



May 30th, 2024

157 Upper Church Road, Chalfont, PA, 18914

Right Way Home Inspection Plus

PREPARED FOR:

Alderfer Auction

INSPECTED BY:

Frank Sirianni / Right Way Home Inspection
Plus



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Summary

Inspection Details

INSPECTOR

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Right Way Home Inspection
Plus

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CLIENT

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BUYERS AGENT

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PROPERTY

Square feet 1448

Year built 1956

Bedrooms 3

Type single_family

Bathrooms 2

ADDITIONAL INFO

 Inspection date May 30th, 2024

• Property Occupied Occupied

• Building Type Single Family

• Space Below Grade Basement

• Garage None

• Weather Sunny

• Temperature 62 °F

• Water Source Well

• Sewage/Disposal Septic

• Electric On Yes






• Gas/Oil On Yes

• Water On Yes

• Inspection End Time 12:45 pm

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

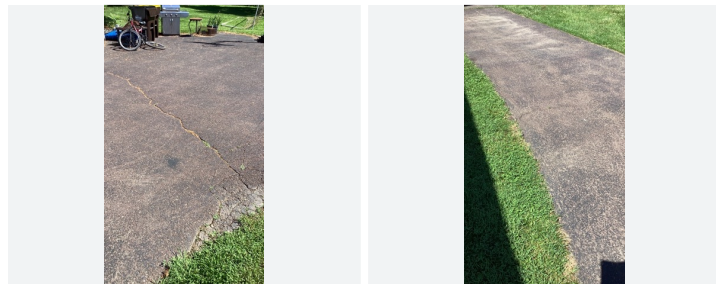
1.1 DRIVEWAY

DESCRIPTION: Asphalt

COMMENTS:

 Marginal

Recommend Sealing Asphalt to Preserve Surface



1.2 WALKS

DESCRIPTION: Flag Stone

1.3 STEPS/STOOPS

DESCRIPTION: Concrete

COMMENTS:

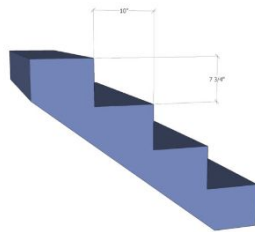
 Defective

Damaged or deteriorated, recommend estimate for repair or replacement by a concrete contractor



 Defective

Not the correct step height, average step height is 7.5 ', recommend estimate for repair or replacement by a concrete contractor



1.4 PORCH

DESCRIPTION: Concrete

1.5 GRADING

DESCRIPTION: Minor slope

1.6 SWALE

DESCRIPTION: Adequate slope and depth for drainage

1.7 VEGETATION

DESCRIPTION: Trees, Shrubs, Plants

1.8 RETAINING WALLS

DESCRIPTION: Stone

2. Exterior

2.1 TYPE

DESCRIPTION: Vinyl siding

COMMENTS:

 Marginal

Damaged Siding

Location - 3 Season Room



2.2 TRIM

DESCRIPTION: Aluminum

2.3 FASCIA

DESCRIPTION: Aluminum

2.4 SOFFITS

DESCRIPTION: Vinyl

2.5 DOOR BELL

DESCRIPTION: Hard wired

2.6 ENTRY DOORS

DESCRIPTION: Wood Entry

2.7 PATIO DOOR

DESCRIPTION: Metal entry door

2.8 WINDOWS

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

2.9 STORM WINDOWS

DESCRIPTION: Aluminum framed tempered glass

2.10 WINDOW SCREENS

DESCRIPTION: Metal

2.11 EXTERIOR LIGHTING

DESCRIPTION: Pole light, Surface mount

2.12 EXTERIOR ELECTRIC OUTLETS

DESCRIPTION: None

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

DESCRIPTION: Rotary, Frost Free

2.14 GAS METER

DESCRIPTION: Top of Propane Tank

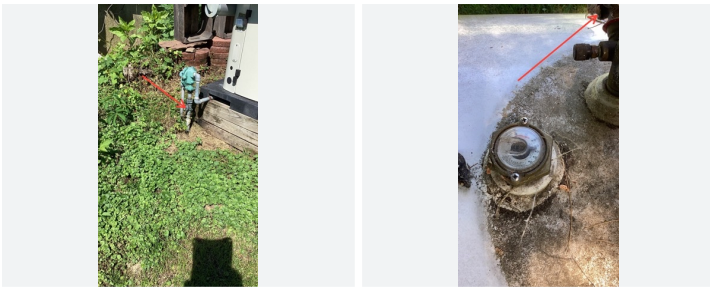
MEDIA:



2.15 MAIN GAS VALVE

DESCRIPTION: Top of Propane Tank, At Generator

MEDIA:



3. Roof

3.1 METHOD OF INSPECTION

DESCRIPTION: On roof

3.2 UNABLE TO INSPECT

DESCRIPTION: Inspected

3.3 MATERIAL

DESCRIPTION: Fiberglass Reinforced Shingle, EPDM

COMMENTS:



Recommend re sealing to prevent possible water intrusion, Recommend further evaluation from a qualified roofing contractor



3.4 TYPE

DESCRIPTION: Gable, Shed

3.5 APPROXIMATE AGE

DESCRIPTION: 1 to 5 yrs

3.6 FLASHING

DESCRIPTION: Aluminum

3.7 PLUMBING VENTS

DESCRIPTION: Copper, Steel

3.8 ELECTRICAL MAST

DESCRIPTION: Underground utilities

3.9 GUTTERS

DESCRIPTION: Aluminum

3.10 DOWNSPOUTS

DESCRIPTION: Aluminum

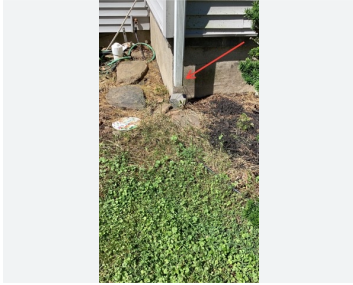
3.11 LEADER/EXTENSION

DESCRIPTION: Good

COMMENTS:

 Marginal

Leaders do not extend 6 feet beyond the foundation perimeter

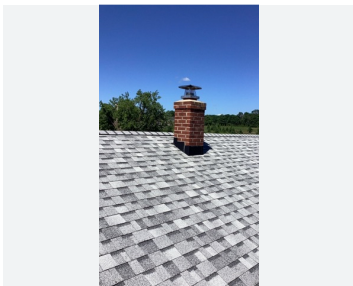


3.12 CHIMNEY

DESCRIPTION: Brick

LOCATION: Center of roof

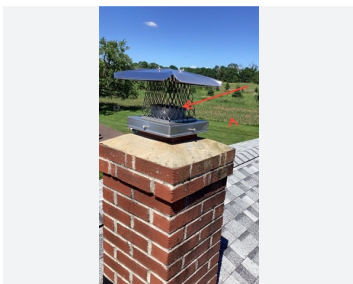
MEDIA:



3.13 FLUE/FLUE CAP

DESCRIPTION: Metal, Chimney has been re lined

MEDIA:



3.14 CHIMNEY FLASHING

DESCRIPTION: Metal

3.15 CHIMNEY

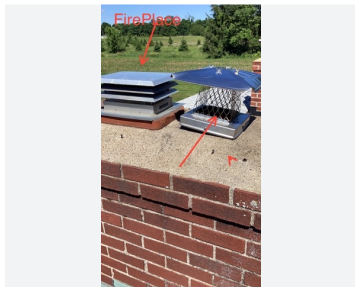
DESCRIPTION: Brick

3.16 FLUE/FLUE CAP

DESCRIPTION: Metal, Tile, Chimney has been re lined

INFORMATION: Unlined chimney appears to be abandoned, Front Chimney is for gas fireplace

MEDIA:



COMMENTS:

 Defective

Crown cracked, recommend Repairing chimney mortar crown to prevent water penetration, recommend further evaluation from a qualified chimney sweep



Chimney lining could not be inspected due to rain cap



3.17 CHIMNEY FLASHING

DESCRIPTION: Copper

4. Attic

4.1 METHOD OF INSPECTION

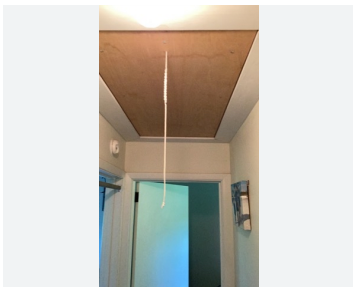
DESCRIPTION: In the attic

4.2 STAIR CASE

DESCRIPTION: Yes

COMMENTS:

Pull Down



4.3 UNABLE TO INSPECT

DESCRIPTION: 45%

MEDIA:



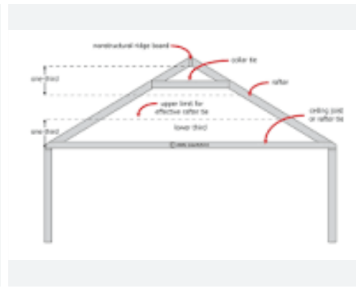
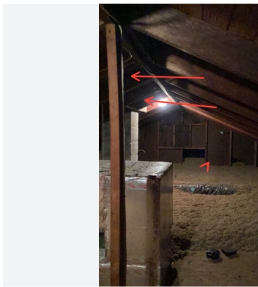
4.4 ROOF FRAMING

DESCRIPTION: 2x6 Rafter

COMMENTS:

 Defective

Missing Collar Ties, recommend further evaluation from a qualified contractor



4.5 SHEATHING

DESCRIPTION: Dimensional wood

4.6 VENTILATION

DESCRIPTION: Roof and soffit vents

4.7 INSULATION

DESCRIPTION: Cellulose

4.8 INSULATION DEPTH

DESCRIPTION: 12", Plus

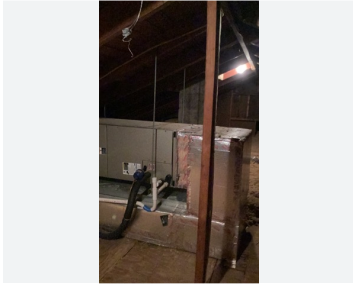
4.9 WIRING/LIGHTING

DESCRIPTION: 110 VAC lighting circuit

COMMENTS:

 Defective

110 volt Receptacle is required in the attic no further than 8ft away from the HVAC system for repair, recommend further evaluation from a qualified Electrician



4.10 MOISTURE PENETRATION

DESCRIPTION: No Moisture present at time of inspection

5. Bedroom

5.1 CLOSET

DESCRIPTION: Single

5.2 CEILING

DESCRIPTION: Drywall, Paint

5.3 WALLS

DESCRIPTION: Paint and paneling, Drywall and Paint

5.4 FLOOR

DESCRIPTION: Hardwood

COMMENTS:

This inspection does not cover any damage concealed by carpeting, rugs or furniture

5.5 DOORS

DESCRIPTION: Hollow wood, Louvered

5.6 WINDOWS

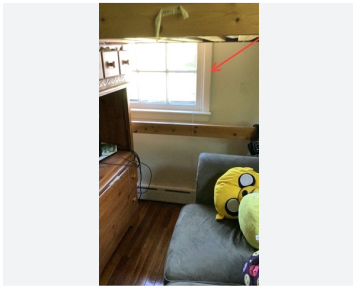
DESCRIPTION: Wood double hung

COMMENTS:

 Defective

Hard operation-needs improvements for ease of operation, A qualified glazier is recommended to evaluate and estimate repairs

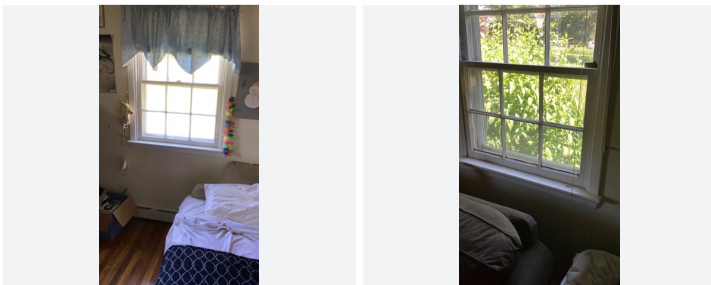
Location - Bedroom Rear



 Defective

Window does not stay up, A qualified glazier is recommended to evaluate and estimate repairs

Location - Bedroom Both



 Marginal

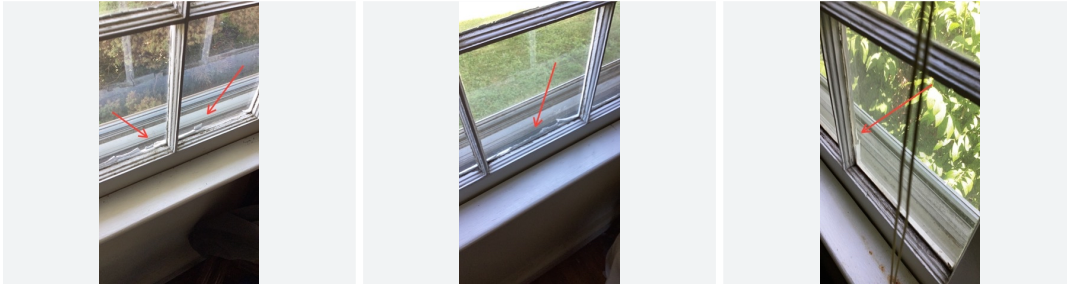
These are the original windows, it operates but they are loose and not weather tight, recommend replacement.

Location - Bedrooms front and rear

Defective

Glazing is peeling off, A qualified glazier is recommended to evaluate and estimate repairs

Location - Bedroom Both



5.7 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 - Bedroom front and rear left

5.8 HVAC SOURCE

DESCRIPTION: Convection baseboard, Cooling Register

5.9 SMOKE DETECTOR

DESCRIPTION: Battery operated

COMMENTS:

Defective

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

6. Bathroom

6.1 CEILING

DESCRIPTION: Drywall, Paint

6.2 WALLS

DESCRIPTION: Drywall and Paint, Tile

6.3 FLOOR

DESCRIPTION: Vinyl floor covering

6.4 DOORS

DESCRIPTION: Hollow wood

6.5 WINDOWS

DESCRIPTION: Wood double hung

6.6 ELECTRICAL

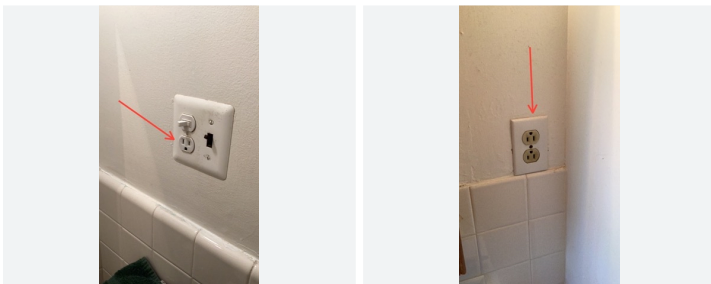
DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

 Defective

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

Location - Bathrooms Both



6.7 COUNTER/CABINET

DESCRIPTION: Composite and wood, Cultured Marble

6.8 SINK/BASIN

DESCRIPTION: Molded single bowl, Lav Sink

6.9 FAUCETS/TRAPS

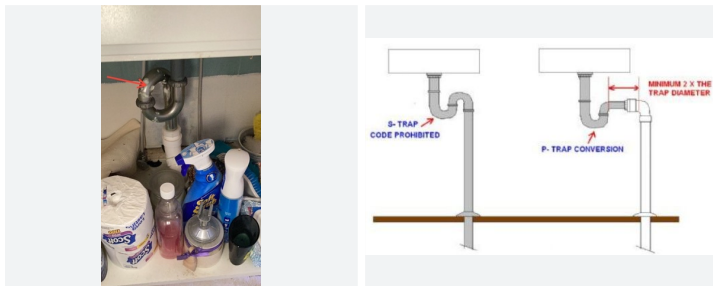
DESCRIPTION: Chrome, Chrome Trap

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.


Location - Hall Bath



6.10 TUB/SURROUND

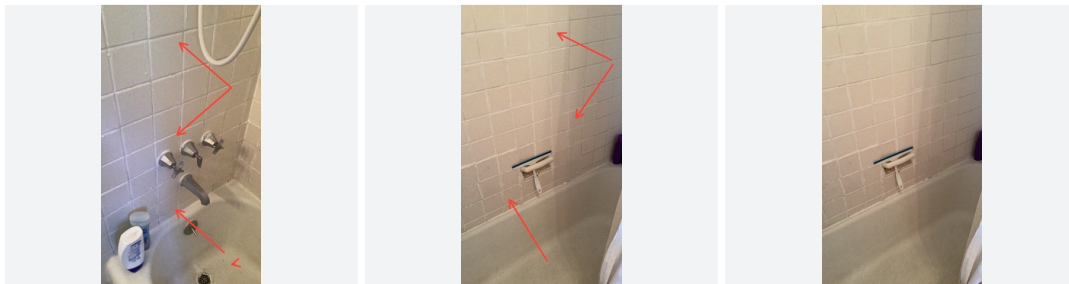
DESCRIPTION: Porcelain tub and ceramic tile surround

COMMENTS:

 Defective

Tile grout has been repaired with caulk, possible wall Damage, Recommend further evaluation from a qualified contractor

Location - Main Bathroom



6.11 SHOWER/SURROUND

DESCRIPTION: Tile Pan Tile Surround

6.12 TOILETS

DESCRIPTION: Kohler, Zepher

6.13 HVAC SOURCE

DESCRIPTION: Convection baseboard

LOCATION: Hallway Bath

7. Living Space

7.1 CLOSET

DESCRIPTION: Single

7.2 CEILING

DESCRIPTION: Drywall, Paint

7.3 WALLS

DESCRIPTION: Drywall and Paint, Paneling

7.4 FLOOR

DESCRIPTION: Hardwood, Carpet

COMMENTS:

This inspection does not cover any damage concealed by carpeting, rugs or furniture

7.5 DOORS

DESCRIPTION: Solid wood, Metal Entry, Hollow wood

7.6 WINDOWS

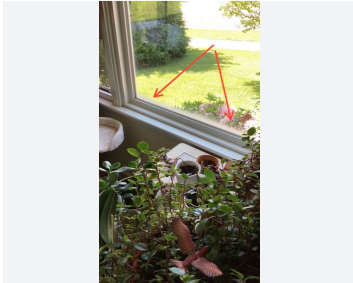
DESCRIPTION: Wood double hung, Vinyl double hung, Fixed Vinyl

COMMENTS:

 Defective

Window has fogging between the layers of glass

Location - Living 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 - Dining room

7.8 HVAC SOURCE

DESCRIPTION: Convection baseboard, Cooling Register

7.9 SMOKE DETECTOR

DESCRIPTION: Battery operated with light

7.10 CARBON MONOXIDE DETECTOR

DESCRIPTION: Plug in Type

7.11 CEILING

DESCRIPTION: Plaster

LOCATION: Sunroom

7.12 WALLS

DESCRIPTION: Drywall and Paint, Vinyl Panels

7.13 FLOOR

DESCRIPTION: Carpet

COMMENTS:

This inspection does not cover any damage concealed by carpeting, rugs or furniture

7.14 DOORS

DESCRIPTION: Solid wood, Metal Entry

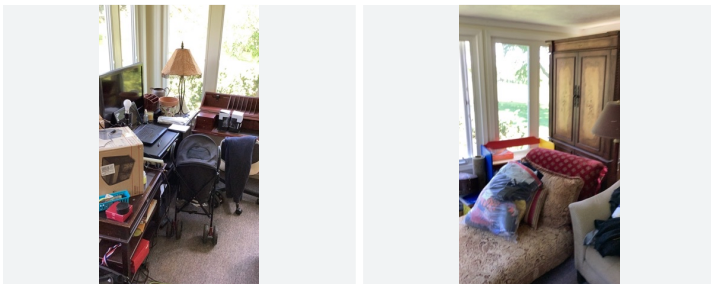
7.15 WINDOWS

DESCRIPTION: Vinyl casement

COMMENTS:

 Marginal

Could not Test all windows



7.16 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

7.17 HVAC SOURCE

DESCRIPTION: None

8. Fireplace/Wood Stove

8.1 FIREPLACE CONSTRUCTION

DESCRIPTION: Brick, Prefab

8.2 TYPE

DESCRIPTION: Gas log

8.3 FIREPLACE INSERT

DESCRIPTION: Standard

8.4 SMOKE CHAMBER

DESCRIPTION: Metal

8.5 FLUE

DESCRIPTION: Metal

9. Laundry Room/Area

Basement

9.1 CEILING

DESCRIPTION: Exposed framing

9.2 WALLS

DESCRIPTION: Block

9.3 FLOOR

DESCRIPTION: Concrete

9.4 DOORS

DESCRIPTION: Hollow wood

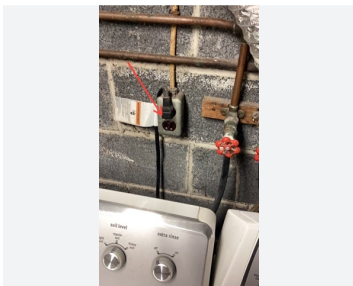
9.5 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

 Defective

Non-GFCI circuit, It is recommended that all Receptacles in a Laundry Room be GFCI Protected



9.6 WASHER HOSE BIB

DESCRIPTION: Rotary

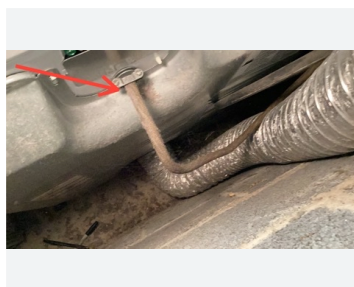
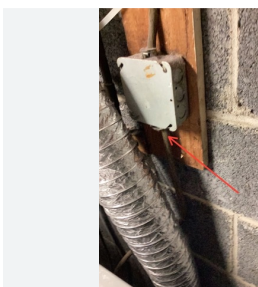
9.7 WASHER AND DRYER ELECTRICAL

DESCRIPTION: 110-240 VAC

COMMENTS:

 Defective

Dryer is direct wired, it is required that a Receptacle be installed for Dryer, recommend further evaluation from a qualified Electrician



Receptacle



Wire and Plug

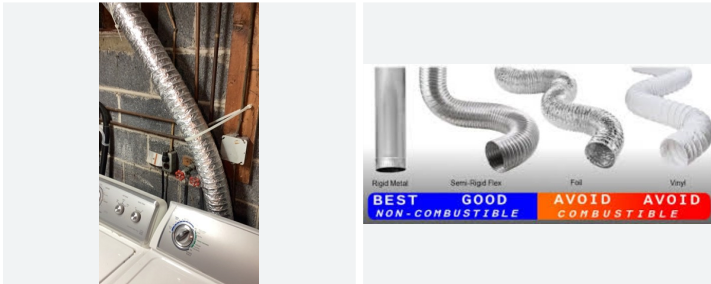
9.8 DRYER VENT

DESCRIPTION: Rigid metal, Aluminum Foil Flex

COMMENTS:

 Marginal

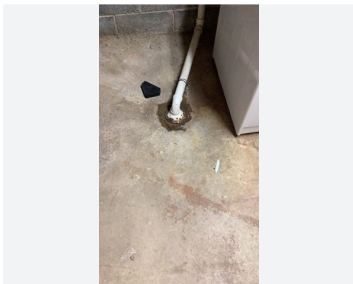
Aluminum Foil Flex has been known as a Fire Hazard, Recommend a Ridged Flex Hose be Installed



9.9 WASHER DRAIN

DESCRIPTION: Floor drain

MEDIA:



10. Kitchen

10.1 COOKING APPLIANCES

DESCRIPTION: General Electric, Electric

10.2 TIP CLIP INSTALLED

DESCRIPTION: Yes

10.3 VENTILATOR

DESCRIPTION: Nutone

10.4 DISHWASHER

DESCRIPTION: KitchenAid

10.5 DW DRAIN HOSE

DESCRIPTION: Yes

10.6 REFRIGERATOR

DESCRIPTION: Whirlpool

10.7 SINK

DESCRIPTION: Stainless Steel

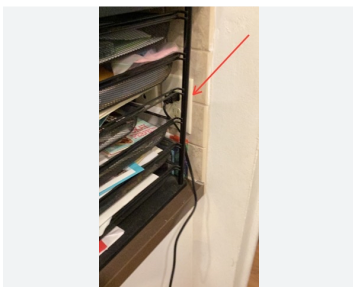
10.8 ELECTRICAL

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



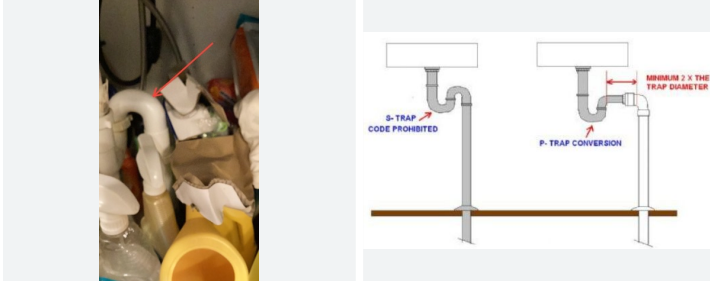
10.9 PLUMBING/FIXTURES

DESCRIPTION: PVC Trap, Brushed Stainless 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.



10.10 COUNTER TOPS

DESCRIPTION: Laminate

10.11 CABINETS

DESCRIPTION: Laminate and wood

10.12 CEILING

DESCRIPTION: Drywall, Paint

10.13 WALLS

DESCRIPTION: Drywall and Paint, Tile Backsplash

10.14 FLOOR

DESCRIPTION: Laminate

10.15 WINDOWS

DESCRIPTION: Vinyl double hung

10.16 HVAC SOURCE

DESCRIPTION: Cooling Register

11. Basement

11.1 UNABLE TO INSPECT

DESCRIPTION: Inspected

11.2 CEILING

DESCRIPTION: Exposed framing

11.3 WALLS

DESCRIPTION: Block

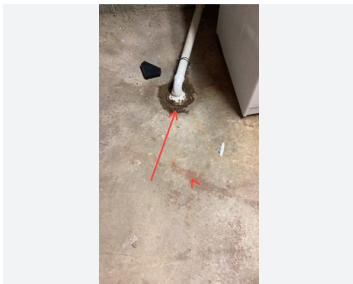
11.4 FLOOR

DESCRIPTION: Concrete

11.5 FLOOR DRAIN

DESCRIPTION: Surface drain

MEDIA:



11.6 DOORS

DESCRIPTION: Hollow wood

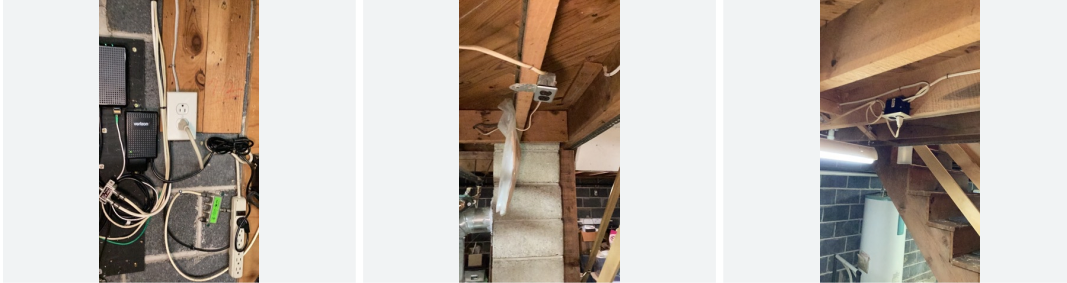
11.7 ELECTRICAL

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

 Defective

It is recommended that all Receptacles in an unfinished basement be GFCI Protected, recommend further evaluation from a qualified Electrician



11.8 SMOKE DETECTOR

DESCRIPTION: Battery operated

11.9 CARBON MONOXIDE ALARM

DESCRIPTION: None

COMMENTS:

 Defective

Recommend that a Carbon Monoxide Detector be installed

11.10 MOISTURE LOCATION

DESCRIPTION: No moisture present at time of inspection

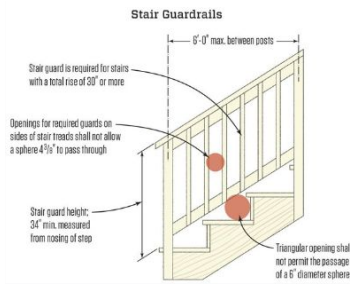
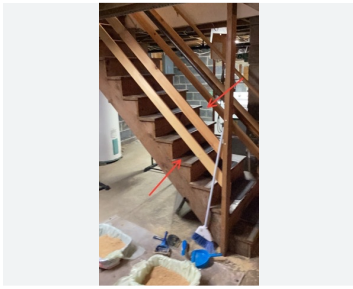
11.11 BASEMENT STAIRS/RAILINGS

DESCRIPTION: Wood stairs with wood handrails

COMMENTS:

 Defective

Improper baluster spacing, A qualified contractor is recommended to evaluate and estimate repairs



12. Crawl Space

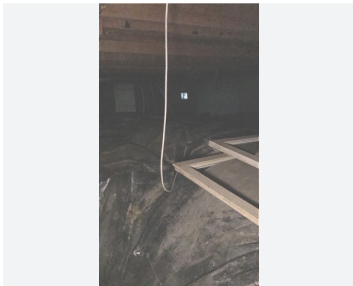
12.1 METHOD OF INSPECTION

DESCRIPTION: In the crawl space

12.2 UNABLE TO INSPECT

DESCRIPTION: 50%

MEDIA:



12.3 ACCESS

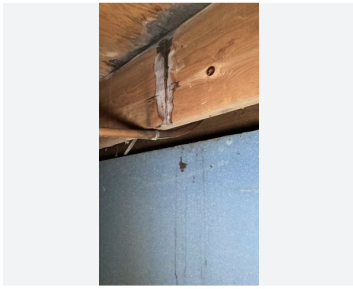
DESCRIPTION: Wood door

12.4 JOIST/ TRUSSES

DESCRIPTION: 2 x 10

COMMENTS:

Previous Water Stains



12.5 SUB FLOOR

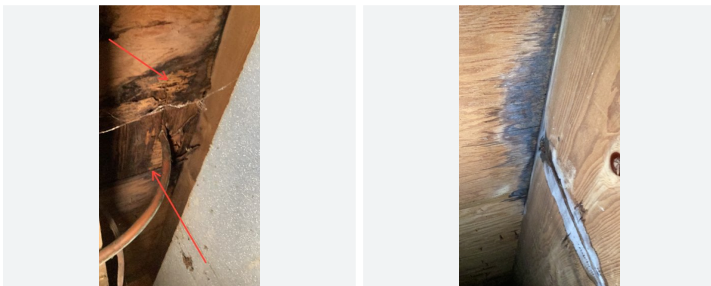
DESCRIPTION: Plywood

COMMENTS:

 Defective

evidence of previous water stains, evidence of rotted wood, possible mold present

Evidence of previous water stains, evidence of rotted wood, possible mold present, Recommend further evaluation from a qualified contractor/and a qualified mold remediation specialist



12.6 MOISTURE PENETRATION

DESCRIPTION: No moisture present at time of inspection

12.7 MOISTURE BARRIER

DESCRIPTION: Plastic

12.8 VENTILATION

DESCRIPTION: Vents

12.9 INSULATION

DESCRIPTION: Rigid polystyrene

LOCATION: Around Foundation

MEDIA:



13. Structure

13.1 STRUCTURE TYPE

DESCRIPTION: Wood frame

13.2 FOUNDATION

DESCRIPTION: Block

13.3 DIFFERENTIAL MOVEMENT

DESCRIPTION: No movement or displacement noted

13.4 BEAMS

DESCRIPTION: Solid wood

13.5 BEARING WALLS

DESCRIPTION: Block

13.6 JOISTS/TRUSSES

DESCRIPTION: 2x8

13.7 CEILING STRUCTURE

DESCRIPTION: 2x6

13.8 PIERS/POSTS

DESCRIPTION: Steel posts

13.9 FLOOR/SLAB

DESCRIPTION: Poured slab

13.10 STAIRS/HANDRAILS

DESCRIPTION: Wood stairs with wood handrails

13.11 SUBFLOOR

DESCRIPTION: Dimensional wood

14. Electrical

14.1 SERVICE SIZE AMPS

DESCRIPTION: 200

VOLTS: 110-240 VAC

14.2 SERVICE

DESCRIPTION: Aluminum

14.3 120 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

14.4 240 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

14.5 ALUMINUM WIRING

DESCRIPTION: Not present

14.6 CONDUCTOR TYPE

DESCRIPTION: Armored cable, Non-metallic sheathed cable, Romex

14.7 GROUND

DESCRIPTION: Plumbing and rod in ground

14.8 MANUFACTURER

DESCRIPTION: Square D

14.9 MAXIMUM CAPACITY

DESCRIPTION: 200 Amps

14.10 MAIN BREAKER SIZE

DESCRIPTION: 200 Amps

14.11 PANEL COVER REMOVED

DESCRIPTION: Yes

14.12 BREAKERS

DESCRIPTION: Copper

14.13 GFCI

DESCRIPTION: At GFCI receptacles only

14.14 IS PANEL BONDED

DESCRIPTION: Yes

14.15 MAIN BREAKER SIZE

DESCRIPTION: 40 amp

15. Air Conditioning

15.1 A/C SYSTEM OPERATION

DESCRIPTION: Appears serviceable

INFORMATION: Air Handler in Attic

COMMENTS:

 Marginal

The unit is nearing the end of the manufactures stated design life of 12 to 15 yrs

15.2 CONDENSATE REMOVAL

DESCRIPTION: PVC

15.3 EXTERIOR UNIT

DESCRIPTION: Pad mounted

15.4 MANUFACTURER

DESCRIPTION: Carrier

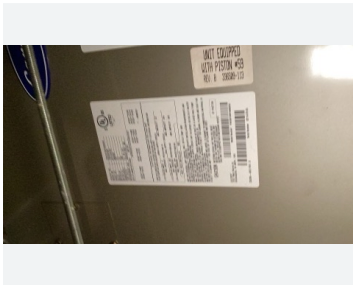
INFORMATION: Air Handler

LOCATION: Attic

NAMEPLATE:

Model number - FB4CNF030T00ABAA

Serial number - 0211A70123



15.5 MODEL NUMBER/SERIAL NUMBER

INFORMATION: OUTSIDE AC UNIT

LOCATION: Left Side of House

NAMEPLATE:

Model number - 24ABB330W310

Serial number - 5110E16241

15.6 AREA SERVED

DESCRIPTION: Whole building

APPROXIMATE AGE: 14 yrs

15.7 TYPE

DESCRIPTION: Central A/C

15.8 VISIBLE COIL

DESCRIPTION: Aluminum

15.9 REFRIGERANT LINES

DESCRIPTION: Serviceable condition

15.10 ELECTRICAL DISCONNECT

DESCRIPTION: Pull Type

INFORMATION: <

15.11 EXPOSED DUCTWORK

DESCRIPTION: Metal, Insulated flex

15.12 BLOWER FAN/FILTERS

DESCRIPTION: Direct drive with disposable filter

INFORMATION: Filter Size Approx. 12x28x1"

LOCATION: Hallway

15.13 THERMOSTATS

DESCRIPTION: Programmable

16. Heating System

16.1 HEATING SYSTEM OPERATION

DESCRIPTION: Adequate

16.2 MANUFACTURER

DESCRIPTION: Peerless Boiler

16.3 MODEL NUMBER/SERIAL NUMBER

NAMEPLATE:

Model number - WBV-03-WPCTL

Serial number - 665181-201109



16.4 TYPE

DESCRIPTION: Boiler system

CAPACITY: 126,000 Btuh

16.5 AREA SERVED

DESCRIPTION: 1st Floor

APPROXIMATE AGE: 13 yrs

16.6 FUEL TYPE

DESCRIPTION: Oil

16.7 HEAT EXCHANGER

DESCRIPTION: 1 Burner

16.8 UNABLE TO INSPECT

DESCRIPTION: 10%

16.9 DISTRIBUTION

DESCRIPTION: Hot water

16.10 CIRCULATOR

DESCRIPTION: Pump

INFORMATION: 2 zone

16.11 DRAFT CONTROL

DESCRIPTION: Automatic

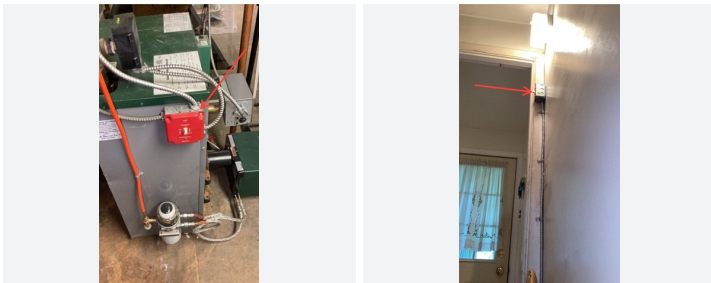
16.12 FLUE PIPE

DESCRIPTION: Single wall

16.13 CONTROLS

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

MEDIA:



16.14 DEVICES

DESCRIPTION: Temp gauge, Expansion tank

16.15 THERMOSTATS

DESCRIPTION: Programmable

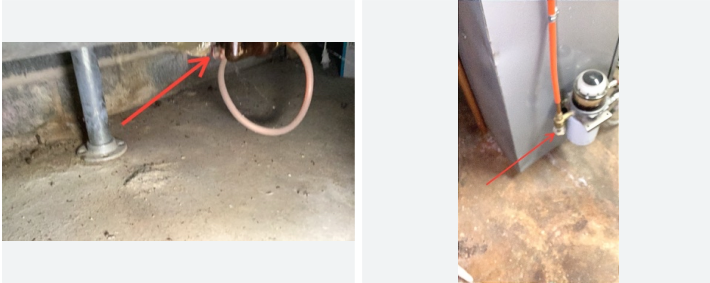
16.16 FUEL LINES

DESCRIPTION: Copper Plastic Coated

16.17 FUEL SHUT OFF VALVE

DESCRIPTION: At Furnace, At Tank

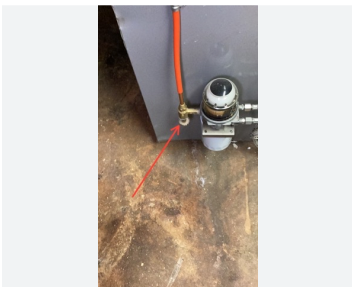
MEDIA:



16.18 OIL SAFETY VALVE

DESCRIPTION: Yes

MEDIA:

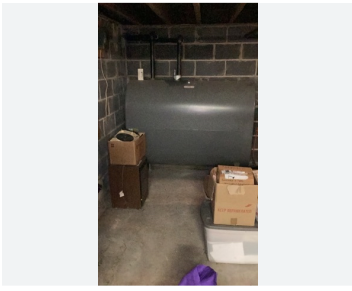


16.19 FUEL TANK

DESCRIPTION: Oil tank

COMMENTS:

No leaks noted at time of inspection



16.20 TANK LOCATION

DESCRIPTION: Basement

16.21 SUSPECTED ASBESTOS

DESCRIPTION: No

17. Plumbing

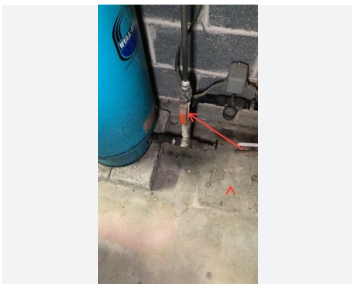
17.1 SERVICE LINE

DESCRIPTION: Polybutelene

17.2 MAIN WATER SHUTOFF

DESCRIPTION: Basement

MEDIA:



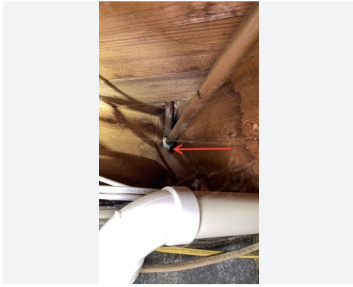
17.3 WATER LINES

DESCRIPTION: Copper

COMMENTS:

 Defective

Leaking Fitting, Recommend further evaluation from a qualified plumber



17.4 DRAIN PIPES

DESCRIPTION: PVC, Cast iron, Galvanized

COMMENTS:

 Marginal

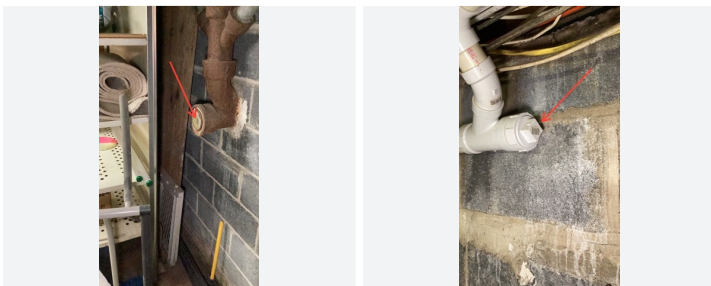
Galvanized drain pipe showing signs of corrosion, no leak observed at time of inspection



17.5 SERVICE CAPS

DESCRIPTION: Accessible

MEDIA:



17.6 VENT PIPES

DESCRIPTION: Cast iron, Steel

17.7 GAS SERVICE LINES

DESCRIPTION: Steel

17.8 WATER HEATER OPERATION

DESCRIPTION: Adequate

COMMENTS:

 Marginal

A Water Heater life span is 12 to 15 yrs, water heater is past the manufacturers expected life span

17.9 MANUFACTURER

DESCRIPTION: A.O. Smith

17.10 MODEL NUMBER/SERIAL NUMBER

NAMEPLATE:

Model number - PEC 80 912

Serial number - ME85-72825-912



17.11 TYPE

DESCRIPTION: Electric

CAPACITY: 80 Gal.

17.12 APPROXIMATE AGE

DESCRIPTION: 39 yrs

AREA SERVED: Whole building

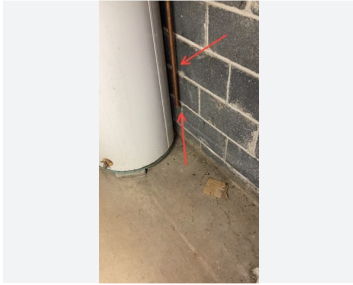
17.13 TPRV AND DRAIN TUBE

DESCRIPTION: Copper

COMMENTS:

 Defective

Drain tube opening is not within six inches of the floor, Recommend further evaluation from a qualified plumber



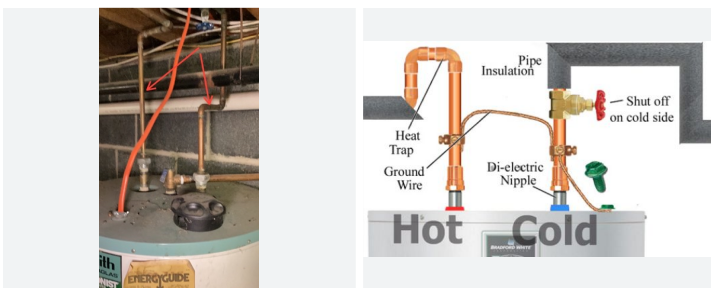
17.14 HOT AND COLD LINE BONDED

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



18. Air Conditioning

18.1 A/C OPERATION

DESCRIPTION: check 1

19. Rodent Activity

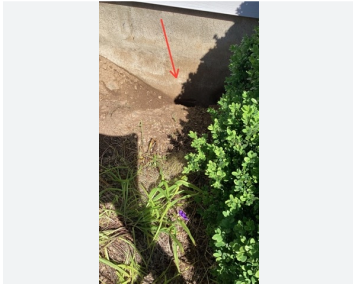
19.1 POSSIBLE RODENT ACTIVITY

COMMENTS:



Evidence of Possible Rodent Activity, Recommend further evaluation from a qualified pest control Technician

Location - Right Side of House



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.

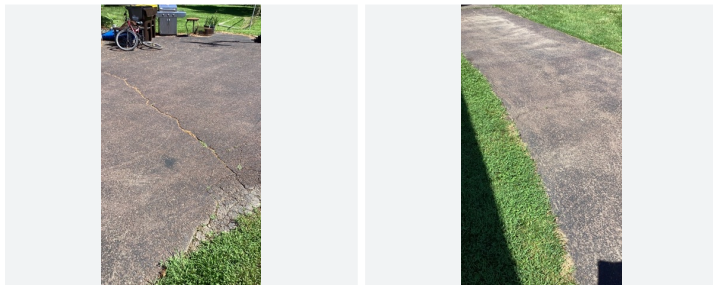
1. Lots and Grounds

1.1 DRIVEWAY

COMMENTS:



Recommend Sealing Asphalt to Preserve Surface



1.3 STEPS/STOOPS

COMMENTS:

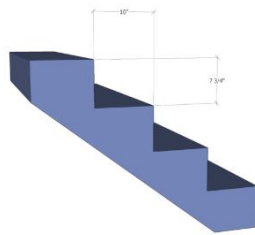


Damaged or deteriorated, recommend estimate for repair or replacement by a concrete contractor



 Defective

Not the correct step height, average step height is 7.5 "; recommend estimate for repair or replacement by a concrete contractor



2. Exterior

2.1 TYPE

COMMENTS:

 Marginal

Damaged Siding

Location - 3 Season Room



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

3. Roof

3.3 MATERIAL

COMMENTS:

 Defective

Recommend re sealing to prevent possible water intrusion, Recommend further evaluation from a qualified roofing contractor

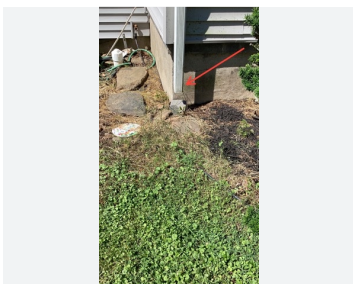


3.11 LEADER/EXTENSION

COMMENTS:

 Marginal

Leaders do not extend 6 feet beyond the foundation perimeter



3.16 FLUE/FLUE CAP

COMMENTS:

 Defective

Crown cracked, recommend Repairing chimney mortar crown to prevent water penetration, recommend further evaluation from a qualified chimney sweep



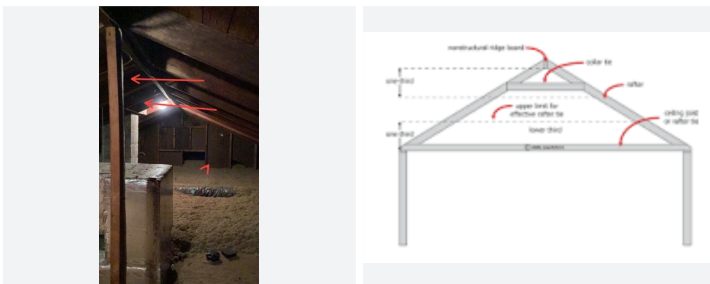
4. Attic

4.4 ROOF FRAMING

COMMENTS:

 Defective

Missing Collar Ties, recommend further evaluation from a qualified contractor

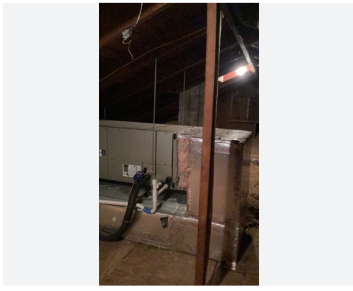


4.9 WIRING/LIGHTING

COMMENTS:

 Defective

110 volt Receptacle is required in the attic no further than 8ft away from the HVAC system for repair, recommend further evaluation from a qualified Electrician



5. Bedroom

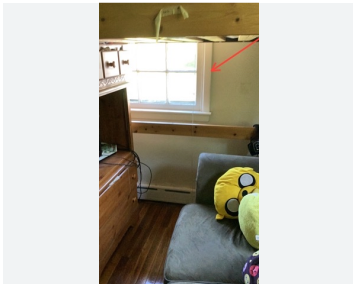
5.6 WINDOWS

COMMENTS:

 Defective

Hard operation-needs improvements for ease of operation, A qualified glazier is recommended to evaluate and estimate repairs

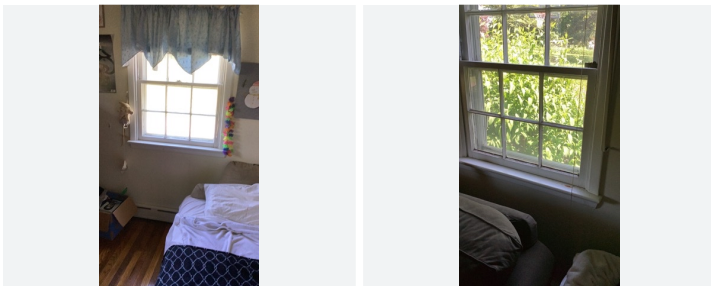
Location - Bedroom Rear



 Defective

Window does not stay up, A qualified glazier is recommended to evaluate and estimate repairs

Location - Bedroom Both



 Marginal

These are the original windows, it operates but they are loose and not weather tight, recommend replacement.

Location - Bedrooms front and rear

Defective

Glazing is peeling off, A qualified glazier is recommended to evaluate and estimate repairs

Location - Bedroom Both



5.7 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 - Bedroom front and rear left

5.9 SMOKE DETECTOR

COMMENTS:

Defective

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

6. Bathroom

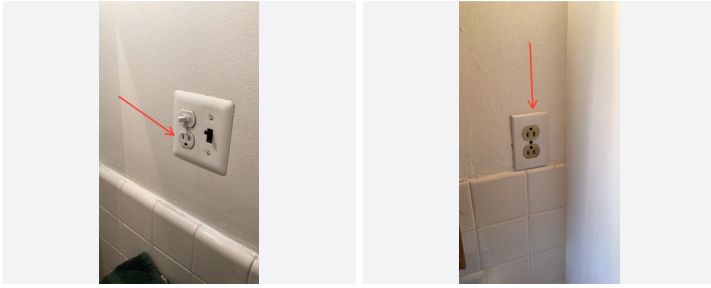
6.6 ELECTRICAL

COMMENTS:

Defective

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

Location - Bathrooms Both



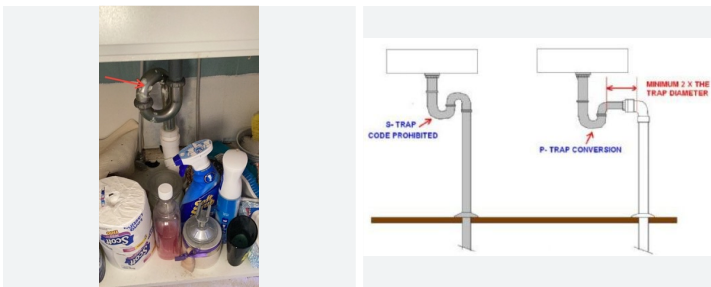
6.9 FAUCETS/TRAPS

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.

Location - Hall Bath



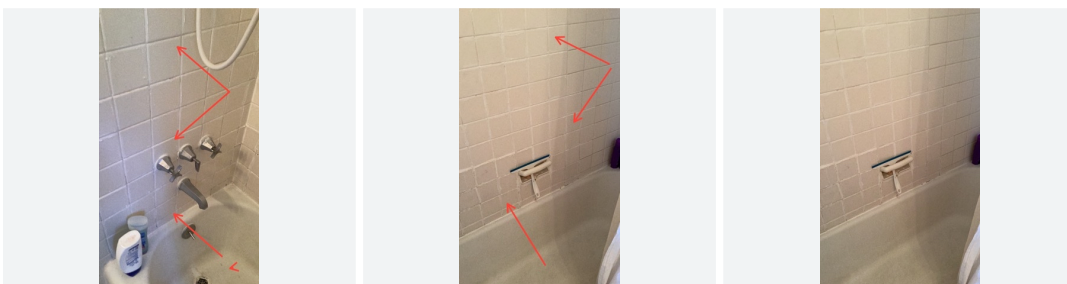
6.10 TUB/SURROUND

COMMENTS:

 Defective

Tile grout has been repaired with caulk, possible wall Damage, Recommend further evaluation from a qualified contractor

Location - Main Bathroom



7. Living Space

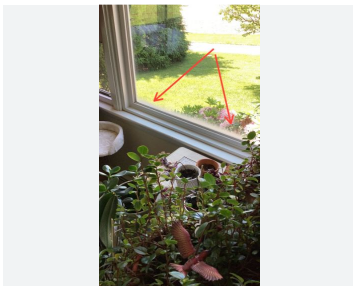
7.6 WINDOWS

COMMENTS:

 Defective

Window has fogging between the layers of glass

Location - Living 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

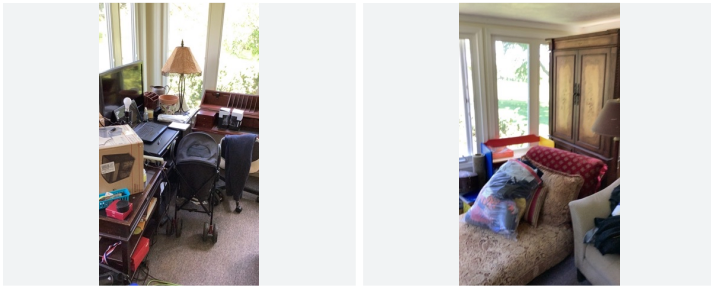
Location - Dining room

7.15 WINDOWS

COMMENTS:

 Marginal

Could not Test all windows



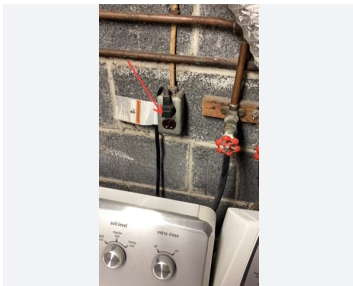
9. Laundry Room/Area

9.5 ELECTRICAL

COMMENTS:

 Defective

Non-GFCI circuit, It is recommended that all Receptacles in a Laundry Room be GFCI Protected

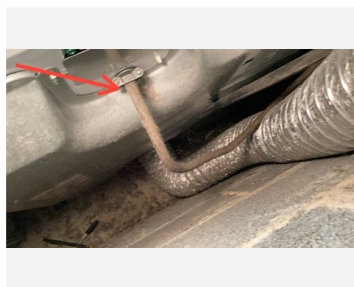
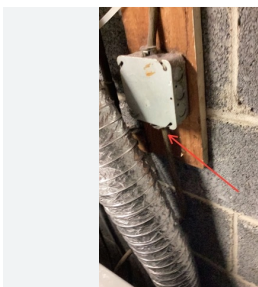


9.7 WASHER AND DRYER ELECTRICAL

COMMENTS:

 Defective

Dryer is direct wired, it is required that a Receptacle be installed for Dryer, recommend further evaluation from a qualified Electrician



Receptacle



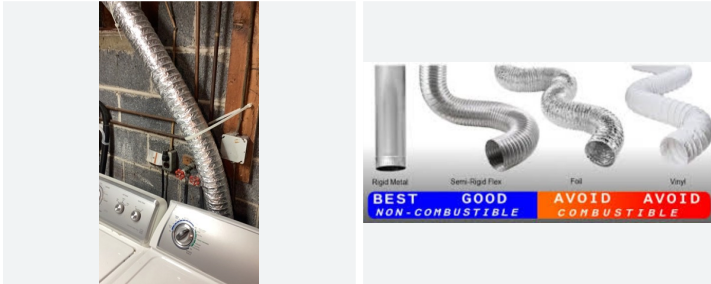
Wire and Plug

9.8 DRYER VENT

COMMENTS:

 Marginal

Aluminum Foil Flex has been known as a Fire Hazard, Recommend a Ridged Flex Hose be Installed



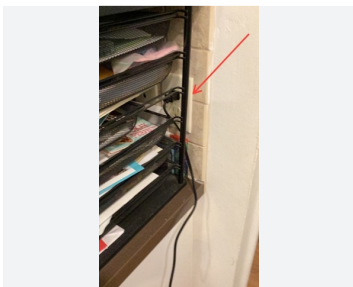
10. Kitchen

10.8 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

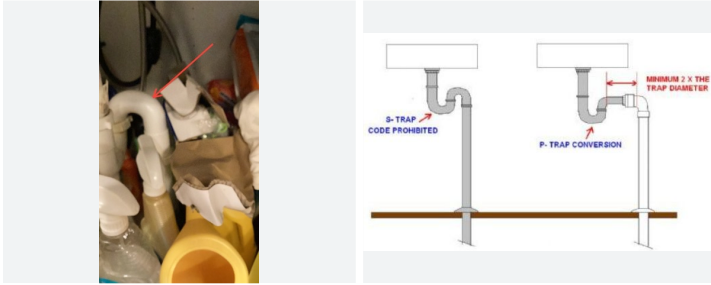


10.9 PLUMBING/FIXTURES

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.



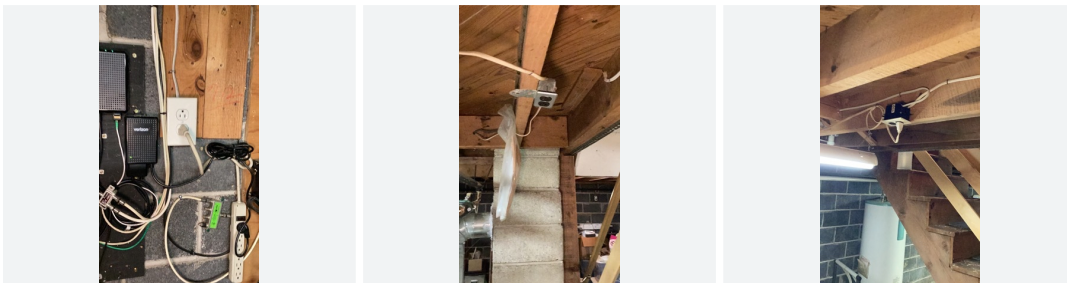
11. Basement

11.7 ELECTRICAL

COMMENTS:

Defective

It is recommended that all Receptacles in an unfinished basement be GFCI Protected, recommend further evaluation from a qualified Electrician



11.9 CARBON MONOXIDE ALARM

COMMENTS:

Defective

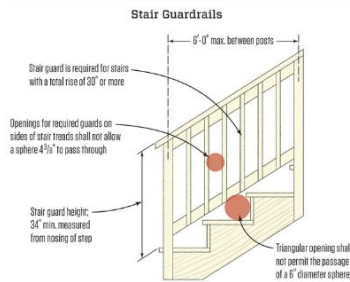
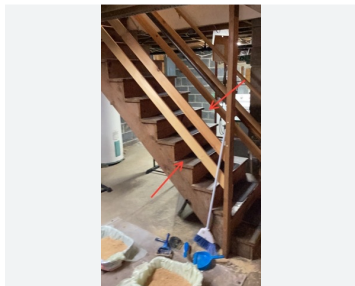
Recommend that a Carbon Monoxide Detector be installed

11.11 BASEMENT STAIRS/RAILINGS

COMMENTS:

Defective

Improper baluster spacing, A qualified contractor is recommended to evaluate and estimate repairs



12. Crawl Space

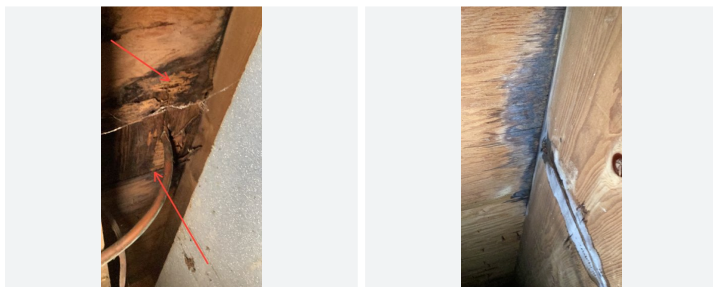
12.5 SUB FLOOR

COMMENTS:

Defective

evidence of previous water stains, evidence of rotted wood, possible mold present

Evidence of previous water stains, evidence of rotted wood, possible mold present, Recommend further evaluation from a qualified contractor/and a qualified mold remediation specialist



15. Air Conditioning

15.1 A/C SYSTEM OPERATION

COMMENTS:

Marginal

The unit is nearing the end of the manufactures stated design life of 12 to 15 yrs

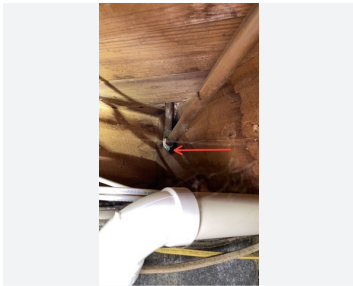
17. Plumbing

17.3 WATER LINES

COMMENTS:

 Defective

Leaking Fitting, Recommend further evaluation from a qualified plumber

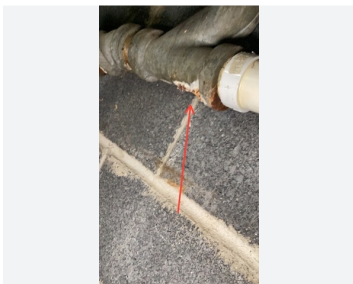


17.4 DRAIN PIPES

COMMENTS:

 Marginal

Galvanized drain pipe showing signs of corrosion, no leak observed at time of inspection



17.8 WATER HEATER OPERATION

COMMENTS:

 Marginal

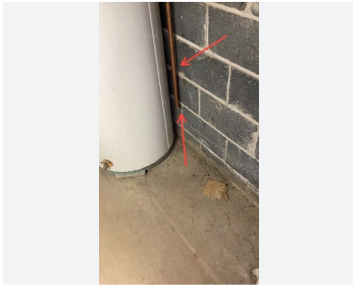
A Water Heater life span is 12 to 15 yrs, water heater is past the manufacturers expected life span

17.13 TPRV AND DRAIN TUBE

COMMENTS:

 Defective

Drain tube opening is not within six inches of the floor, Recommend further evaluation from a qualified plumber

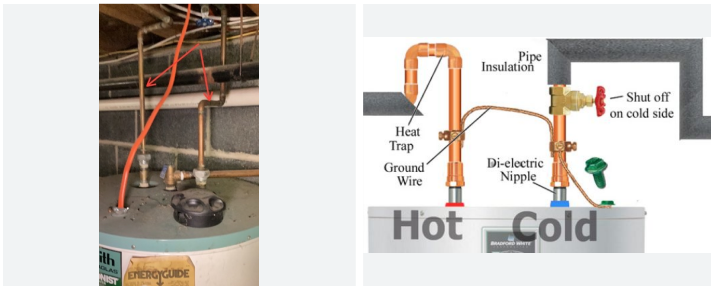


17.14 HOT AND COLD LINE BONDED

COMMENTS:

 Defective


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



19. Rodent Activity

19.1 POSSIBLE RODENT ACTIVITY

COMMENTS:

 Defective

Evidence of Possible Rodent Activity, Recommend further evaluation from a qualified pest control Technician

Location - Right Side of House

