

 Defective

Loose, Recommend further evaluation from a qualified contractor



2.4 SOFFITS

DESCRIPTION: Vinyl

2.5 ENTRY DOORS

DESCRIPTION: Metal Entry, Wood Entry

COMMENTS:

 Marginal

Storm Door window is out, closer is missing



2.6 PATIO DOOR

DESCRIPTION: Wood Entry

2.7 WINDOWS

DESCRIPTION: Wood double hung, Vinyl double hung, Fixed Vinyl

COMMENTS:



Cracked glass, A qualified glazier is recommended to evaluate and estimate repairs



2.8 STORM WINDOWS

DESCRIPTION: Aluminum framed tempered glass

2.9 WINDOW SCREENS

DESCRIPTION: Metal

2.10 BASEMENT WINDOWS

DESCRIPTION: Wood slider, Metal Casement

2.11 EXTERIOR LIGHTING

DESCRIPTION: Surface mount

2.12 EXTERIOR ELECTRIC OUTLETS

DESCRIPTION: 110 VAC

COMMENTS:

Recommend further evaluation from a qualified Electrician Non-GFCI Receptacles, it is recommended that all outside Receptacles be GFCI Protected,

Location - Under Deck



 Defective

It is Recommended that a GFCI receptacle be installed at the Front and Back of House, Recommend further evaluation from a qualified Electrician



Recommend further evaluation from a qualified Electrician

2.13 HOSE BIBS

DESCRIPTION: Rotary, Not Frost Free

COMMENTS:

 Defective

Recommend a Backflow preventer, to prevent cross contamination, these can be purchased at Home Depot or Lowes



Sample



Sample

3. Roof

3.1 METHOD OF INSPECTION

DESCRIPTION: On roof

3.2 UNABLE TO INSPECT

DESCRIPTION: 10%

3.3 MATERIAL

DESCRIPTION: Fiberglass Reinforced Shingle

COMMENTS:

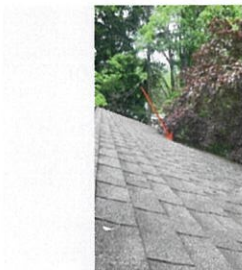
 Defective

Moss is present



 Marginal

Low spot in in roof, did not see any issues in attic



3.4 TYPE

DESCRIPTION: Gable, Shed

3.5 APPROXIMATE AGE

DESCRIPTION: 10 to 15 yrs

MEDIA:



3.6 FLASHING

DESCRIPTION: Aluminum

3.7 PLUMBING VENTS

DESCRIPTION: Copper

3.8 ELECTRICAL MAST

DESCRIPTION: Surface mount

3.9 GUTTERS

DESCRIPTION: Aluminum

COMMENTS:

Gutter Helmet has been installed

3.10 DOWNSPOUTS

DESCRIPTION: Aluminum

3.11 LEADER/EXTENSION

DESCRIPTION: Good

3.12 CHIMNEY

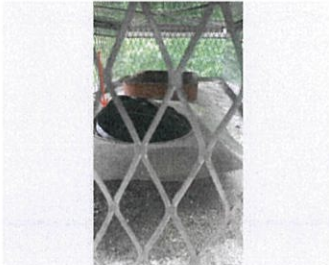
DESCRIPTION: Stucco

3.13 FLUE/FLUE CAP

DESCRIPTION: Metal, Tile, Chimney has been re lined

INFORMATION: Heater Chimney has been relined

MEDIA:



3.14 CHIMNEY FLASHING

DESCRIPTION: Aluminum

4. Attic

4.1 METHOD OF INSPECTION

DESCRIPTION: In the attic, At Eve

4.2 STAIR CASE

DESCRIPTION: No

4.3 UNABLE TO INSPECT

DESCRIPTION: 10%

4.4 ROOF FRAMING

DESCRIPTION: 2x6 Rafter

4.5 SHEATHING

DESCRIPTION: Plywood

4.6 VENTILATION

DESCRIPTION: Gable, roof and soffit vents

4.7 INSULATION

DESCRIPTION: Batts, Fiberglass

4.8 INSULATION DEPTH

DESCRIPTION: 4", 6"

4.9 VAPOR BARRIER

DESCRIPTION: None

4.10 WIRING/LIGHTING

DESCRIPTION: 110 VAC lighting circuit

4.11 MOISTURE PENETRATION

DESCRIPTION: No Moisture present at time of inspection

4.12 BATHROOM FAN VENTING

DESCRIPTION: None

5. Bedroom

5.1 CLOSET

DESCRIPTION: Single

COMMENTS:

 Defective

Exposed Bulb, possible fire hazard, it is recommended that a closet light be covered, recommend further evaluation from a qualified Electrician



5.2 CHIPPING,FLAKING PAINT

COMMENTS:

 Marginal

A Home built before 1978 could have lead based paint, caution should be used when sanding and re painting, see HUD Lead Paint Brochure.

Location - Front Right Bedroom



5.3 CEILING

DESCRIPTION: Drywall, Paint, Acoustical

5.4 WALLS

DESCRIPTION: Drywall and Paint, Knotty Pine Panels

5.5 FLOOR

DESCRIPTION: Hardwood

COMMENTS:

 Marginal

Damaged



5.6 DOORS

DESCRIPTION: Hollow wood, Louvered

5.7 WINDOWS

DESCRIPTION: Wood double hung, Vinyl double hung

5.8 ELECTRICAL

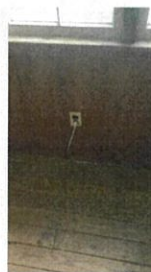
DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

 Marginal

2 prong Receptacles present, these are ungrounded Receptacles and they are acceptable, they should not be replaced with a 3 prong Receptacle, Receptacle can be replaced with a GFCI Receptacle which will protect the circuit

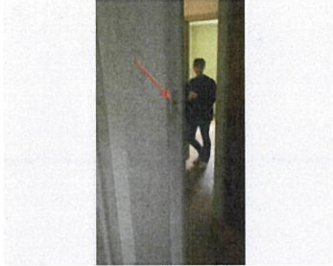
Location - All Bedrooms



Defective

It is recommended when entering a room a switch should operate a light or a Receptacle, recommend further evaluation from a qualified Electrician

Location - Left Rear Bedroom



5.9 HVAC SOURCE

DESCRIPTION: Heating and Cooling Register

5.10 SMOKE DETECTOR

DESCRIPTION: None

COMMENTS:

Defective

It is Recommended that all Bedrooms be Installed with a Smoke Detector

6. Bathroom

6.1 CLOSET

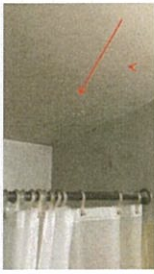
DESCRIPTION: Single small

6.2 CHIPPING,FLAKING PAINT

COMMENTS:

Marginal

Please be aware of lead paint hazards, any home pre 1978 can possibly have lead paint present.



6.3 CEILING

DESCRIPTION: Drywall, Paint

6.4 WALLS

DESCRIPTION: Drywall and Paint

COMMENTS:

 Defective

Damaged Drywall, Recommend further evaluation from a qualified contractor

Location - 1st Floor Bathroom



6.5 FLOOR

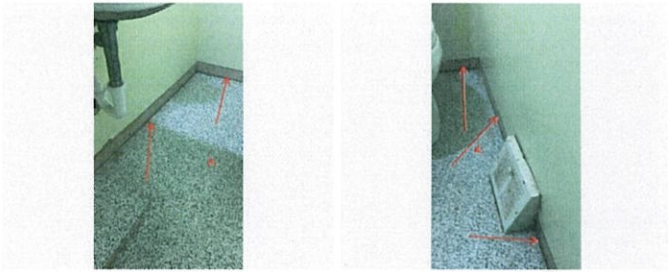
DESCRIPTION: Vinyl floor covering

COMMENTS:

 Defective

Missing Baseboard, recmmend installing to prevent watr penetration, Recommend further evaluation from a qualified contractor

Location - Bathroom, 1st Floor



6.6 DOORS

DESCRIPTION: Hollow wood

6.7 WINDOWS

DESCRIPTION: Wood double hung

COMMENTS:

 Marginal

It is recommended that a window in a tub or shower be 5ft above the tub or shower floor, it only measures 52"



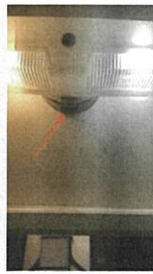
6.8 ELECTRICAL

DESCRIPTION: 110 VAC Lighting

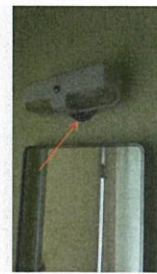
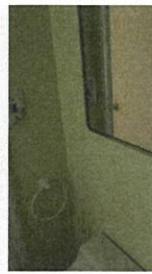
COMMENTS:

 Defective

It is recommended that all bathrooms have a GFCI Receptacle, recommend further evaluation from a qualified Electrician



Not considered a safe receptacle



Not considered a safe receptacle

6.9 SINK/BASIN

DESCRIPTION: Lav Sink

6.10 FAUCETS/TRAPS

DESCRIPTION: Chrome, Chrome Trap

6.11 TUB/SURROUND

DESCRIPTION: Porcelain tub and ceramic tile surround

COMMENTS:

Defective

Recommend re sealing to prevent water penetration, Recommend further evaluation from a qualified handyman



Recommend further evaluation from a qualified handyman

Defective

Shower Connection is leaking, Recommend further evaluation from a qualified handyman



6.12 TOILETS

DESCRIPTION: American Standard

COMMENTS:

 Defective

The toilet is loose at the floor and may require replacement of the wax seal, Recommend further evaluation from a qualified plumbing contractor

Location - 1st Floor, Bathroom



7. Living Space

7.1 CLOSET

DESCRIPTION: Single

7.2 CEILING

DESCRIPTION: Drywall, Paint

7.3 WALLS

DESCRIPTION: Drywall and Paint

7.4 FLOOR

DESCRIPTION: Hardwood

7.5 DOORS

DESCRIPTION: Hollow wood, Solid wood

7.6 WINDOWS

DESCRIPTION: Wood double hung, Vinyl double hung, Fixed Vinyl

COMMENTS:

 Defective

Locks do not align/lock-recommend correction, Recommend further evaluation from a qualified handyman

Location - Dining room



7.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

 Marginal

2 prong Receptacles present, these are ungrounded Receptacles and they are acceptable, they should not be replaced with a 3 prong Receptacle, Receptacle can be replaced with a GFCI Receptacle which will protect the circuit

Location - All Rooms

7.8 HVAC SOURCE

DESCRIPTION: Heating and Cooling Register

7.9 SMOKE DETECTOR

DESCRIPTION: None

COMMENTS:

 Defective

Recommend that a Smoke Detector be Installed

7.10 CARBON MONOXIDE DETECTOR

DESCRIPTION: None

COMMENTS:

 Defective

Recommend that a Carbon Monoxide Detector be Installed

8. Fireplace/Wood Stove

8.1 FIREPLACE CONSTRUCTION

DESCRIPTION: Brick

8.2 TYPE

DESCRIPTION: Wood burning

8.3 SMOKE CHAMBER

DESCRIPTION: Brick

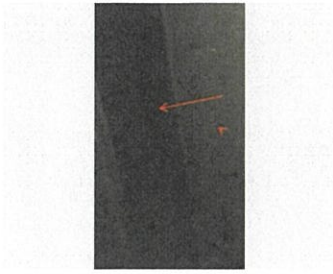
8.4 FLUE

DESCRIPTION: Tile

COMMENTS:

 Defective

Recommend cleaning and reinspection, Recommend further evaluation from a qualified chimney sweep



Recommend further evaluation from a qualified chimney sweep

8.5 DAMPER

DESCRIPTION: Metal

8.6 HEARTH

DESCRIPTION: Raised

9. Laundry Room/Area

9.1 CEILING

DESCRIPTION: Drywall, Paint

9.2 WALLS

DESCRIPTION: Drywall and Paint

9.3 FLOOR

DESCRIPTION: Vinyl floor covering

9.4 DOORS

DESCRIPTION: Hollow wood, Solid wood

9.5 WINDOWS

DESCRIPTION: Wood double hung

COMMENTS:



Replace missing lock hardware, Recommend further evaluation from a qualified handyman



9.6 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

Install missing junction box cover plates



Non-GFCI circuit, It is recommended that all Receptacles in a Laundry Room be GFCI Protected, Recommend further evaluation from a qualified electrician



9.7 HVAC SOURCE

DESCRIPTION: Heating and Cooling Register

9.8 WASHER HOSE BIB

DESCRIPTION: Rotary

9.9 WASHER AND DRYER ELECTRICAL

DESCRIPTION: 110-240 VAC

9.10 DRYER VENT

DESCRIPTION: Rigid metal

COMMENTS:

 Defective

Damaged small animal cover, Recommend further evaluation from a qualified handyman



Sample

9.11 WASHER DRAIN

DESCRIPTION: Wall mounted drain

10. Kitchen

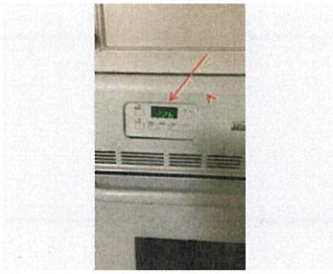
10.1 COOKING APPLIANCES

DESCRIPTION: Kenmore, Frigidaire

COMMENTS:

 Defective

Oven control panel appears not installed correctly, Recommend further evaluation from a qualified appliance repair technician



10.2 VENTILATOR

DESCRIPTION: Broan

COMMENTS:

 Defective

Exposed bulb recommend replacing light cover to prevent cross contamination in case of bulb breakage, recommend further evaluation from a qualified appliance installer



10.3 REFRIGERATOR

DESCRIPTION: Frigidaire

10.4 SINK

DESCRIPTION: Stainless Steel

10.5 ELECTRICAL

DESCRIPTION: 110 VAC GFCI Protected, 110 VAC outlets and lighting circuits

COMMENTS:

 Defective

Non GFCI Receptacles present, it is recommended that all Receptacles on a kitchen counter be GFCI Protected, recommend further evaluation from a qualified Electrician



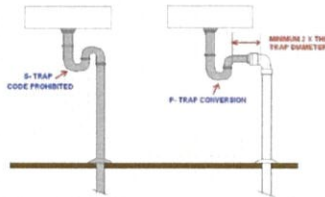
10.6 PLUMBING/FIXTURES

DESCRIPTION: Chrome Trap, Chrome Faucet

COMMENTS:

 Marginal

An 'S' trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap 'primed.' Fixtures should be monitored for sewer odor.



10.7 COUNTER TOPS

DESCRIPTION: Laminate

10.8 CABINETS

DESCRIPTION: Wood

10.9 CEILING

DESCRIPTION: Drywall, Paint

10.10 WALLS

DESCRIPTION: Drywall and Paint

10.11 FLOOR

DESCRIPTION: Vinyl floor covering

10.12 WINDOWS

DESCRIPTION: Wood double hung

COMMENTS:

 Defective

Will not open-recommend correction, A qualified glazier is recommended to evaluate and estimate repairs



A qualified glazier is recommended to evaluate and estimate repairs

10.13 HVAC SOURCE

DESCRIPTION: Heating and Cooling Register

11. Basement

11.1 UNABLE TO INSPECT

DESCRIPTION: 10%

11.2 CLOSET

DESCRIPTION: Walk in

11.3 CEILING

DESCRIPTION: Exposed framing

11.4 WALLS

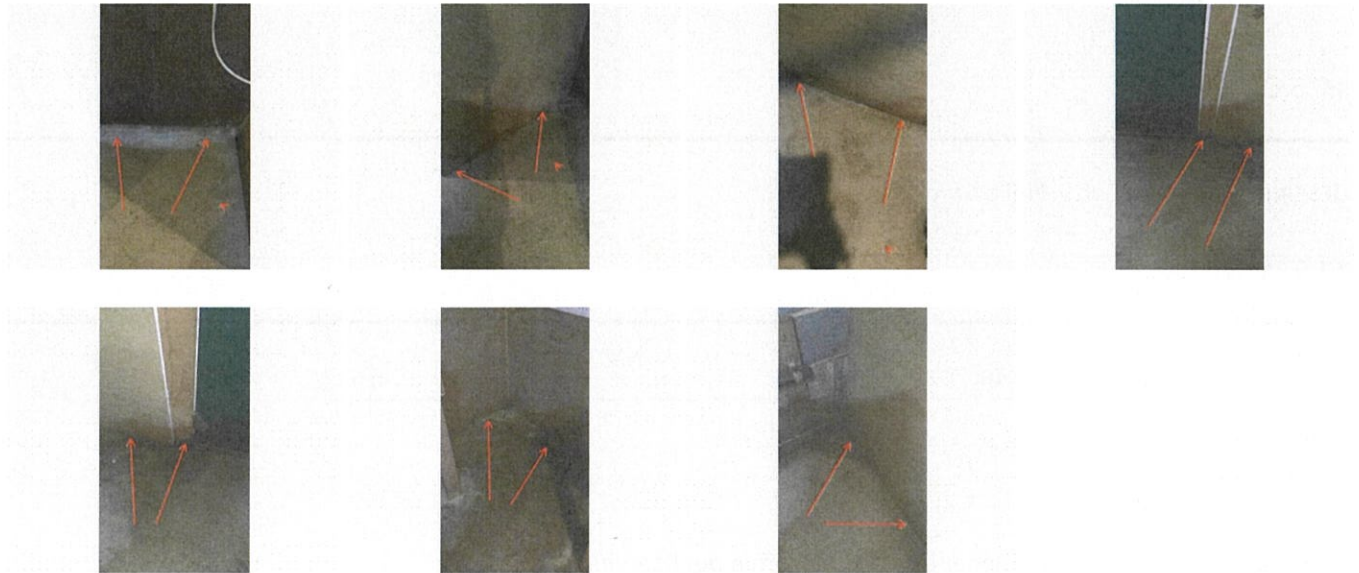
DESCRIPTION: Block, Paneling

COMMENTS:

Recommend further evaluation from a qualified contractor

 Defective

Evidence of possible wood rot, moisture present at bottom of paneling, Recommend further evaluation from a qualified contractor



11.5 FLOOR

DESCRIPTION: Concrete

COMMENTS:

 Defective

Efflorescence is present on the floor, this is caused by a moisture issue, recommend further evaluation from a basement water proofing contractor



11.6 DOORS

DESCRIPTION: Metal Entry, Hollow wood

11.7 WINDOWS

DESCRIPTION: Wood slider, Metal Frame

COMMENTS:

 Defective

Missing Latch, Recommend further evaluation from a qualified handyman



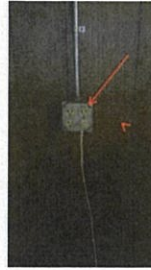
11.8 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

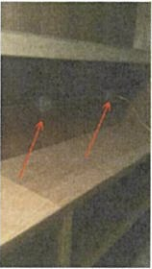
COMMENTS:

 Defective

Receptacle is not installed correctly, It is recommended that all Receptacles in an unfinished basement be GFCI Protected, recommend further evaluation from a qualified Electrician



Not installed correctly



11.9 SMOKE DETECTOR

DESCRIPTION: Battery operated

11.10 CARBON MONOXIDE ALARM

DESCRIPTION: None

COMMENTS:

 Defective

Recommend that a Carbon Monoxide Detector be installed

11.11 HVAC SOURCE

DESCRIPTION: Heating and Cooling Register

11.12 VENTILATION

DESCRIPTION: Windows

11.13 MOISTURE LOCATION

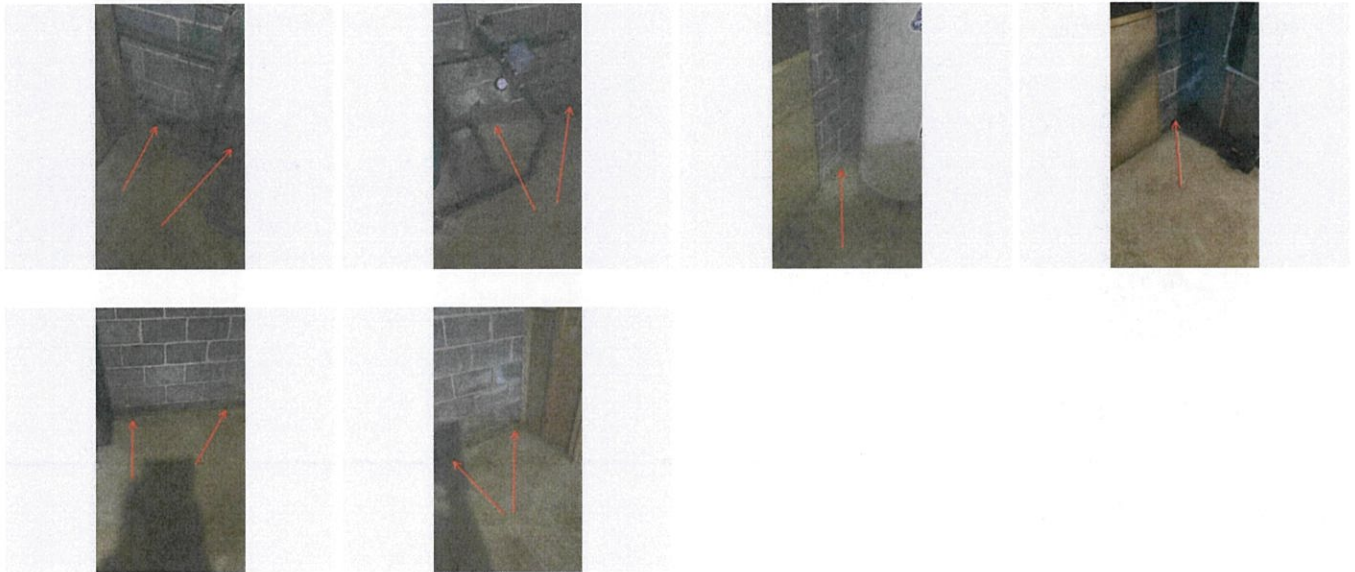
DESCRIPTION: Around lower perimeter of basement

COMMENTS:

A qualified basement water proofing contractor is recommended to evaluate and estimate repairs

 Defective

Moisture present around perimeter, Efflorescence is also present, A qualified basement water proofing contractor is recommended to evaluate and estimate repairs



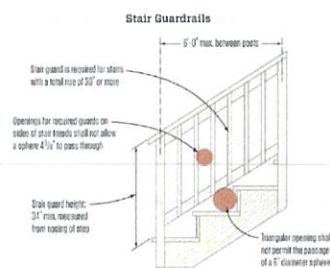
11.14 BASEMENT STAIRS/RAILINGS

DESCRIPTION: Wood stairs with wood handrails

COMMENTS:

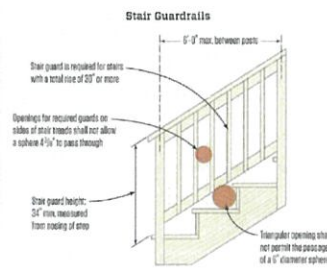
 Defective

Missing Stair Guard, recommend further evaluation from a qualified contractor



 Defective

Missing Handrail, A qualified contractor is recommended to evaluate and estimate repairs



12. Structure

12.1 STRUCTURE TYPE

DESCRIPTION: Wood frame

12.2 FOUNDATION

DESCRIPTION: Block

12.3 DIFFERENTIAL MOVEMENT

DESCRIPTION: No movement or displacement noted

12.4 BEAMS

DESCRIPTION: Solid wood

12.5 BEARING WALLS

DESCRIPTION: Block

12.6 JOISTS/TRUSSES

DESCRIPTION: 2x8

12.7 CEILING STRUCTURE

DESCRIPTION: 2x6

12.8 PIERS/POSTS

DESCRIPTION: Steel posts

12.9 FLOOR/SLAB

DESCRIPTION: Poured slab

12.10 STAIRS/HANDRAILS

DESCRIPTION: Wood stairs with wood handrails, Wood stairs with metal handrails

12.11 SUBFLOOR

DESCRIPTION: Dimensional wood

13. Electrical

13.1 SERVICE SIZE AMPS

DESCRIPTION: 200

VOLTS: 110-240 VAC

13.2 SERVICE

DESCRIPTION: Aluminum

COMMENTS:

 Defective

Not sealed, possible cause of rust inside main panel, Recommend further evaluation from a qualified Electrician



Defective

Exposed Plywood starting to rot, Recommend further evaluation from a qualified Electrician



13.3 120 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

13.4 240 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

13.5 CONDUCTOR TYPE

DESCRIPTION: Non-metallic sheathed cable, Romex

13.6 GROUND

DESCRIPTION: Plumbing and rod in ground

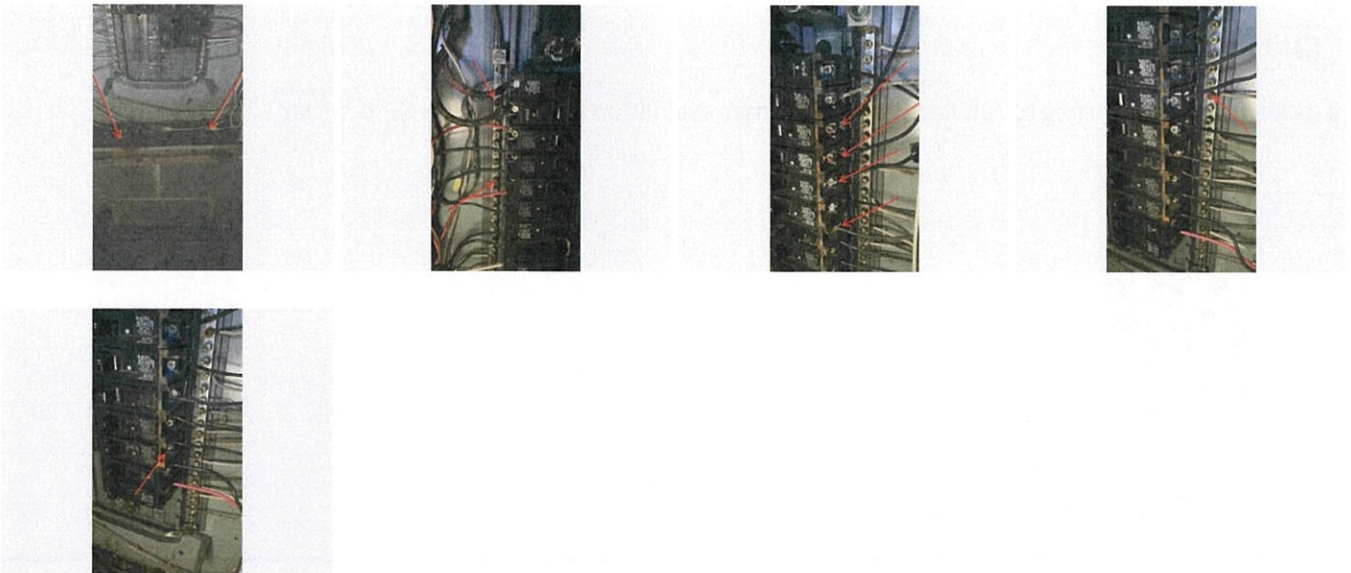
13.7 MANUFACTURER

DESCRIPTION: Seimens

COMMENTS:

Defective

Panel is rusted inside, Neutral screws rusted, breakers are showing rust, Recommend further evaluation from a qualified Electrician



13.8 MAXIMUM CAPACITY

DESCRIPTION: 200 Amps

13.9 MAIN BREAKER SIZE

DESCRIPTION: 200 Amps

13.10 PANEL COVER REMOVED

DESCRIPTION: Yes

13.11 BREAKERS

DESCRIPTION: Copper

13.12 GFCI

DESCRIPTION: At GFCI receptacles only

13.13 IS PANEL BONDED

DESCRIPTION: Yes

13.14 MANUFACTURER

DESCRIPTION: Seimens, Sub Panel, Water heater off peak panel

INFORMATION: I don't beleive that off peak is operable any longer

13.15 MAXIMUM CAPACITY

DESCRIPTION: 125 Amps

13.16 MAIN BREAKER SIZE

DESCRIPTION: 60 Amps

13.17 PANEL COVER REMOVED

DESCRIPTION: Yes

13.18 BREAKERS

DESCRIPTION: Copper

13.19 IS THE PANEL BONDED

DESCRIPTION: Yes

13.20 MAIN BREAKER SIZE

DESCRIPTION: 40 amp

14. Air Conditioning

14.1 A/C SYSTEM OPERATION

DESCRIPTION: Appears serviceable

COMMENTS:

 Marginal

The unit is currently in service beyond the manufactures stated design life of 12 to 15 yrs

14.2 CONDENSATE REMOVAL

DESCRIPTION: PVC, Plastic tubing, Electric pump

14.3 EXTERIOR UNIT

DESCRIPTION: Pad mounted

14.4 MANUFACTURER

DESCRIPTION: Lennox

14.5 MODEL NUMBER/SERIAL NUMBER

NAMEPLATE:

Model number - HS26-036-2P

Serial number - 5801B60272



14.6 AREA SERVED

DESCRIPTION: Whole building

APPROXIMATE AGE: 23 yrs

14.7 TYPE

DESCRIPTION: Central A/C

CAPACITY: 3 Ton

14.8 VISIBLE COIL

DESCRIPTION: Aluminum

14.9 REFRIGERANT LINES

DESCRIPTION: Serviceable condition

14.10 ELECTRICAL DISCONNECT

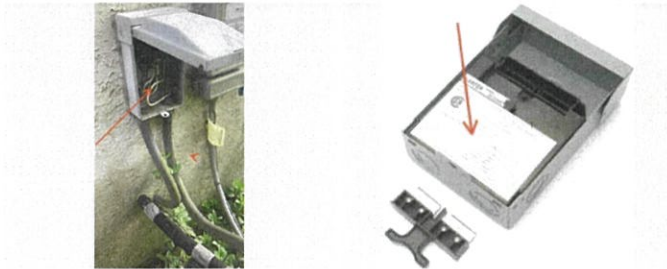
DESCRIPTION: Pull Type

INFORMATION: <

COMMENTS:

 Defective

Exposed Wires in Disconnect, Missing plastic cover over live wires, recommend further evaluation from a qualified Electrician



14.11 EXPOSED DUCTWORK

DESCRIPTION: Metal

14.12 BLOWER FAN/FILTERS

DESCRIPTION: Direct drive with disposable filter

INFORMATION: Filter Size 20x25x1"

MEDIA:



14.13 THERMOSTATS

DESCRIPTION: Mechanical

15. Heating System

15.1 HEATING SYSTEM OPERATION

DESCRIPTION: Adequate

15.2 MANUFACTURER

DESCRIPTION: Kerr Summit

15.3 MODEL NUMBER/SERIAL NUMBER

NAMEPLATE:

Model number - SUMMIT-MULTIK6C-160 5T

Serial number - 1002599



15.4 TYPE

DESCRIPTION: Forced air

CAPACITY: 160,000 Btuh

15.5 AREA SERVED

DESCRIPTION: Whole building

APPROXIMATE AGE: 16 yrs

15.6 FUEL TYPE

DESCRIPTION: Oil

15.7 HEAT EXCHANGER

DESCRIPTION: 1 Burner

15.8 UNABLE TO INSPECT

DESCRIPTION: 10%

15.9 BLOWER FAN/FILTER

DESCRIPTION: Direct drive with disposable filter

INFORMATION: See AC Section

15.10 DISTRIBUTION

DESCRIPTION: Metal duct

15.11 DRAFT CONTROL

DESCRIPTION: Automatic

15.12 FLUE PIPE

DESCRIPTION: Single wall

15.13 CONTROLS

DESCRIPTION: Limit switch, Switch at Furnace, Emergency Switch at the Top of the Basement Stairs

MEDIA:



15.14 THERMOSTATS

DESCRIPTION: Mechanical

15.15 FUEL LINES

DESCRIPTION: Copper Plastic Coated

15.16 FUEL SHUT OFF VALVE

DESCRIPTION: At Furnace, At Tank

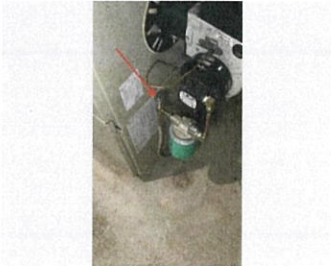
MEDIA:



15.17 OIL SAFETY VALVE

DESCRIPTION: Yes

MEDIA:



15.18 FUEL TANK

DESCRIPTION: Oil tank

COMMENTS:

No leaks noted at time of inspection

15.19 TANK LOCATION

DESCRIPTION: Basement

15.20 SUSPECTED ASBESTOS

DESCRIPTION: No

16. Plumbing

16.1 SERVICE LINE

DESCRIPTION: Polybutelene

16.2 MAIN WATER SHUTOFF

DESCRIPTION: Basement

MEDIA:



16.3 WATER LINES

DESCRIPTION: Copper, PEX

16.4 DRAIN PIPES

DESCRIPTION: Copper, PVC

16.5 SERVICE CAPS

DESCRIPTION: Not visible

16.6 VENT PIPES

DESCRIPTION: Copper

16.7 WATER HEATER OPERATION

DESCRIPTION: Adequate

16.8 MANUFACTURER

DESCRIPTION: Bradford-White

NAMEPLATE:

Model number - RE350S6

Serial number - XE47825997



16.9 TYPE

DESCRIPTION: Electric

CAPACITY: 50 Gal.

16.10 APPROXIMATE AGE

DESCRIPTION: 3 yrs

AREA SERVED: 1st Floor, 2nd Floor

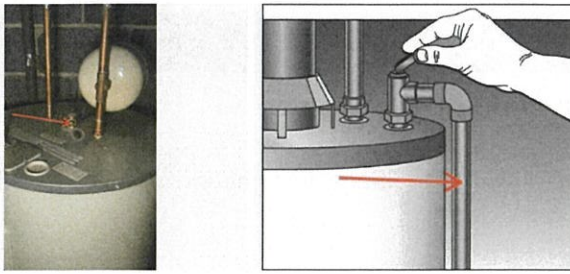
16.11 TPRV AND DRAIN TUBE

DESCRIPTION: None

COMMENTS:

 Defective

Missing drain tube, It is recommended that the Drain Tube extend to 6" above the floor, Recommend further evaluation from a qualified plumbing contractor



Recommended pipe includes, Steel, Galvanized, Copper, CPVC, PEX, Polypropylene, Poly Vinyl, recommend further evaluation from a qualified plumber

Recommend further evaluation from a qualified plumbing contractor

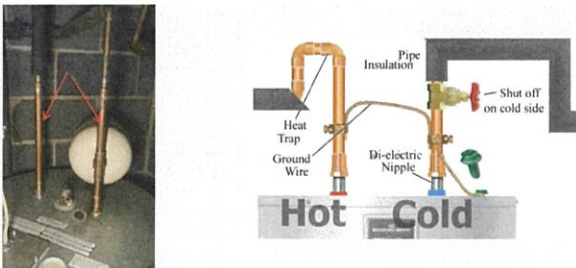
16.12 HOT AND COLD LINE BONDED

DESCRIPTION: No

COMMENTS:

 Defective

It is recommended that a bonding wire be attached across the hot and cold pipe, recommend further evaluation from a qualified Electrician



Summary

RIGHT WAY HOME INSPECTION PLUS

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



Marginal

Item is not fully functional and requires repair or servicing.



Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Lots and Grounds

1.1 DRIVEWAY

COMMENTS:



Marginal

Recommend Sealing Asphalt to Preserve Surface



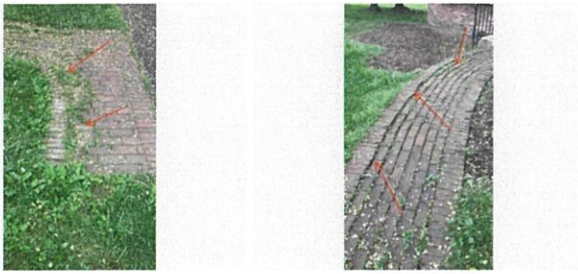
1.2 WALKS

COMMENTS:



Defective

Uneven surface, possible trip hazard, recommend resettig, recommend further evaluation from a qualified landscape contractor

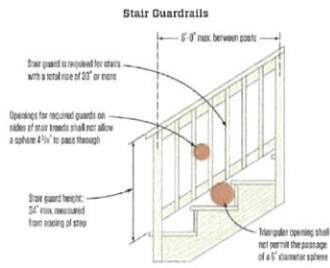


1.4 DECK

COMMENTS:

Defective

Missing Stair Guard, Recommend further evaluation from a qualified Decking contractor



Marginal

It is not recommended that a roof not be installed on top of a deck unless a structural engineer or an architect calculates proper structure and load calculations

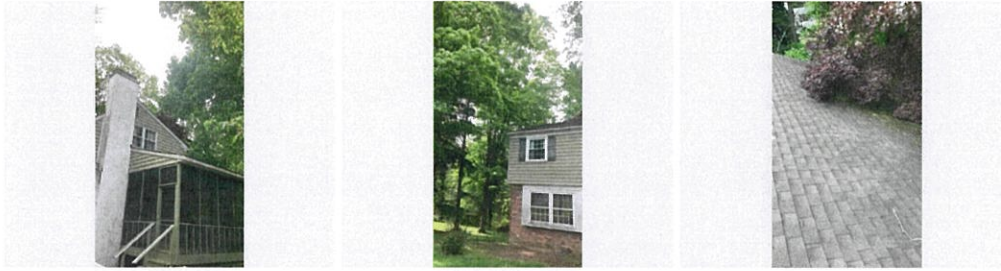


1.7 VEGETATION

COMMENTS:

Defective

Recommend Tree limbs that over hang the roof be cut back to prevent roof damage, recommend further evaluation from a qualified Arborist



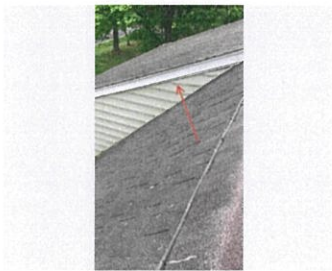
2. Exterior

2.1 TYPE

COMMENTS:

 Defective

Loose Siding, Recommend further evaluation from a qualified Siding contractor



2.2 TRIM

COMMENTS:

 Defective

Evidence of rotting Wood, Recommend further evaluation from a qualified contractor

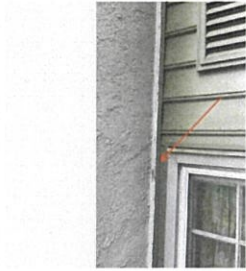


 Defective

Exposed Wood, Recommend Sealing Gap



Exposed Wood



Exposed Wood



Seal Gap

2.3 FASCIA

COMMENTS:

 Defective

Loose, Recommend further evaluation from a qualified contractor



2.5 ENTRY DOORS

COMMENTS:

 Marginal

Storm Door window is out, closer is missing

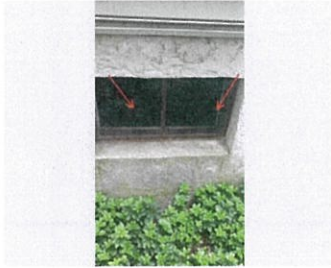


2.7 WINDOWS

COMMENTS:

 Defective

Cracked glass, A qualified glazier is recommended to evaluate and estimate repairs



2.12 EXTERIOR ELECTRIC OUTLETS

COMMENTS:

 Defective

It is Recommended that a GFCI receptacle be installed at the Front and Back of House, Recommend further evaluation from a qualified Electrician



2.13 HOSE BIBS

COMMENTS:

 Defective

Recommend a Backflow preventer, to prevent cross contamination, these can be purchased at Home Depot or Lowes



Backflow Preventer

Sample



Sample

3. Roof

3.3 MATERIAL

COMMENTS:

 Defective

Moss is present



 Marginal

Low spot in in roof, did not see any issues in attic



5. Bedroom

5.1 CLOSET

COMMENTS:

 Defective

Exposed Bulb, possible fire hazard, it is recommended that a closet light be covered, recommend further evaluation from a qualified Electrician



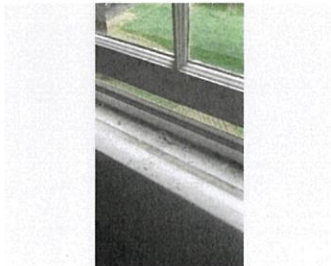
5.2 CHIPPING,FLAKING PAINT

COMMENTS:

 Marginal

A Home built before 1978 could have lead based paint, caution should be used when sanding and re painting, see HUD Lead Paint Brochure.

Location - Front Right Bedroom



5.5 FLOOR

COMMENTS:

 Marginal

Damaged



5.8 ELECTRICAL

COMMENTS:

 Marginal

2 prong Receptacles present, these are ungrounded Receptacles and they are acceptable, they should not be replaced with a 3 prong Receptacle, Receptacle can be replaced with a GFCI Receptacle which will protect the circuit

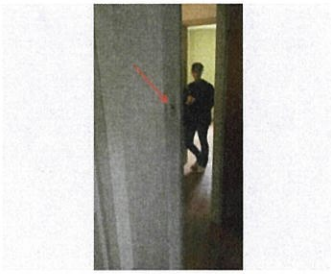
Location - All Bedrooms



 Defective

It is recommended when entering a room a switch should operate a light or a Receptacle, recommend further evaluation from a qualified Electrician

Location - Left Rear Bedroom



5.10 SMOKE DETECTOR

COMMENTS:

 Defective

It is Recommended that all Bedrooms be Installed with a Smoke Detector

6. Bathroom

6.2 CHIPPING,FLAKING PAINT

COMMENTS:

 Marginal

Please be aware of lead paint hazards, any home pre 1978 can possibly have lead paint present.



6.4 WALLS

COMMENTS:

 Defective

Damaged Drywall, Recommend further evaluation from a qualified contractor

Location - 1st Floor Bathroom



6.5 FLOOR

COMMENTS:

 Defective

Missing Baseboard, recommend installing to prevent water penetration, Recommend further evaluation from a qualified contractor

Location - Bathroom, 1st Floor



6.7 WINDOWS

COMMENTS:

 Marginal

It is recommended that a window in a tub or shower be 5ft above the tub or shower floor, it only measures 52"

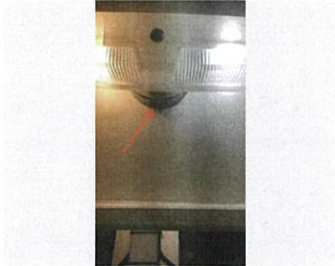


6.8 ELECTRICAL

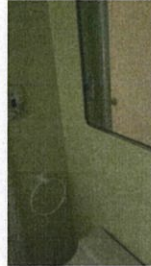
COMMENTS:

 Defective

It is recommended that all bathrooms have a GFCI Receptacle, recommend further evaluation from a qualified Electrician



Not considered a safe receptacle



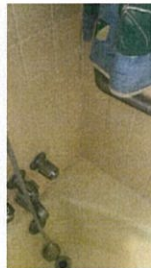
Not considered a safe receptacle

6.11 TUB/SURROUND

COMMENTS:

 Defective

Recommend re sealing to prevent water penetration, Recommend further evaluation from a qualified handyman




 Defective

Shower Connection is leaking, Recommend further evaluation from a qualified handyman



6.12 TOILETS

COMMENTS:

 Defective

The toilet is loose at the floor and may require replacement of the wax seal, Recommend further evaluation from a qualified plumbing contractor

Location - 1st Floor, Bathroom



7. Living Space

7.6 WINDOWS

COMMENTS:

 Defective

Locks do not align/lock-recommend correction, Recommend further evaluation from a qualified handyman

Location - Dining room



7.7 ELECTRICAL

COMMENTS:

 Marginal

2 prong Receptacles present, these are ungrounded Receptacles and they are acceptable, they should not be replaced with a 3 prong Receptacle, Receptacle can be replaced with a GFCI Receptacle which will protect the circuit

Location - All Rooms

7.9 SMOKE DETECTOR

COMMENTS:

 Defective

Recommend that a Smoke Detector be Installed

7.10 CARBON MONOXIDE DETECTOR

COMMENTS:

 Defective

Recommend that a Carbon Monoxide Detector be Installed

8. Fireplace/Wood Stove

8.4 FLUE

COMMENTS:

 Defective

Recommend cleaning and reinspection, Recommend further evaluation from a qualified chimney sweep



9. Laundry Room/Area

9.5 WINDOWS

COMMENTS:

 Defective

Replace missing lock hardware, Recommend further evaluation from a qualified handyman



9.6 ELECTRICAL

COMMENTS:

 Defective

Non-GFCI circuit, It is recommended that all Receptacles in a Laundry Room be GFCI Protected, Recommend further evaluation from a qualified electrician

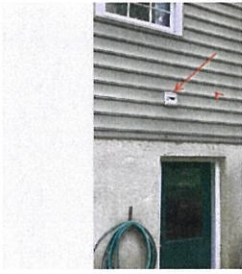


9.10 DRYER VENT

COMMENTS:

 Defective

Damaged small animal cover, Recommend further evaluation from a qualified handyman



Sample

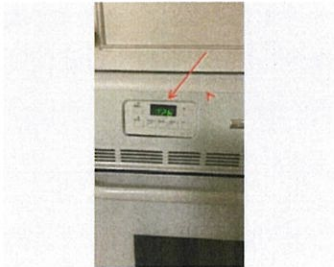
10. Kitchen

10.1 COOKING APPLIANCES

COMMENTS:

 Defective

Oven control panel appears not installed correctly, Recommend further evaluation from a qualified appliance repair technician



10.2 VENTILATOR

COMMENTS:

 Defective

Exposed bulb recommend replacing light cover to prevent cross contamination in case of bulb breakage, recommend further evaluation from a qualified appliance installer



10.5 ELECTRICAL

COMMENTS:

 Defective

Non GFCI Receptacles present, it is recommended that all Receptacles on a kitchen counter be GFCI Protected, recommend further evaluation from a qualified Electrician

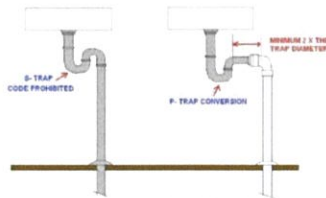


10.6 PLUMBING/FIXTURES

COMMENTS:

 Marginal

An 'S' trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap 'primed.' Fixtures should be monitored for sewer odor.



10.12 WINDOWS

COMMENTS:

 Defective

Will not open-recommend correction, A qualified glazier is recommended to evaluate and estimate repairs



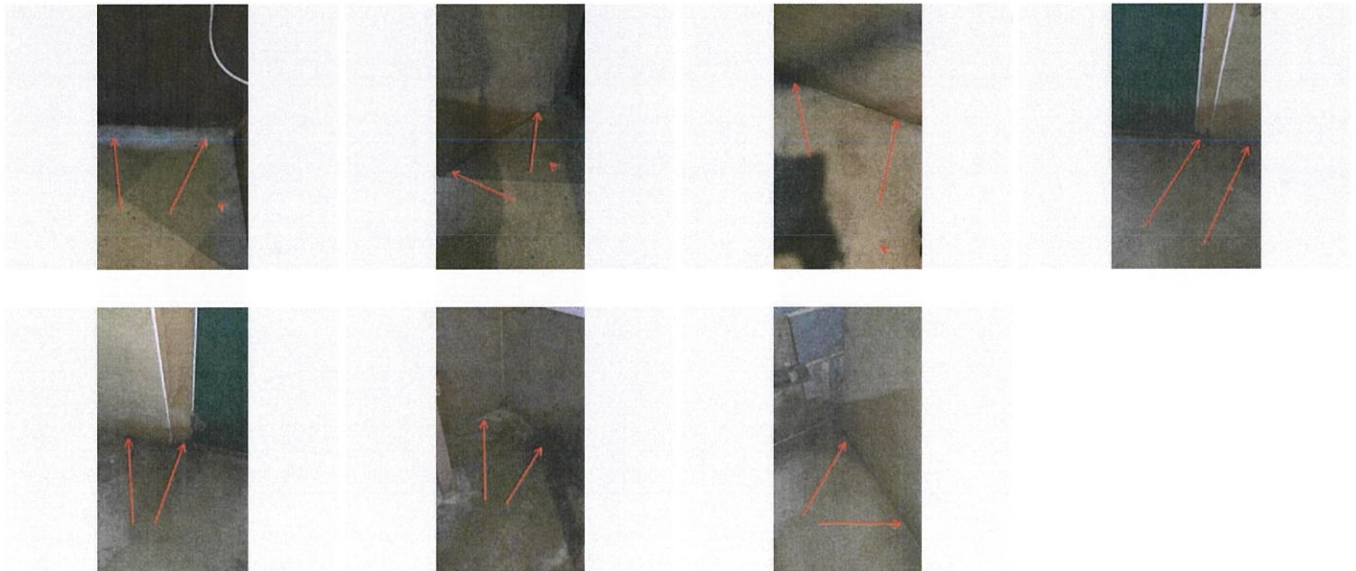
11. Basement

11.4 WALLS

COMMENTS:

 Defective

Evidence of possible wood rot, moisture present at bottom of paneling, Recommend further evaluation from a qualified contractor

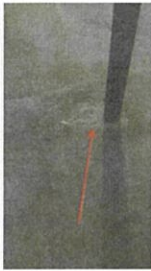


11.5 FLOOR

COMMENTS:

 Defective

Efflorescence is present on the floor, this is caused by a moisture issue, recommend further evaluation from a basement water proofing contractor



11.7 WINDOWS

COMMENTS:

 Defective

Missing Latch, Recommend further evaluation from a qualified handyman

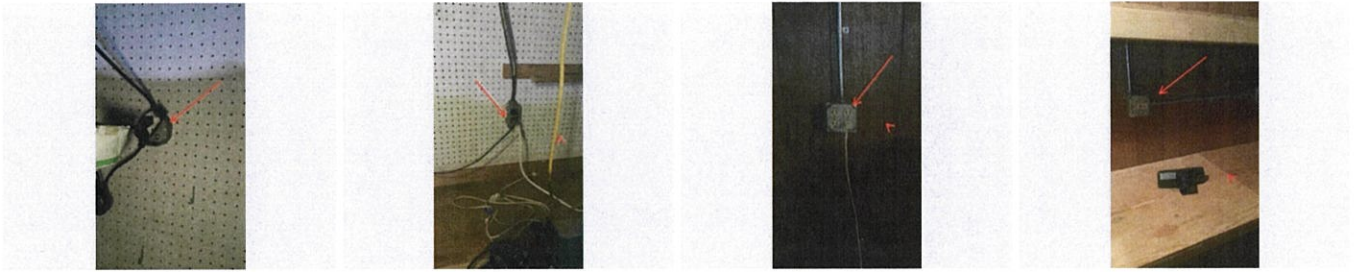


11.8 ELECTRICAL

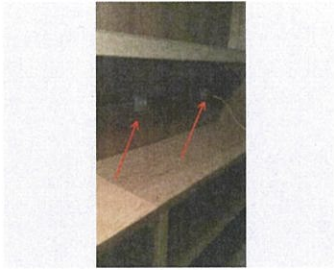
COMMENTS:

 Defective

Receptacle is not installed correctly, It is recommended that all Receptacles in an unfinished basement be GFCI Protected, recommend further evaluation from a qualified Electrician



Not installed correctly



11.10 CARBON MONOXIDE ALARM

COMMENTS:



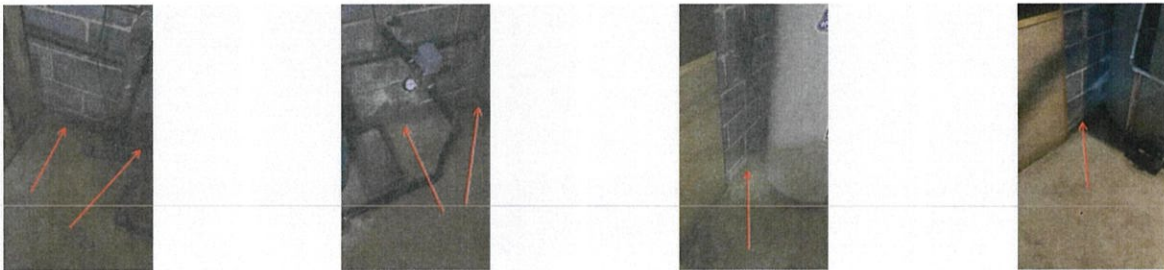
Recommend that a Carbon Monoxide Detector be installed

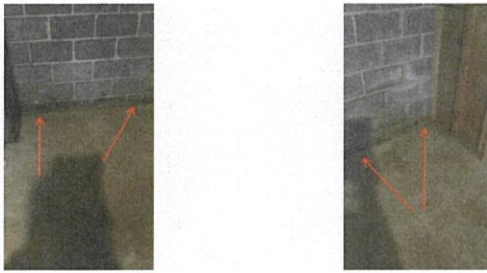
11.13 MOISTURE LOCATION

COMMENTS:



Moisture present around perimeter, Efflorescence is also present, A qualified basement water proofing contractor is recommended to evaluate and estimate repairs



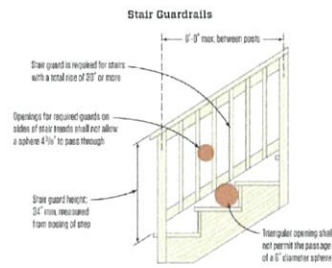


11.14 BASEMENT STAIRS/RAILINGS

COMMENTS:

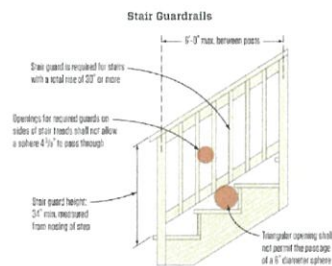
Defective

Missing Stair Guard, recommend further evaluation from a qualified contractor



Defective

Missing Handrail, A qualified contractor is recommended to evaluate and estimate repairs



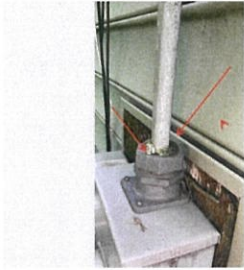
13. Electrical

13.2 SERVICE

COMMENTS:

 Defective

Not sealed, possible cause of rust inside main panel, Recommend further evaluation from a qualified Electrician



 Defective

Exposed Plywood starting to rot, Recommend further evaluation from a qualified Electrician

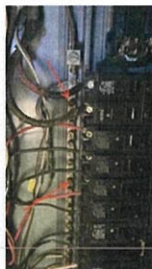
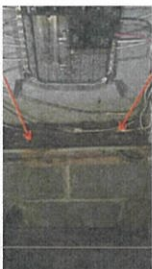


13.7 MANUFACTURER

COMMENTS:

 Defective

Panel is rusted inside, Neutral screws rusted, breakers are showing rust, Recommend further evaluation from a qualified Electrician





14. Air Conditioning

14.1 A/C SYSTEM OPERATION

COMMENTS:

 Marginal

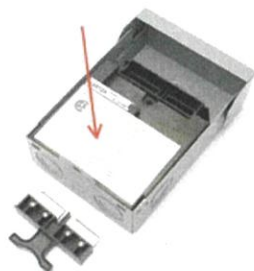
The unit is currently in service beyond the manufactures stated design life of 12 to 15 yrs

14.10 ELECTRICAL DISCONNECT

COMMENTS:

 Defective

Exposed Wires in Disconnect, Missing plastic cover over live wires, recommend further evaluation from a qualified Electrician



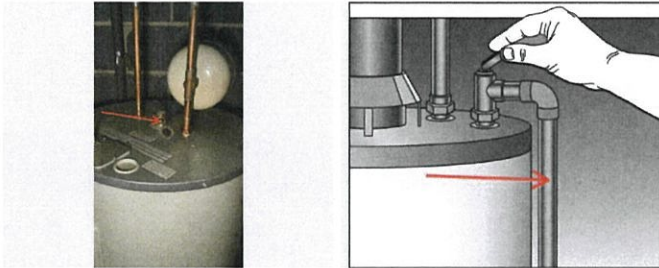
16. Plumbing

16.11 TPRV AND DRAIN TUBE

COMMENTS:

 Defective

Missing drain tube, It is recommended that the Drain Tube extend to 6" above the floor, Recommend further evaluation from a qualified plumbing contractor



16.12 HOT AND COLD LINE BONDED

COMMENTS:

 Defective

It is recommended that a bonding wire be attached across the hot and cold pipe, recommend further evaluation from a qualified Electrician

