



Jun 18th, 2024

146 Schultz Road, Telford, PA, 18969

# Right Way Home Inspection Plus

PREPARED FOR:

Alderfer Auction

INSPECTED BY:

Frank Sirianni / Right Way Home Inspection  
Plus



# Table of Contents

## RIGHT WAY HOME INSPECTION PLUS

Inspection Details

Definitions

Lots and Grounds

Exterior

Roof

Attic

Bedroom

Bathroom

Living Space

Fireplace/Wood Stove

Laundry Room/Area

Kitchen

Garage/Carport

Basement

Crawl Space

Structure

Electrical

Air Conditioning

Heating System

Plumbing

**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 2084

Year built 1958

Bedrooms 3

Type single\_family

Garage 3

Bathrooms 2

**ADDITIONAL INFO**

📅 Inspection date Jun 18th, 2024

• Others Present None

• Property Occupied Vacant

• Building Type Single Family

• Space Below Grade Basement

• Garage Attached,Detached

• Weather Sunny

• Temperature 75 °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.

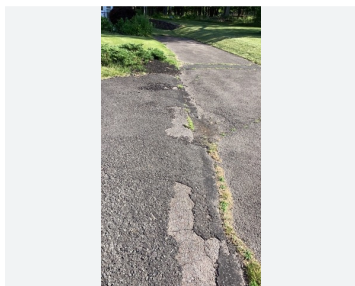
Flagged items will show up in summary view.

## 1. Lots and Grounds

### 1.1 DRIVEWAY

DESCRIPTION: Asphalt

MEDIA:



COMMENTS:

 Marginal

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



## 1.2 WALKS

---

**DESCRIPTION:** Concrete

**COMMENTS:**

 Defective

Possible Trip hazard, Recommend further evaluation from a qualified landscape contractor

Location - Back of House



## 1.3 STEPS/STOOPS

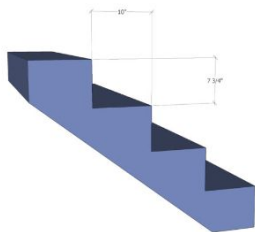
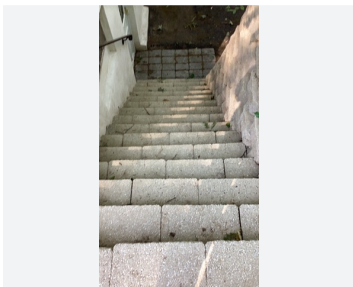
---

**DESCRIPTION:** Concrete, Paver

**COMMENTS:**

 Marginal

Step landing 8"x 6.5"



## 1.4 PORCH

**DESCRIPTION:** Flag Stone

**COMMENTS:**

 Defective

Loose flag stone, Recommend further evaluation from a qualified landscape contractor



## 1.5 PATIO

**DESCRIPTION:** Paver

## 1.6 GRADING

**DESCRIPTION:** Minor slope, Moderate slope

## 1.7 SWALE

**DESCRIPTION:** Adequate slope and depth for drainage

## 1.8 VEGETATION

**DESCRIPTION:** Trees, Shrubs/Weeds

## 1.9 WINDOW WELLS

**DESCRIPTION:** Not Covered

**COMMENTS:**

 Marginal

Dryer discharge hose is in this window well



## 1.10 RETAINING WALLS

---

**DESCRIPTION:** Stone, Retaining Wall Blocks

# 2. Exterior

## 2.1 TYPE

---

**DESCRIPTION:** Vinyl siding, Stucco, Stone Veneer

**COMMENTS:**

 Defective

Improper siding, Recommend further evaluation from a qualified siding contractor



## 2.2 TRIM

---

**DESCRIPTION:** Wood, Aluminum

## 2.3 FASCIA

---

**DESCRIPTION:** Aluminum

## 2.4 SOFFITS

---

**DESCRIPTION:** Vinyl, Aluminum

## 2.5 DOOR BELL

---

**DESCRIPTION:** Hard wired

## 2.6 ENTRY DOORS

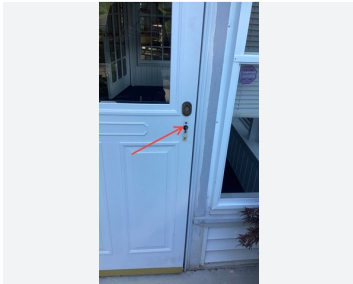
---

**DESCRIPTION:** Metal Entry, Wood Entry

**COMMENTS:**

 Defective

Missing hardware at the rear door. Recommend further evaluation from a qualified handyman



## 2.7 PATIO DOOR

---

**DESCRIPTION:** French door

## 2.8 WINDOWS

---

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

**COMMENTS:**

 Defective

Peeling paint, recommend repairing to prevent wood rot, Recommend further evaluation from a qualified painting contractor





## 2.9 STORM WINDOWS

---

**DESCRIPTION:** Aluminum framed tempered glass

## 2.10 WINDOW SCREENS

---

**DESCRIPTION:** Metal, Vinyl mesh

## 2.11 BASEMENT WINDOWS

---

**DESCRIPTION:** Metal Frame

## 2.12 EXTERIOR LIGHTING

---

**DESCRIPTION:** Pole light, Surface mount

**COMMENTS:**

 Defective

Pole is Loose, Recommend further evaluation from a qualified handyman



## 2.13 EXTERIOR ELECTRIC OUTLETS

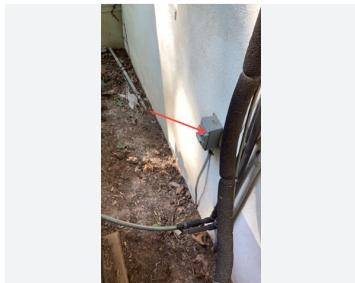
---

**DESCRIPTION:** 110 VAC GFCI

**COMMENTS:**

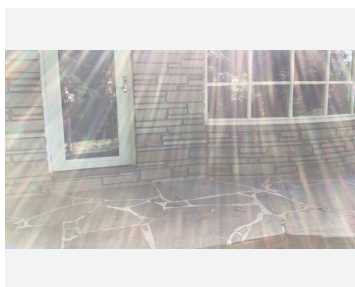
**Defective**

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



**Defective**

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



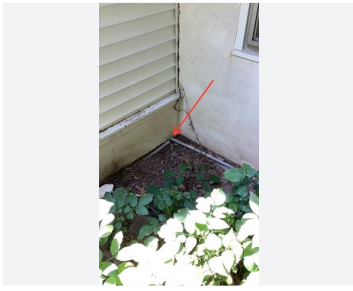
**Defective**

Faulty GFCI Receptacle, Recommend further evaluation from a qualified electrical contractor



**Defective**

Open conduit, Recommend further evaluation from a qualified electrical contractor



## 2.14 HOSE BIBS

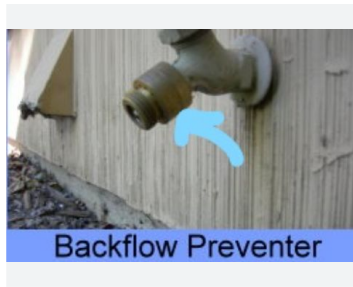
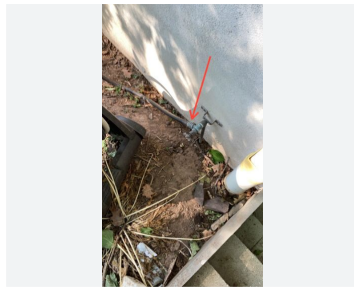
---

**DESCRIPTION:** Rotary, Frost Free, Not Frost Free

**COMMENTS:**

 Defective

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

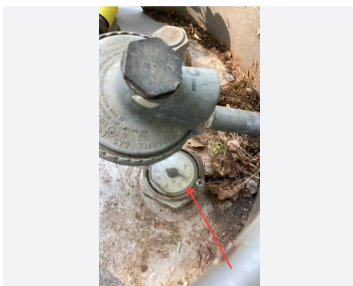


## 2.15 GAS METER

---

**DESCRIPTION:** Top of Propane Tank

**MEDIA:**



## 2.16 MAIN GAS VALVE

---

**DESCRIPTION:** Top of Propane Tank

**MEDIA:**



## 3. Roof

### 3.1 METHOD OF INSPECTION

---

**DESCRIPTION:** On roof

### 3.2 UNABLE TO INSPECT

---

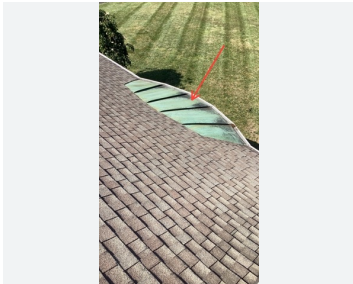
**DESCRIPTION:** 10%

### 3.3 MATERIAL

---

**DESCRIPTION:** Fiberglass Reinforced Shingle, Metal

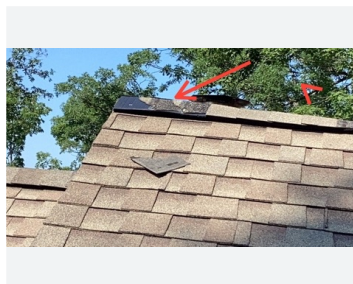
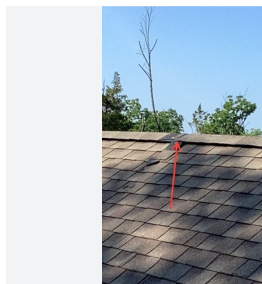
**MEDIA:**

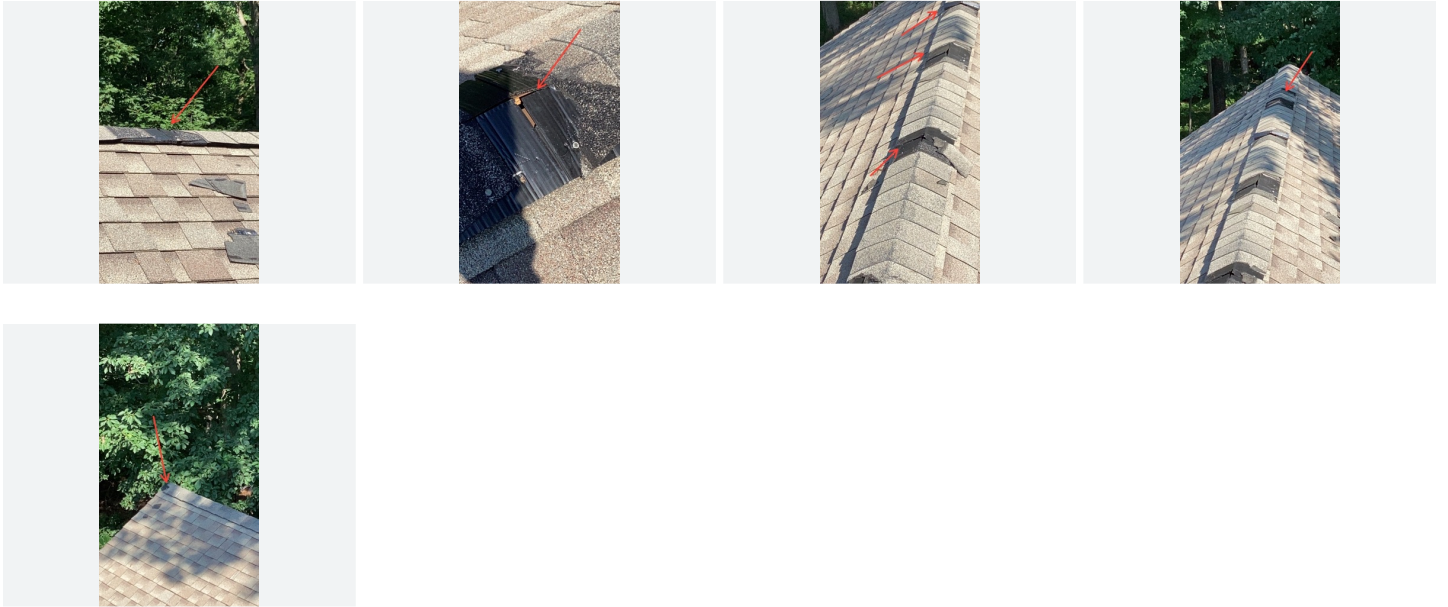


**COMMENTS:**

 Defective

Loose missing or damaged shingles, Recommend further evaluation from a qualified roofing contractor





### 3.4 TYPE

---

DESCRIPTION: Gable

### 3.5 APPROXIMATE AGE

---

DESCRIPTION: 5 to 10 yrs

### 3.6 FLASHING

---

DESCRIPTION: Aluminum

### 3.7 VALLEYS

---

DESCRIPTION: Preformed metal

### 3.8 SKYLIGHTS

---

DESCRIPTION: Insulated glass

### 3.9 PLUMBING VENTS

---

DESCRIPTION: None

COMMENTS:

 Defective

System not vented, A licensed plumber is recommended to evaluate and estimate repairs

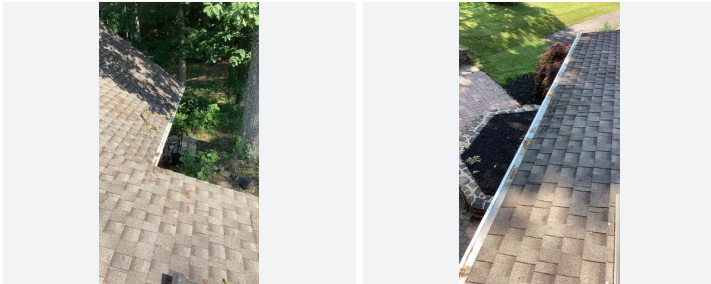
### 3.10 GUTTERS

---

**DESCRIPTION:** Aluminum

**COMMENTS:**

Gutter Guards Present



### 3.11 DOWNSPOUTS

---

**DESCRIPTION:** Aluminum

### 3.12 LEADER/EXTENSION

---

**DESCRIPTION:** Good

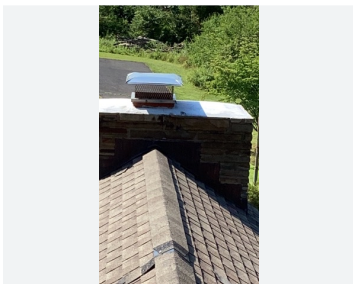
### 3.13 CHIMNEY

---

**DESCRIPTION:** Stone

**LOCATION:** Right Side of House

**MEDIA:**



### 3.14 FLUE/FLUE CAP

---

**DESCRIPTION:** Metal, Clay

### 3.15 CHIMNEY

---

**DESCRIPTION:** Stone, Chimney has been re lined with metal

**INFORMATION:** Heater

**LOCATION:** Center of Roof

**MEDIA:**



### 3.16 FLUE/FLUE CAP

---

**DESCRIPTION:** Clay, Chimney has been re lined

**COMMENTS:**

 Defective

Recommend adding rain/snow cap to prevent water penetration, recommend further evaluation from a qualified chimney sweep



### 3.17 CHIMNEY FLASHING

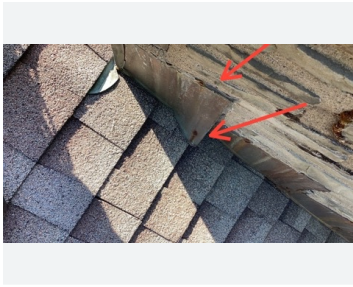
---

**DESCRIPTION:** Metal

**COMMENTS:**

 Defective

Loose counter flashing, Recommend further evaluation from a qualified roofing contractor

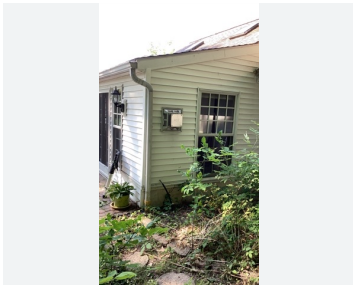


### 3.18 CHIMNEY

---

**DESCRIPTION:** Metal surface mount direct vent

**MEDIA:**



### 3.19 FLUE/FLUE CAP

---

**DESCRIPTION:** Metal

### 3.20 CHIMNEY FLASHING

---

**DESCRIPTION:** Metal

## 4. Attic

### 4.1 METHOD OF INSPECTION

---

**DESCRIPTION:** In the attic

### 4.2 UNABLE TO INSPECT

---

**DESCRIPTION:** 10%



### 4.3 ROOF FRAMING

---

DESCRIPTION: 2x6 Rafter

### 4.4 SHEATHING

---

DESCRIPTION: Dimensional wood

### 4.5 VENTILATION

---

DESCRIPTION: Roof and soffit vents

### 4.6 INSULATION

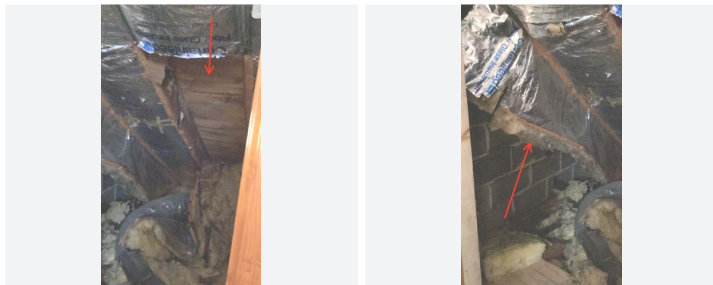
---

DESCRIPTION: Batts, Fiberglass

COMMENTS:

 Defective

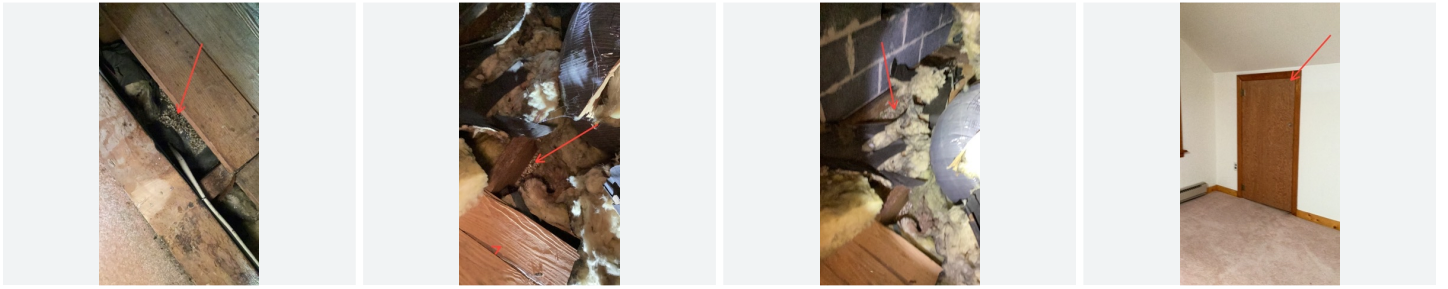
Insulation batts have fallen out of position-properly reinstall, Recommend further evaluation from a qualified handyman



 Defective

Vermiculite Present, only found a small amount most of the attic has plywood over it, the other areas that I was able to check there was no evidence of it. Vermiculite can have asbestos the Zonolite brand did contain traces of asbestos. (please see [www.zonoliteatticinsulation.com](http://www.zonoliteatticinsulation.com) for more details) recommend further evaluation from a asbestos remediation contractor

Location - Right Side of House, Front



This Attic Door

#### 4.7 INSULATION DEPTH

---

DESCRIPTION: 6", 8"

#### 4.8 VAPOR BARRIER

---

DESCRIPTION: Paper, Foil

#### 4.9 BATHROOM FAN VENTING

---

DESCRIPTION: Electric fan

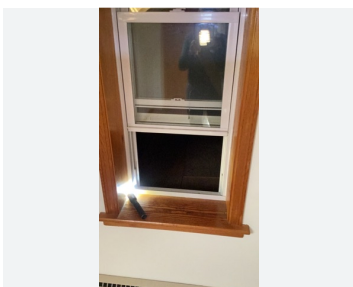
#### 4.10 METHOD OF INSPECTION

---

DESCRIPTION: From the attic access

LOCATION: Attic space over Family Room

MEDIA:



#### 4.11 UNABLE TO INSPECT

---

DESCRIPTION: 20%

#### 4.12 ROOF FRAMING

---

DESCRIPTION: 2x4 Truss, 2x6 Truss

### 4.13 SHEATHING

---

DESCRIPTION: Plywood

### 4.14 VENTILATION

---

DESCRIPTION: Gable, roof and soffit vents

### 4.15 INSULATION

---

DESCRIPTION: Fiberglass

### 4.16 INSULATION DEPTH

---

DESCRIPTION: 6", 8"

### 4.17 VAPOR BARRIER

---

DESCRIPTION: Foil

### 4.18 WIRING/LIGHTING

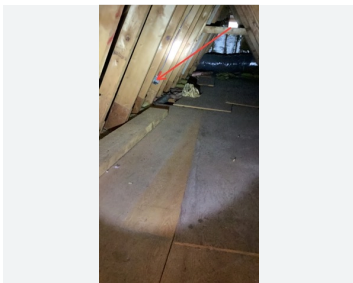
---

DESCRIPTION: None

COMMENTS:

 Defective

Open junction box,



### 4.19 MOISTURE PENETRATION

---

DESCRIPTION: No Moisture present at time of inspection

## 5. Bedroom

### 5.1 CLOSET

---

**DESCRIPTION:** Single small, Double Door, 2

### 5.2 CEILING

---

**DESCRIPTION:** Drywall, Paint

### 5.3 WALLS

---

**DESCRIPTION:** Drywall and Paint, Vinyl

### 5.4 FLOOR

---

**DESCRIPTION:** Hardwood, Carpet

**COMMENTS:**

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

### 5.5 DOORS

---

**DESCRIPTION:** Hollow wood

### 5.6 WINDOWS

---

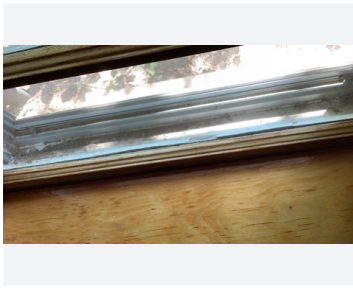
**DESCRIPTION:** Wood double hung, Vinyl double hung, Sky Light

**COMMENTS:**

 Defective

Exterior glazing repairs required, Recommend further evaluation from a qualified handyman

Location - Bedroom Rear



## 5.7 ELECTRICAL

---

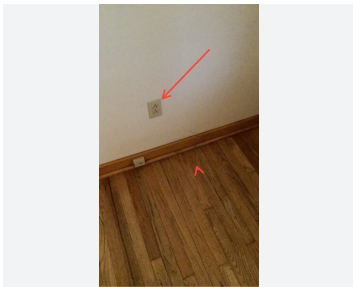
**DESCRIPTION:** 110 VAC outlets and lighting circuits

**COMMENTS:**

 Defective

Reversed polarity, Recommend further evaluation from a qualified Electrician

Location - Front Center



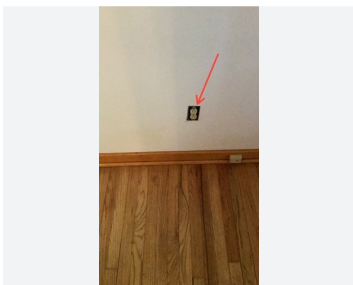
Bedroom

---

 Defective

Missing Receptacle cover plates, Recommend further evaluation from a qualified Electrician

Location - Front Center, Family Room

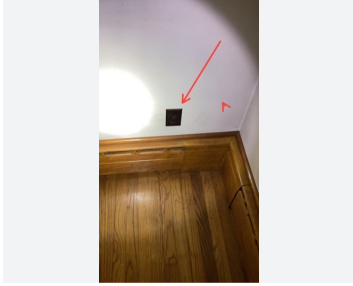


---

 Defective

Receptacle not working, Recommend further evaluation from a qualified Electrician

Location - Back of House



## 5.8 HVAC SOURCE

---

**DESCRIPTION:** Convection baseboard, Cooling Register, Electric Baseboard

## 5.9 SMOKE DETECTOR

---

**DESCRIPTION:** None

**COMMENTS:**

 Defective

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

# 6. Bathroom

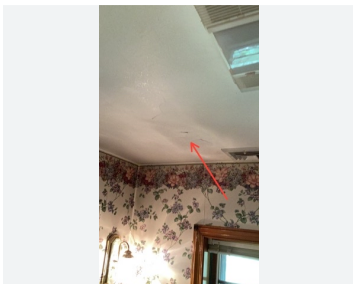
## 6.1 CHIPPING,FLAKING PAINT

---

**COMMENTS:**

 Defective

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



## 6.2 CEILING

---

DESCRIPTION: Drywall, Paint

### 6.3 WALLS

---

DESCRIPTION: Wallpaper, Drywall and Paint, Tile

### 6.4 FLOOR

---

DESCRIPTION: Vinyl floor covering

### 6.5 DOORS

---

DESCRIPTION: Bi-fold

### 6.6 WINDOWS

---

DESCRIPTION: Wood double hung

### 6.7 ELECTRICAL

---

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

### 6.8 COUNTER/CABINET

---

DESCRIPTION: Wood, Cultured Marble

### 6.9 SINK/BASIN

---

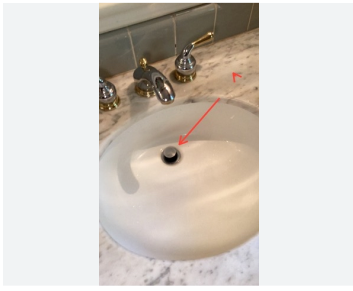
DESCRIPTION: Molded single bowl

COMMENTS:

 Defective

Stopper not operating, Recommend further evaluation from a qualified handyman

Location - 1st Floor Main



## 6.10 FAUCETS/TRAPS

---

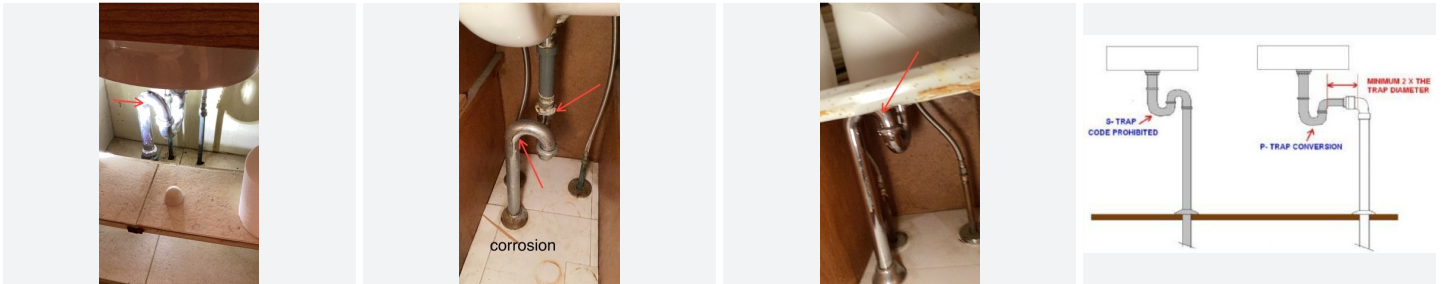
**DESCRIPTION:** Chrome, PVC Trap

**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.

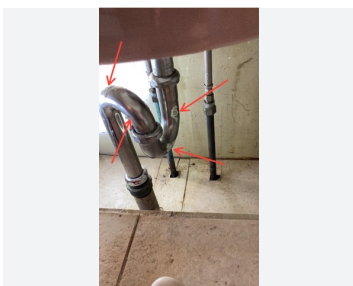
**Location -** Master, Main



 Marginal

Corrosion at drain line/trap-recommend replace, no leaks present at time of inspection

**Location -** Main



## 6.11 TUB/SURROUND

---



**DESCRIPTION:** Porcelain tub and ceramic tile surround

## 6.12 SHOWER/SURROUND

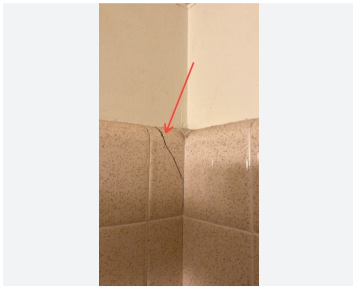
---

**DESCRIPTION:** Terrazzo Base, Tile surround

**COMMENTS:**

 Marginal

Cracked tile



## 6.13 TOILETS

---

**DESCRIPTION:** American Standard, Eljier

## 6.14 HVAC SOURCE

---

**DESCRIPTION:** Convection baseboard, Cooling Register

## 6.15 VENTILATION

---

**DESCRIPTION:** Electric ventilation fan and window

# 7. Living Space

2nd Floor Right Room cannot be considered a bedroom because there is not a window exiting from the outside!

## 7.1 CLOSET

---

**DESCRIPTION:** Single small, Double Door

## 7.2 CEILING

---

**DESCRIPTION:** Drywall, Paint, Acoustical

**COMMENTS:**

 Marginal

Water stains present, no moisture at time of inspection



### 7.3 WALLS

---

**DESCRIPTION:** Paint and paneling, Wallpaper, 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, Wood 15 panel Glass, Wood Center Hinge French Door

### 7.6 WINDOWS

---

**DESCRIPTION:** Wood double hung, Vinyl double hung

### 7.7 ELECTRICAL

---

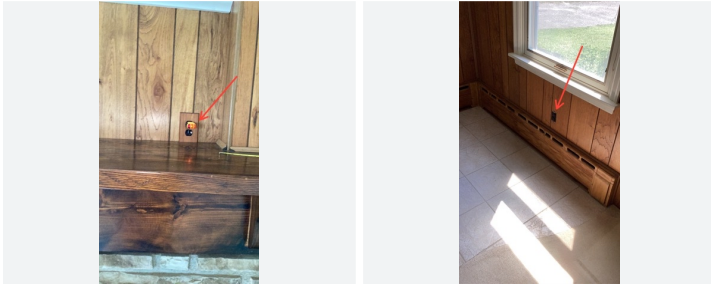
**DESCRIPTION:** 110 VAC outlets and lighting circuits

**COMMENTS:**

 Defective

Reversed polarity, Recommend further evaluation from a qualified electrician

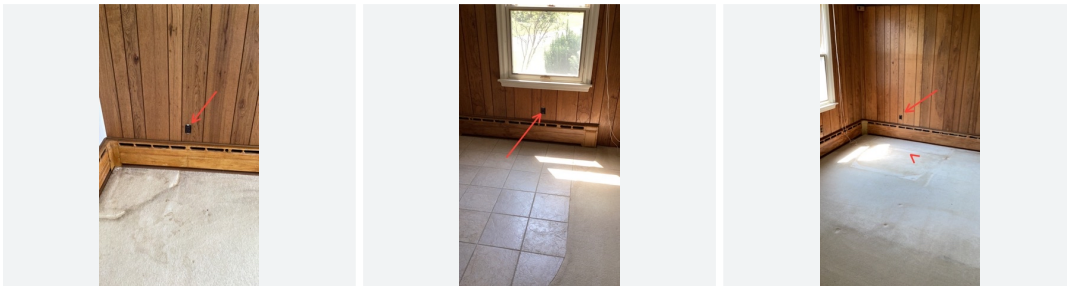
Location - Family Room



 Defective

Missing Receptacle cover plates

Location - Family Room



## 7.8 HVAC SOURCE

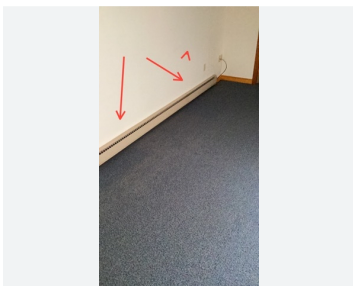
---

**DESCRIPTION:** Convection baseboard, Cooling Register, Electric Baseboard, Propane Stove

**COMMENTS:**

 Defective

Electric Base Board Not operable at time of inspection, **Recommend further evaluation from a qualified Electrician**



## 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: Stone

LOCATION: Living room

## 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

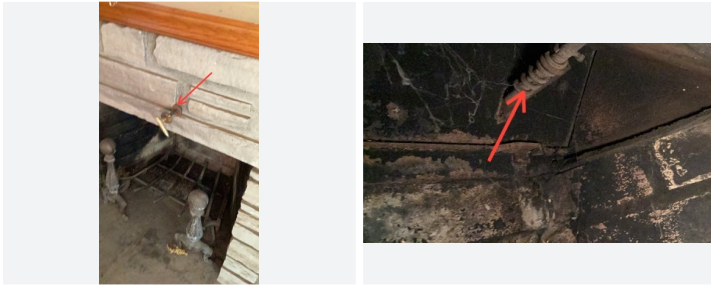
## 8.5 DAMPER

**DESCRIPTION:** Metal

**COMMENTS:**

 Defective

Defective, not opening, Recommend further evaluation from a qualified chimney sweep



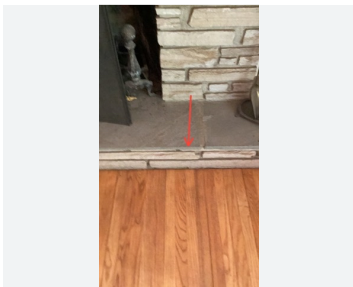
## 8.6 HEARTH

**DESCRIPTION:** Raised

**COMMENTS:**

 Defective

It is recommended that the hearth extend 16' from front of fire box and 8' beyond each side, this hearth is only 13.5", recommend further evaluation from a qualified contractor



## 8.7 FIREPLACE CONSTRUCTION

**DESCRIPTION:** Stone

**LOCATION:** Family Room

**COMMENTS:**

 Defective

Recommend Fireplace and components be cleaned and inspected prior to use, Recommend further evaluation from a qualified chimney sweep

### 8.8 TYPE

---

**DESCRIPTION:** Wood burning

### 8.9 SMOKE CHAMBER

---

**DESCRIPTION:** Brick

### 8.10 FLUE

---

**DESCRIPTION:** Tile

### 8.11 DAMPER

---

**DESCRIPTION:** Metal

### 8.12 HEARTH

---

**DESCRIPTION:** Flush mounted

### 8.13 FREESTANDING STOVE

---

**DESCRIPTION:** Propane

**LOCATION:** Kitchen area

### 8.14 TYPE

---

**DESCRIPTION:** Gas log

**COMMENTS:**

Did not operate

### 8.15 SMOKE CHAMBER

---

**DESCRIPTION:** Metal

### 8.16 FLUE

---

DESCRIPTION: Metal Surface Mount

### 8.17 FREESTANDING STOVE

---

DESCRIPTION: Wood burning

LOCATION: Basement

### 8.18 TYPE

---

DESCRIPTION: Wood burning

### 8.19 SMOKE CHAMBER

---

DESCRIPTION: Fire Brick Panels

### 8.20 FLUE

---

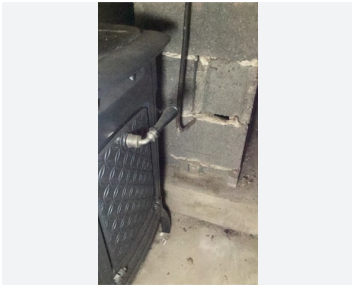
DESCRIPTION: Metal

### 8.21 DAMPER

---

DESCRIPTION: Metal

MEDIA:



### 8.22 HEARTH

---

DESCRIPTION: No hearth

## 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: Solid wood

## 9.5 WINDOWS

---

DESCRIPTION: Metal Frame

## 9.6 ELECTRICAL

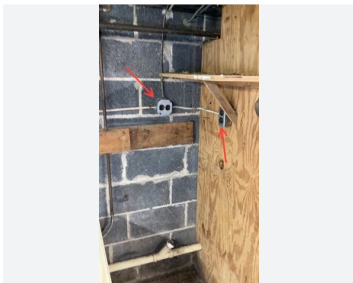
---

DESCRIPTION: 110 VAC outlets and lighting circuits

COMMENTS:

 Defective

Reversed polarity, Recommend further evaluation from a qualified Electrician



 Defective

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





## 9.7 LAUNDRY TUB

---

DESCRIPTION: PVC

## 9.8 LAUNDRY TUB DRAIN

---

DESCRIPTION: PVC

## 9.9 WASHER HOSE BIB

---

DESCRIPTION: Rotary

## 9.10 WASHER AND DRYER ELECTRICAL

---

DESCRIPTION: 110-240 VAC

## 9.11 DRYER VENT

---

DESCRIPTION: Metal flex, Rigid metal

## 9.12 WASHER DRAIN

---

DESCRIPTION: Drains to Main Line

# 10. Kitchen

## 10.1 COOKING APPLIANCES

---

DESCRIPTION: General Electric, Electric

## 10.2 VENTILATOR

---

**DESCRIPTION:** Included in Micro Wave

### 10.3 DISHWASHER

---

**DESCRIPTION:** KitchenAid

### 10.4 DW DRAIN HOSE

---

**DESCRIPTION:** Yes

### 10.5 REFRIGERATOR

---

**DESCRIPTION:** Whirlpool

### 10.6 MICROWAVE

---

**DESCRIPTION:** General Electric

### 10.7 SINK

---

**DESCRIPTION:** Corian

### 10.8 ELECTRICAL

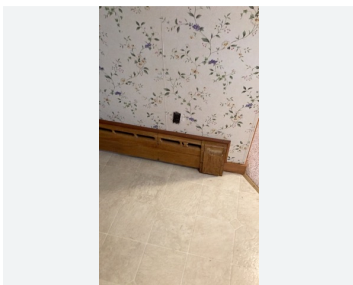
---

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

**COMMENTS:**

 Defective

Missing Receptacle cover plate



### 10.9 PLUMBING/FIXTURES

---

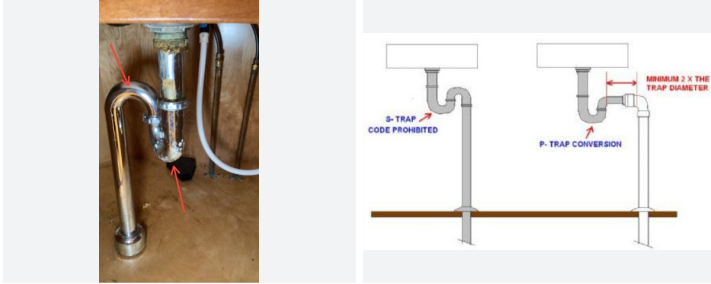
**DESCRIPTION:** Chrome Trap, Chrome Faucet

**COMMENTS:**

**Marginal**

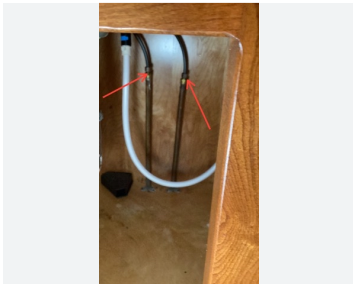
An 'S' trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap 'primed.' Fixtures should be monitored for sewer odor.

Trap showing signs of corrosion, no leaks at time of inspection



**Defective**

Missing shut off valves, recommend installation of shut off valves under the sink, Recommend further evaluation from a qualified plumber



## 10.10 COUNTER TOPS

---

**DESCRIPTION:** Corian

## 10.11 CABINETS

---

**DESCRIPTION:** Wood

## 10.12 CEILING

---

**DESCRIPTION:** Drywall, Paint

### 10.13 WALLS

---

**DESCRIPTION:** Wallpaper, Drywall and Paint, Tile Backsplash

### 10.14 FLOOR

---

**DESCRIPTION:** Carpet, Tile

**COMMENTS:**

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

### 10.15 DOORS

---

**DESCRIPTION:** Hollow wood

### 10.16 HVAC SOURCE

---

**DESCRIPTION:** Convection baseboard, Cooling Register, Propane Heater

## 11. Garage/Carport

### 11.1 TYPE OF STRUCTURE

---

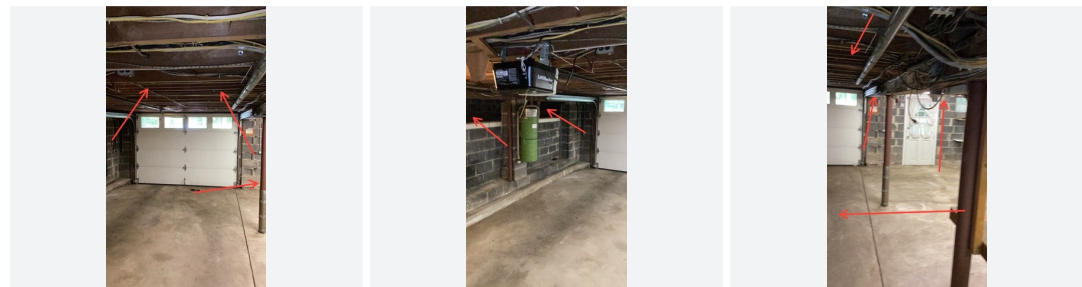
**DESCRIPTION:** Attached, Tuck under

**CAR SPACES:** 1

**COMMENTS:**

 Defective

Cannot be used as a garage it is not fire rated, it is required that fire rated materials be installed to separate any living space from the garage, Recommend further evaluation from a qualified contractor



### 11.2 GARAGE DOORS

---

---

DESCRIPTION: Metal

### 11.3 DOOR OPERATION

---

DESCRIPTION: Mechanized

### 11.4 DOOR OPENER

---

DESCRIPTION: Lift Master

### 11.5 EXTERIOR SURFACE

---

DESCRIPTION: Stucco

### 11.6 ROOF

---

DESCRIPTION: Fiberglas Reinforced Shingle

### 11.7 CEILING

---

DESCRIPTION: Exposed framing

### 11.8 WALLS

---

DESCRIPTION: Block

### 11.9 FLOOR/FOUNDATION

---

DESCRIPTION: Concrete block, Poured slab

### 11.10 ELECTRICAL

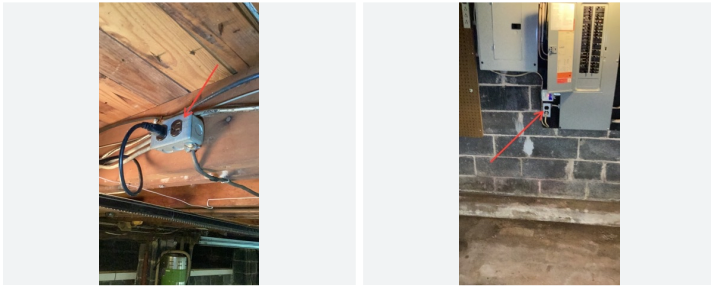
---

DESCRIPTION: 220 VAC, 110 VAC outlets and lighting circuits

COMMENTS:

 Defective

Non GFCI Receptacle, it is recommended that all Receptacles in a garage be GFCI Protected, recommend further evaluation from a qualified Electrician



## 12. Basement

### 12.1 UNABLE TO INSPECT

---

DESCRIPTION: 10%

### 12.2 CEILING

---

DESCRIPTION: Exposed framing

### 12.3 WALLS

---

DESCRIPTION: Block

### 12.4 FLOOR

---

DESCRIPTION: Concrete

### 12.5 FLOOR DRAIN

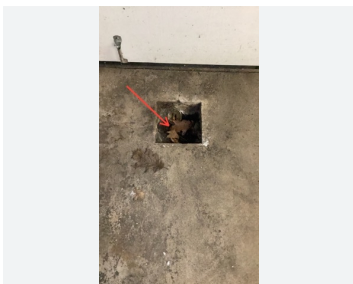
---

DESCRIPTION: Surface drain

COMMENTS:

 Defective

Missing Cover, Recommend further evaluation from a qualified plumber



## 12.6 DOORS

---

**DESCRIPTION:** Hollow wood, Solid wood

## 12.7 ELECTRICAL

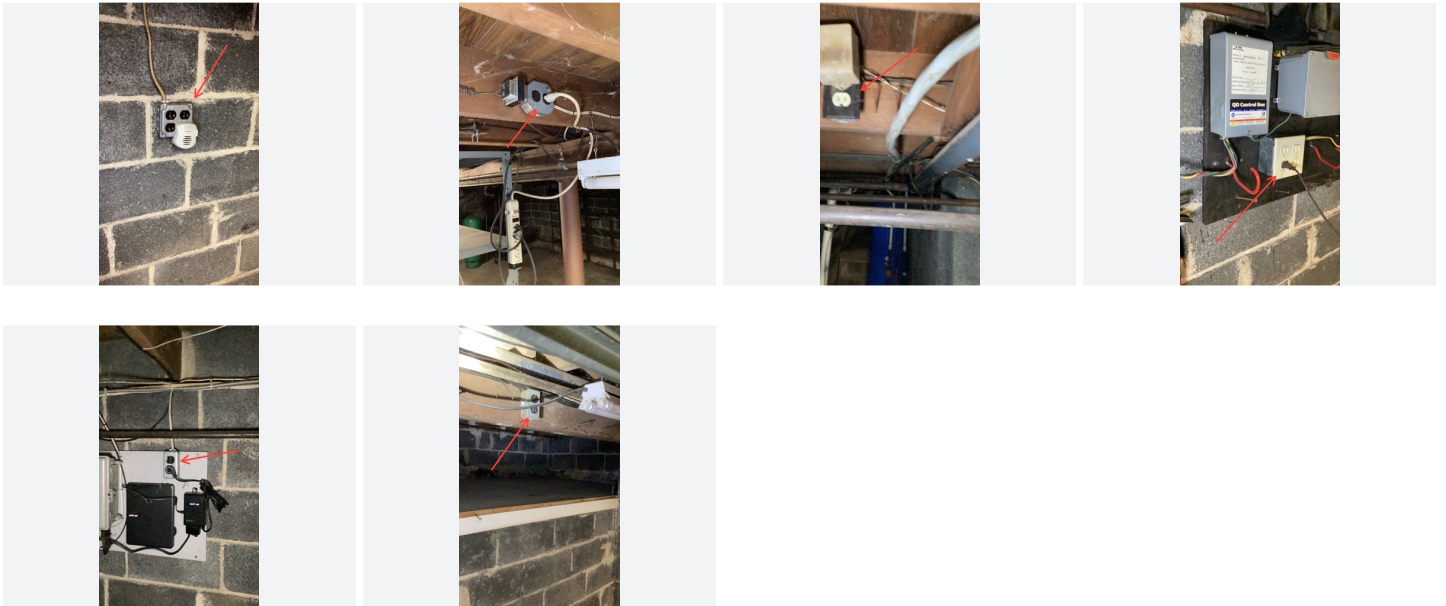
---

**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



## 12.8 SMOKE DETECTOR

---

**DESCRIPTION:** None

**COMMENTS:**

 Defective

Recommend that a Smoke Detector be Installed

## 12.9 CARBON MONOXIDE ALARM

---

**DESCRIPTION:** None

COMMENTS:

 Defective

Recommend that a Carbon Monoxide Detector be installed

## 12.10 VENTILATION

---

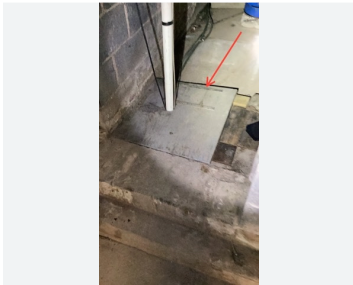
DESCRIPTION: Windows

## 12.11 SUMP PUMP

---

DESCRIPTION: Submerged

MEDIA:



## 12.12 SUMP PUMP PIPING

---

DESCRIPTION: PVC

## 12.13 MOISTURE LOCATION

---

DESCRIPTION: No moisture present at time of inspection

## 12.14 BASEMENT STAIRS/RAILINGS

---

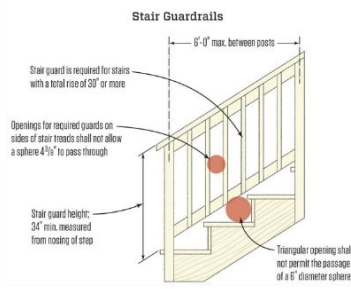
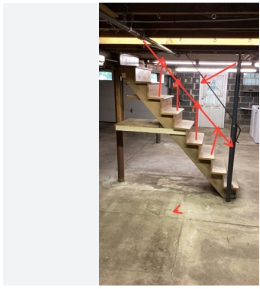
DESCRIPTION: Wood stairs with metal handrails

COMMENTS:

 Defective

Missing Stair Guard, recommend further evaluation from a qualified contractor





# 13. Crawl Space

## 13.1 METHOD OF INSPECTION

---

DESCRIPTION: From the access

## 13.2 UNABLE TO INSPECT

---

DESCRIPTION: 20%

## 13.3 ACCESS

---

DESCRIPTION: Open

## 13.4 JOIST/ TRUSSES

---

DESCRIPTION: 2x10

## 13.5 SUB FLOOR

---

DESCRIPTION: Plywood

## 13.6 MOISTURE PENETRATION

---

DESCRIPTION: No moisture present at time of inspection

## 13.7 MOISTURE BARRIER

---

DESCRIPTION: Concrete

## 13.8 VENTILATION

---

DESCRIPTION: None

## 14. Structure

### 14.1 STRUCTURE TYPE

---

DESCRIPTION: Wood frame, Masonry

### 14.2 FOUNDATION

---

DESCRIPTION: Block

### 14.3 DIFFERENTIAL MOVEMENT

---

DESCRIPTION: No movement or displacement noted

### 14.4 BEAMS

---

DESCRIPTION: Steel I-Beam, Solid wood

### 14.5 BEARING WALLS

---

DESCRIPTION: Block

### 14.6 JOISTS/TRUSSES

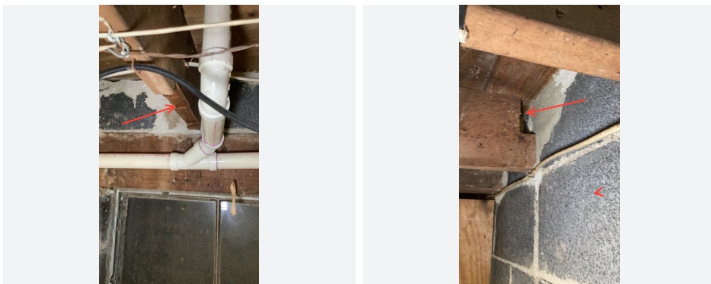
---

DESCRIPTION: 2x8

COMMENTS:

 Marginal

Joists have been modified, does not appear to be a structural issue.



## 14.7 CEILING STRUCTURE

---

DESCRIPTION: 2x6

## 14.8 PIERS/POSTS

---

DESCRIPTION: Steel posts, Block piers and posts

## 14.9 FLOOR/SLAB

---

DESCRIPTION: Poured slab

## 14.10 SUBFLOOR

---

DESCRIPTION: Dimensional wood

# 15. Electrical

## 15.1 SERVICE SIZE AMPS

---

DESCRIPTION: 200

VOLTS: 110-240 VAC

## 15.2 SERVICE

---

DESCRIPTION: Aluminum

## 15.3 120 VAC BRANCH CIRCUITS

---

DESCRIPTION: Copper

## 15.4 240 VAC BRANCH CIRCUITS

---

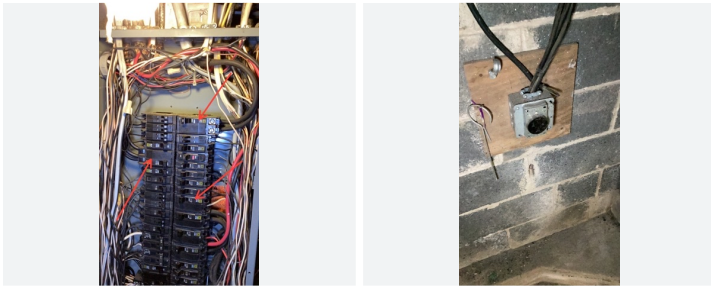
DESCRIPTION: Copper and aluminum

## 15.5 ALUMINUM WIRING

---

DESCRIPTION: Sub Panel Feed, Detached Garage, 240 v Receptacle

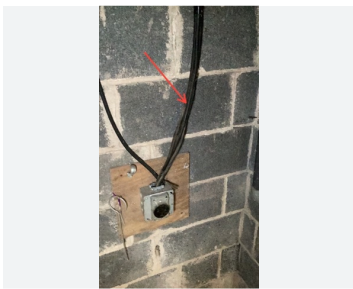
MEDIA:



**COMMENTS:**

 Defective

This cable may not be the the correct wire for this application, Recommend further evaluation from a qualified Electrician



### 15.6 CONDUCTOR TYPE

---

**DESCRIPTION:** Non-metallic sheathed cable

### 15.7 GROUND

---

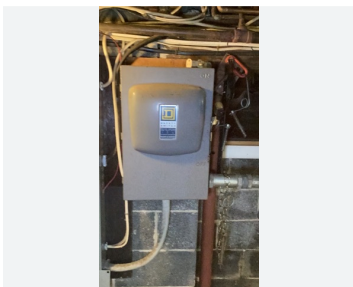
**DESCRIPTION:** Rod in ground, To Heater Piping, At Electric Pole

### 15.8 MANUFACTURER

---

**DESCRIPTION:** Square D, Main Disconnect

**MEDIA:**



### 15.9 MAXIMUM CAPACITY

---

DESCRIPTION: 200 Amps

### 15.10 MAIN BREAKER SIZE

---

DESCRIPTION: Fused

### 15.11 PANEL COVER REMOVED

---

DESCRIPTION: Yes

### 15.12 FUSES

---

DESCRIPTION: Blade type

### 15.13 GFCI

---

DESCRIPTION: At GFCI receptacles only

### 15.14 IS PANEL BONDED

---

DESCRIPTION: Yes

### 15.15 MANUFACTURER

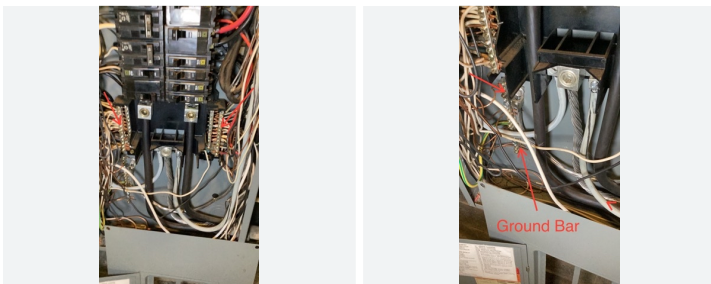
---

DESCRIPTION: Square D, Sub Panel

COMMENTS:

 Defective

Neutrals and Grounds are not separated, it is required that the Neutral and Ground wires be separated in a sub panel, Recommend further evaluation from a qualified Electrician



### 15.16 MAXIMUM CAPACITY

---

DESCRIPTION: 200 Amps

### 15.17 MAIN BREAKER SIZE

---

DESCRIPTION: 200 Amps

### 15.18 PANEL COVER REMOVED

---

DESCRIPTION: Yes

### 15.19 BREAKERS

---

DESCRIPTION: Copper

### 15.20 GFCI

---

DESCRIPTION: At GFCI receptacles only

### 15.21 IS THE PANEL BONDED

---

DESCRIPTION: Yes

## 16. Air Conditioning

### 16.1 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

### 16.2 CONDENSATE REMOVAL

---

**DESCRIPTION:** Copper

### 16.3 EXTERIOR UNIT

---

**DESCRIPTION:** Pad mounted

**COMMENTS:**

 Defective

Unit is not level, to maximize efficiency it is recommended that the unit be Level, recommend further evaluation from a qualified hvac contractor



### 16.4 MANUFACTURER

---

**DESCRIPTION:** Lennox

### 16.5 MODEL NUMBER/SERIAL NUMBER

---

**NAMEPLATE:**

Model number - HS26-048-3P

Serial number - 5800C46906



### 16.6 AREA SERVED

---

**DESCRIPTION:** 1st Floor, 2nd Floor

**APPROXIMATE AGE:** 24 yrs

## 16.7 TYPE

---

**DESCRIPTION:** Central A/C

**CAPACITY:** 4 Ton

## 16.8 VISIBLE COIL

---

**DESCRIPTION:** Aluminum

## 16.9 REFRIGERANT LINES

---

**DESCRIPTION:** Serviceable condition

## 16.10 ELECTRICAL DISCONNECT

---

**DESCRIPTION:** Pull Type

**INFORMATION:** <

## 16.11 A/C SYSTEM OPERATION

---

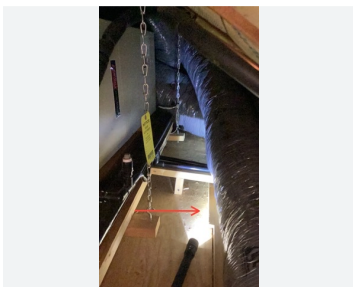
**DESCRIPTION:** Appears serviceable

**LOCATION:** Attic

**COMMENTS:**

 Defective

Not the proper clearance for maintenance, it is required to have a 30" clearance, recommend further evaluation from a qualified hvac contractor



## 16.12 CONDENSATE REMOVAL

---

**DESCRIPTION:** ABS

## 16.13 EXTERIOR UNIT



DESCRIPTION: N/A

### 16.14 MANUFACTURER

DESCRIPTION: Lennox

INFORMATION: Air Handler

LOCATION: Attic

### 16.15 MODEL NUMBER/SERIAL NUMBER

**NAMEPLATE:**

Model number - CB30M-51-1P

Serial number - 5899M24379



### 16.16 AREA SERVED

DESCRIPTION: 1st Floor, 2nd Floor

APPROXIMATE AGE: Manufacturers Date, 1999

### 16.17 FUEL TYPE

DESCRIPTION: 220-240 VAC

### 16.18 TYPE

DESCRIPTION: Central A/C, Air Handler

CAPACITY: 4 Ton

### 16.19 VISIBLE COIL

DESCRIPTION: Aluminum

## 16.20 REFRIGERANT LINES

---

**DESCRIPTION:** Serviceable condition

## 16.21 ELECTRICAL DISCONNECT

---

**DESCRIPTION:** Pull Type

## 16.22 EXPOSED DUCTWORK

---

**DESCRIPTION:** Insulated flex

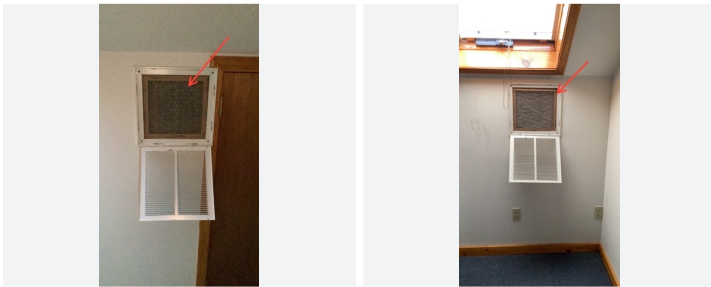
## 16.23 BLOWER FAN/FILTERS

---

**DESCRIPTION:** Direct drive with disposable filter

**INFORMATION:** Filter Size 115/8x115/8x3/4"

**MEDIA:**



## 16.24 THERMOSTATS

---

**DESCRIPTION:** Programmable

# 17. Heating System

## 17.1 HEATING SYSTEM OPERATION

---

**DESCRIPTION:** Adequate

**COMMENTS:**

 Marginal

Furnace nearing the end of it's design life

## 17.2 MANUFACTURER

---

**DESCRIPTION:** Weil-McLain

## 17.3 MODEL NUMBER/SERIAL NUMBER

---

**NAMEPLATE:**

Model number - P-468-WT

Serial number - CP2125601



## 17.4 TYPE

---

**DESCRIPTION:** Boiler system

**CAPACITY:** 131,000 Btuh

## 17.5 AREA SERVED

---

**DESCRIPTION:** 1st Floor, 3 zone

**APPROXIMATE AGE:** 33 yrs

## 17.6 FUEL TYPE

---

**DESCRIPTION:** Oil

## 17.7 HEAT EXCHANGER

---

**DESCRIPTION:** 1 Burner

## 17.8 UNABLE TO INSPECT

---

**DESCRIPTION:** 10%

## 17.9 DISTRIBUTION

---

DESCRIPTION: Hot water

### 17.10 CIRCULATOR

---

DESCRIPTION: Pump

### 17.11 DRAFT CONTROL

---

DESCRIPTION: Automatic

### 17.12 FLUE PIPE

---

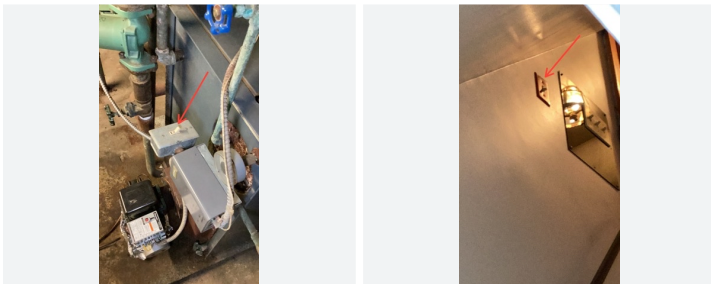
DESCRIPTION: Single wall

### 17.13 CONTROLS

---

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

MEDIA:



### 17.14 DEVICES

---

DESCRIPTION: Temp gauge, Expansion tank, Pressure gauge

### 17.15 FUEL LINES

---

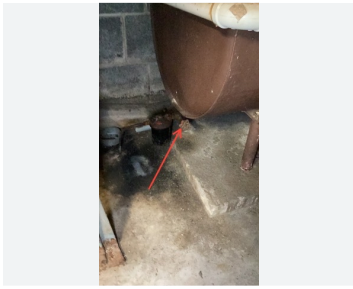
DESCRIPTION: Copper

### 17.16 FUEL SHUT OFF VALVE

---

DESCRIPTION: At Tank

MEDIA:



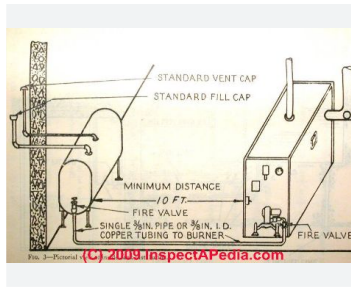
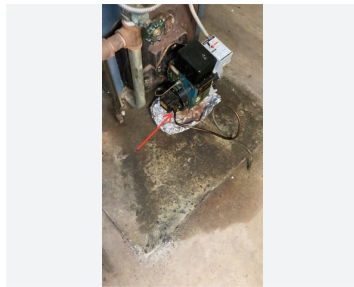
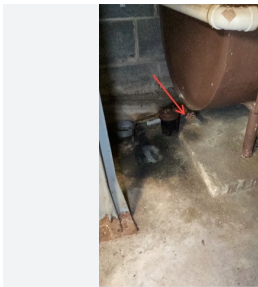
## 17.17 OIL SAFETY VALVE

**DESCRIPTION:** No

**COMMENTS:**

 Defective

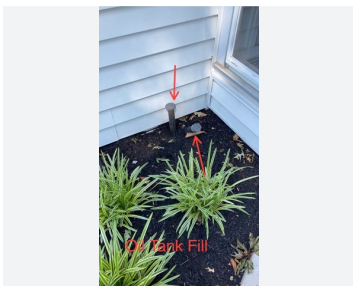
It is recommended that fire valves be installed at the Furnace and the Tank, according to NFPA regulations, recommend further evaluation from a qualified hvac contractor



## 17.18 FUEL TANK

**DESCRIPTION:** Oil tank

**MEDIA:**



**COMMENTS:**

 Defective

Tank is showing signs of rust, No leaks noted at time of inspection, recommend further evaluation from a heating contractor



### 17.19 TANK LOCATION

---

DESCRIPTION: Basement

### 17.20 SUSPECTED ASBESTOS

---

DESCRIPTION: No

## 18. Plumbing

### 18.1 SERVICE LINE

---

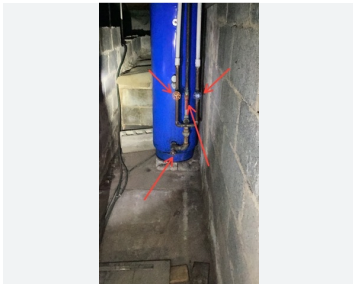
DESCRIPTION: Polybutelene

### 18.2 MAIN WATER SHUTOFF

---

DESCRIPTION: Basement

MEDIA:



### 18.3 WATER LINES

---

DESCRIPTION: Copper, PVC

### 18.4 DRAIN PIPES

---

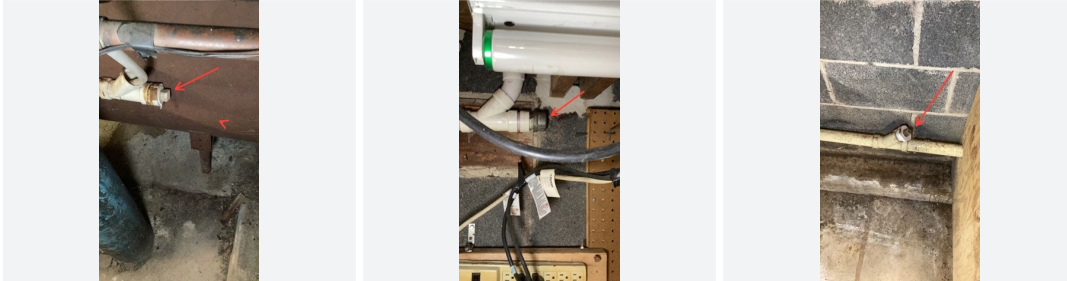
DESCRIPTION: PVC, Cast iron, Galvanized

### 18.5 SERVICE CAPS


---

DESCRIPTION: Accessible

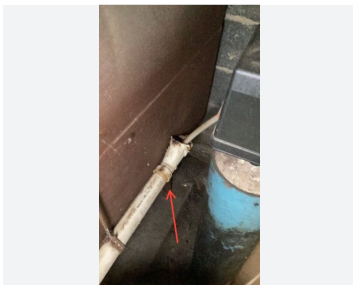
MEDIA:



COMMENTS:

 Defective

Missing Trap, Recommend further evaluation from a qualified plumber



### 18.6 VENT PIPES

---

DESCRIPTION: None

COMMENTS:

 Defective

System not vented, A licensed plumber is recommended to evaluate and estimate repairs

### 18.7 WATER HEATER OPERATION

---

DESCRIPTION: Summer/Winter Hookup

### 18.8 GAS SHUT OFF VALVE

---

**INFORMATION:** <

## 18.9 HOT AND COLD BONDED

---

**INFORMATION:** <



# 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:



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



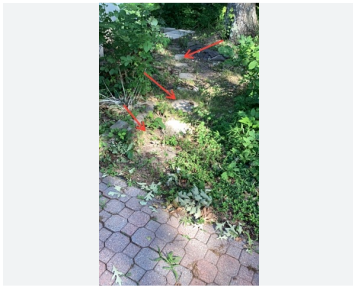
## 1.2 WALKS

### COMMENTS:



Possible Trip hazard, Recommend further evaluation from a qualified landscape contractor

Location - Back of House



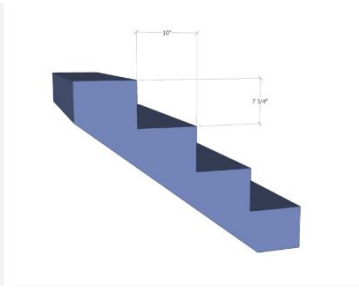
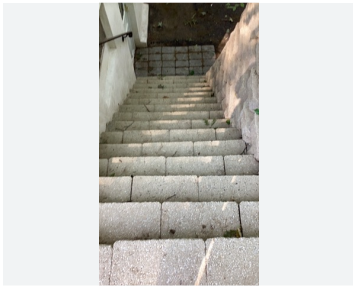
### 1.3 STEPS/STOOPS

---

COMMENTS:

 Marginal

Step landing 8"x 6.5"



### 1.4 PORCH

---

COMMENTS:

 Defective

Loose flag stone, Recommend further evaluation from a qualified landscape contractor



### 1.9 WINDOW WELLS

---

COMMENTS:

 Marginal

Dryer discharge hose is in this window well



## 2. Exterior

### 2.1 TYPE

---

COMMENTS:

 Defective

Improper siding, Recommend further evaluation from a qualified siding contractor



### 2.6 ENTRY DOORS

---

COMMENTS:

 Defective

Missing hardware at the rear door. Recommend further evaluation from a qualified handyman



## 2.8 WINDOWS

---

### COMMENTS:

 Defective

Peeling paint, recommend repairing to prevent wood rot, Recommend further evaluation from a qualified painting contractor



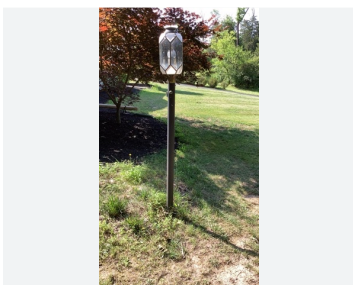
## 2.12 EXTERIOR LIGHTING

---

### COMMENTS:

 Defective

Pole is Loose, Recommend further evaluation from a qualified handyman



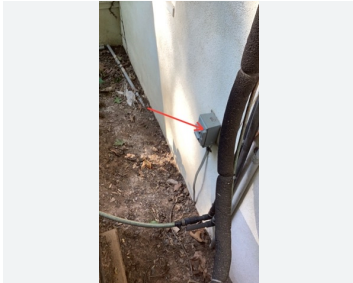
## 2.13 EXTERIOR ELECTRIC OUTLETS

---

COMMENTS:

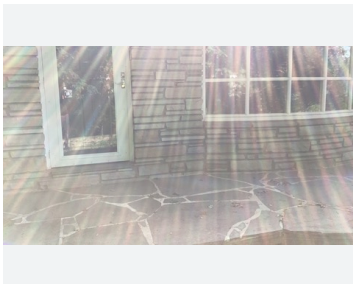
 Defective

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



 Defective

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



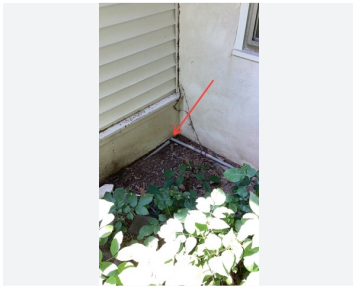
 Defective

Faulty GFCI Receptacle, Recommend further evaluation from a qualified electrical contractor



 Defective

Open conduit, Recommend further evaluation from a qualified electrical contractor

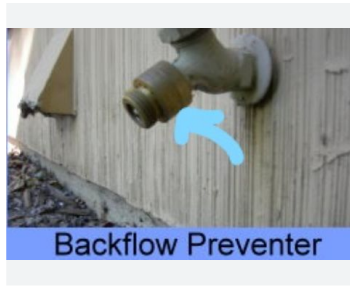
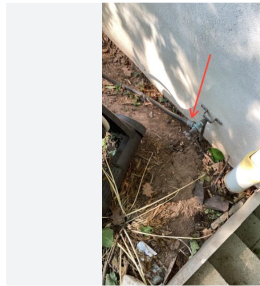


## 2.14 HOSE BIBS

### COMMENTS:

 Defective

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



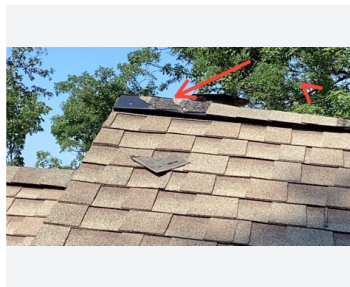
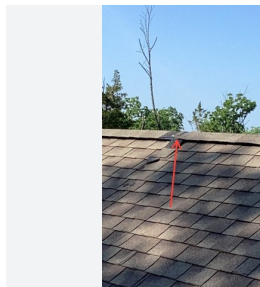
## 3. Roof

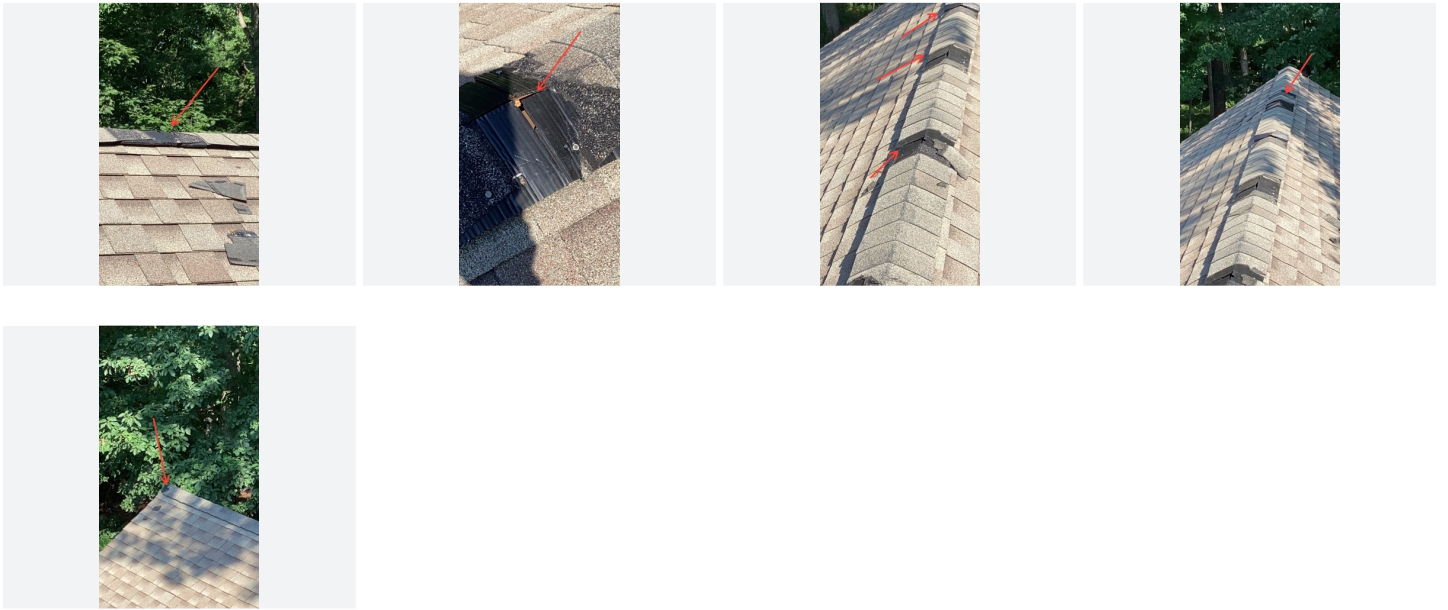
### 3.3 MATERIAL

### COMMENTS:

 Defective

Loose missing or damaged shingles, Recommend further evaluation from a qualified roofing contractor





### 3.9 PLUMBING VENTS

---

COMMENTS:

 Defective

System not vented, A licensed plumber is recommended to evaluate and estimate repairs

### 3.16 FLUE/FLUE CAP

---

COMMENTS:

 Defective

Recommend adding rain/snow cap to prevent water penetration, recommend further evaluation from a qualified chimney sweep



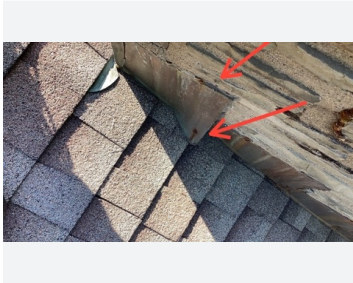
### 3.17 CHIMNEY FLASHING

---

COMMENTS:

 Defective

Loose counter flashing, Recommend further evaluation from a qualified roofing contractor



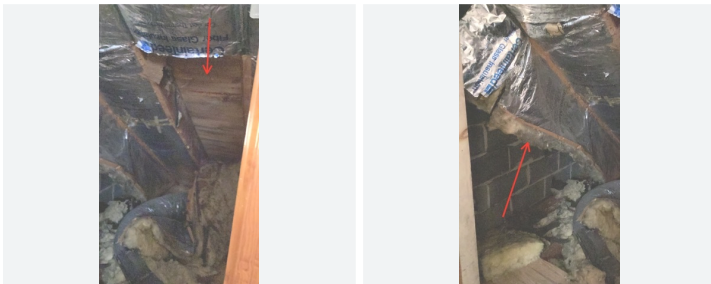
## 4. Attic

### 4.6 INSULATION

COMMENTS:

 Defective

Insulation batts have fallen out of position-properly reinstall, Recommend further evaluation from a qualified handyman

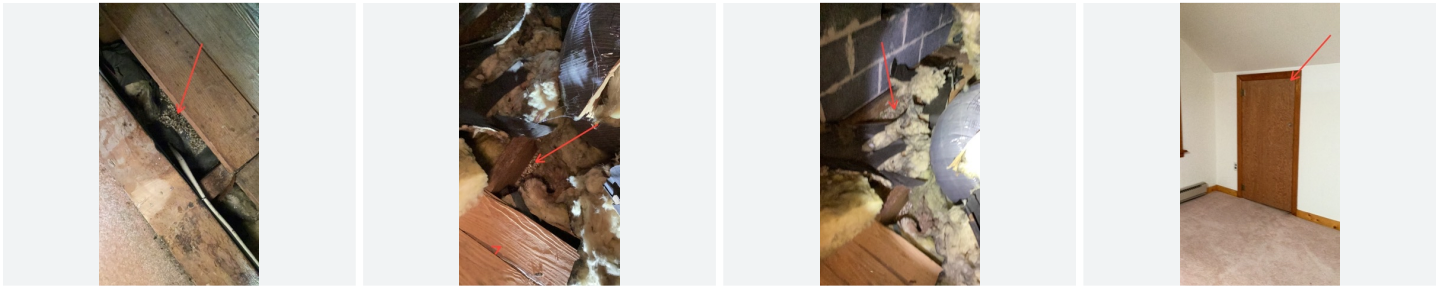


 Defective

Vermiculite Present, only found a small amount most of the attic has plywood over it, the other areas that I was able to check there was no evidence of it. Vermiculite can have asbestos the Zonolite brand did contain traces of asbestos. (please see [www.zonoliteatticinsulation.com](http://www.zonoliteatticinsulation.com) for more details) recommend further evaluation from a asbestos remediation contractor

Location - Right Side of House, Front





This Attic Door

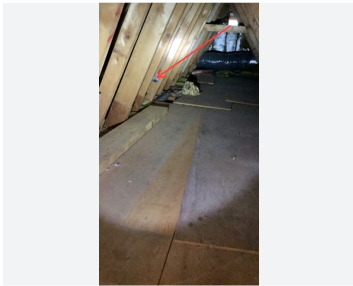
## 4.18 WIRING/LIGHTING

---

### COMMENTS:

 Defective

Open junction box,



## 5. Bedroom

### 5.6 WINDOWS

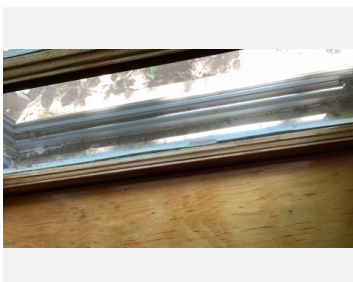
---

### COMMENTS:

 Defective

Exterior glazing repairs required, Recommend further evaluation from a qualified handyman

Location - Bedroom Rear



## 5.7 ELECTRICAL

---

### COMMENTS:

 Defective

Reversed polarity, Recommend further evaluation from a qualified Electrician

Location - Front Center

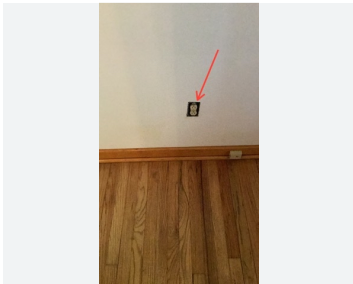


Bedroom

 Defective

Missing Receptacle cover plates, Recommend further evaluation from a qualified Electrician

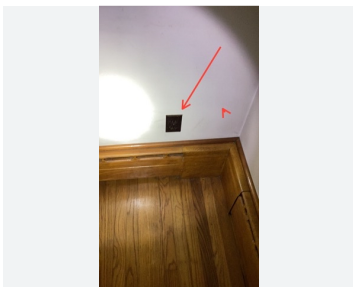
Location - Front Center, Family Room



 Defective

Receptacle not working, Recommend further evaluation from a qualified Electrician

Location - Back of House



## 5.9 SMOKE DETECTOR

---

COMMENTS:



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

# 6. Bathroom

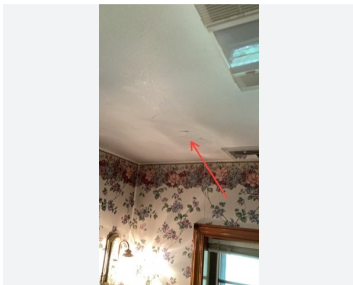
## 6.1 CHIPPING,FLAKING PAINT

---

COMMENTS:



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



## 6.9 SINK/BASIN

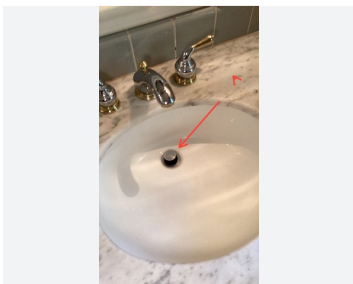
---

COMMENTS:



Stopper not operating, Recommend further evaluation from a qualified handyman

Location - 1st Floor Main



## 6.10 FAUCETS/TRAPS

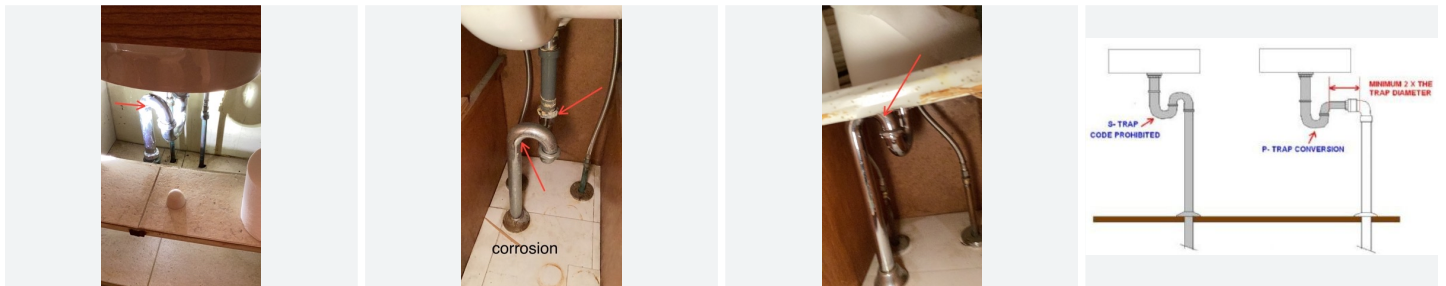
---

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.

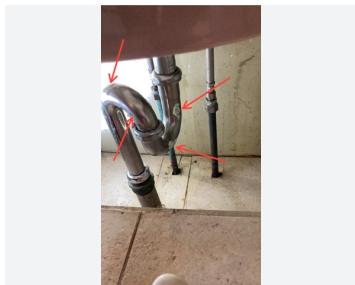
Location - Master, Main



 Marginal

Corrosion at drain line/trap-recommend replace, no leaks present at time of inspection

Location - Main



## 6.12 SHOWER/SURROUND

---

COMMENTS:

 Marginal

Cracked tile



## 7. Living Space

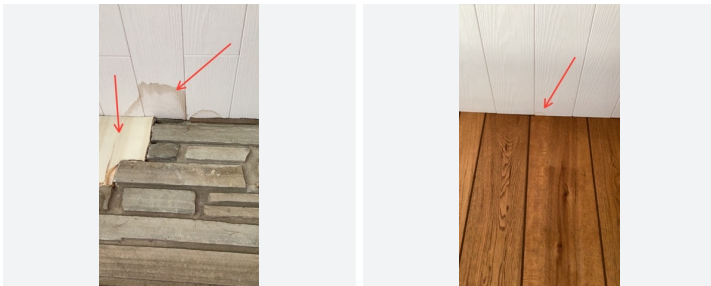
### 7.2 CEILING

---

COMMENTS:

 Marginal

Water stains present, no moisture at time of inspection



### 7.7 ELECTRICAL

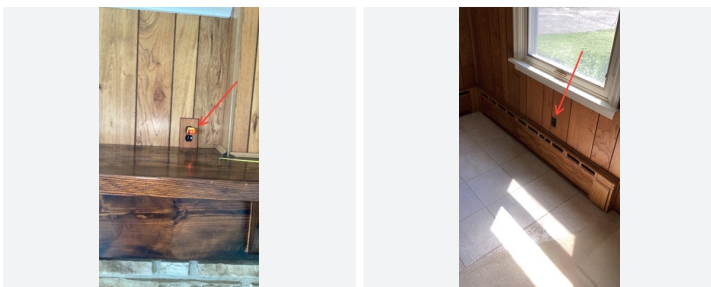
---

COMMENTS:

 Defective

Reversed polarity, Recommend further evaluation from a qualified electrician

Location - Family Room



 Defective

Missing Receptacle cover plates

Location - Family Room



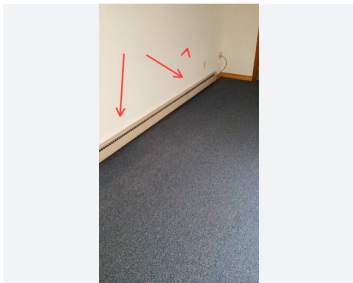
## 7.8 HVAC SOURCE

---

COMMENTS:

 Defective

Electric Base Board Not operable at time of inspection, Recommend further evaluation from a qualified Electrician



## 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

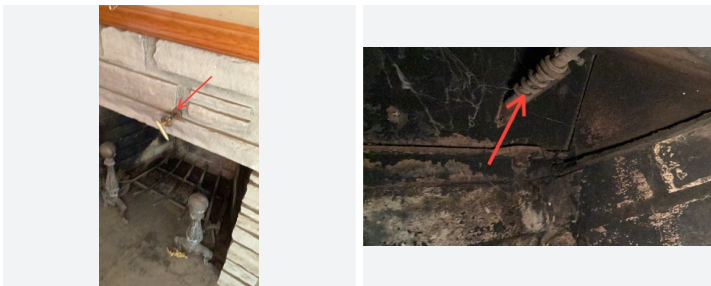
### 8.5 DAMPER

---

COMMENTS:

 Defective

Defective, not opening, Recommend further evaluation from a qualified chimney sweep



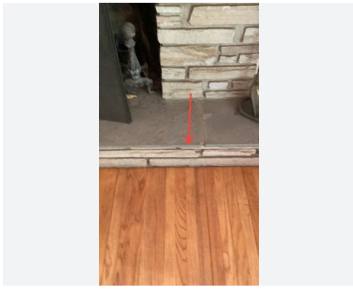
### 8.6 HEARTH

---

COMMENTS:

 Defective

It is recommended that the hearth extend 16' from front of fire box and 8' beyond each side, this hearth is only 13.5", recommend further evaluation from a qualified contractor



## 8.7 FIREPLACE CONSTRUCTION

---

COMMENTS:

 Defective

Recommend Fireplace and components be cleaned and inspected prior to use, Recommend further evaluation from a qualified chimney sweep

## 9. Laundry Room/Area

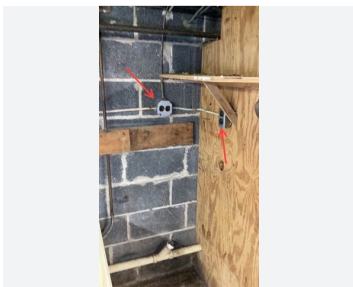
### 9.6 ELECTRICAL

---

COMMENTS:

 Defective

Reversed polarity, Recommend further evaluation from a qualified Electrician



 Defective

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





## 10. Kitchen

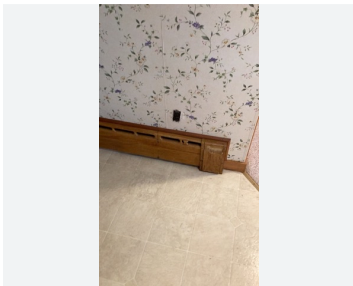
### 10.8 ELECTRICAL

---

#### COMMENTS:

 Defective

Missing Receptacle cover plate



### 10.9 PLUMBING/FIXTURES

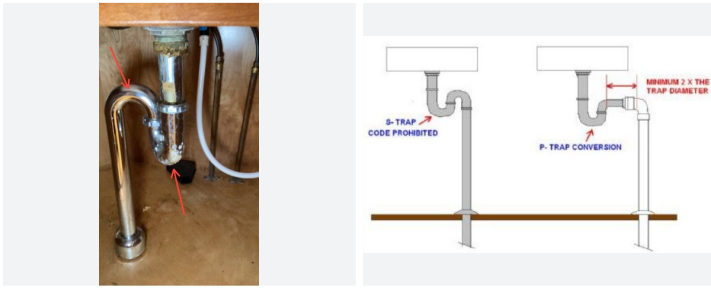
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#### COMMENTS:

 Marginal

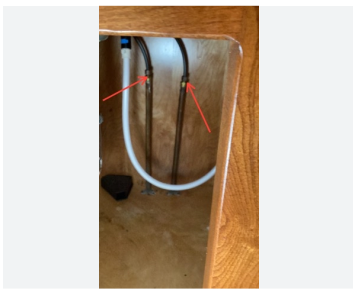
An 'S' trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap 'primed.' Fixtures should be monitored for sewer odor.

Trap showing signs of corrosion, no leaks at time of inspection



 Defective


Missing shut off valves, recommend installation of shut off valves under the sink, Recommend further evaluation from a qualified plumber



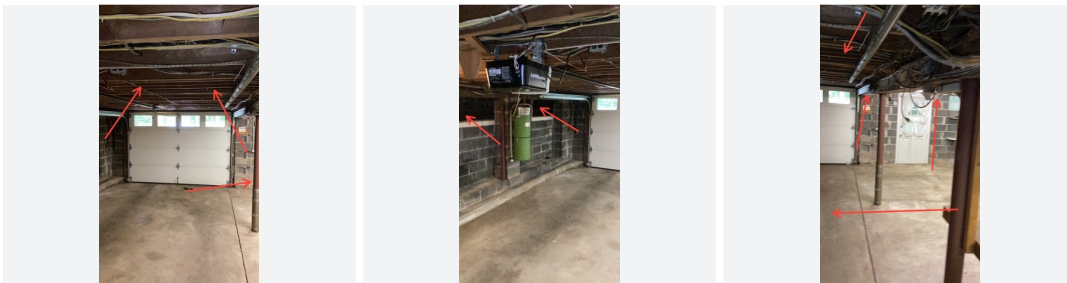
## 11. Garage/Carport

### 11.1 TYPE OF STRUCTURE

#### COMMENTS:

 Defective

Cannot be used as a garage it is not fire rated, it is required that fire rated materials be installed to separate any living space from the garage, Recommend further evaluation from a qualified contractor

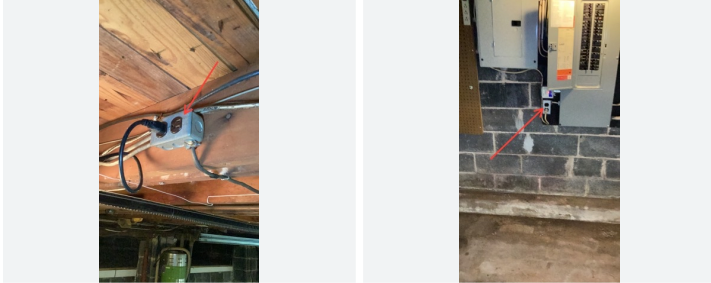


### 11.10 ELECTRICAL

#### COMMENTS:

 Defective

Non GFCI Receptacle, it is recommended that all Receptacles in a garage be GFCI Protected, recommend further evaluation from a qualified Electrician



## 12. Basement

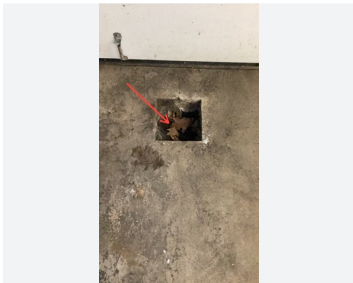
### 12.5 FLOOR DRAIN

---

COMMENTS:

 Defective

Missing Cover, Recommend further evaluation from a qualified plumber



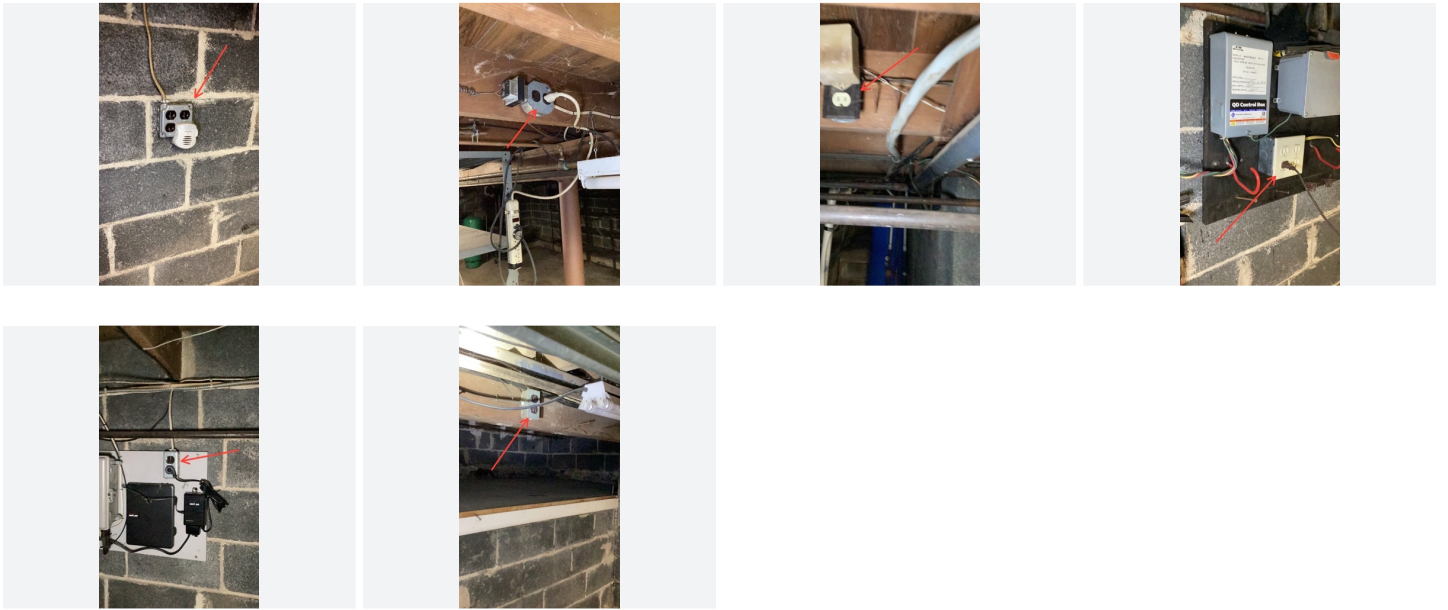
### 12.7 ELECTRICAL

---

COMMENTS:

 Defective

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



## 12.8 SMOKE DETECTOR

---

COMMENTS:

 Defective

Recommend that a Smoke Detector be Installed

## 12.9 CARBON MONOXIDE ALARM

---

COMMENTS:

 Defective

Recommend that a Carbon Monoxide Detector be installed

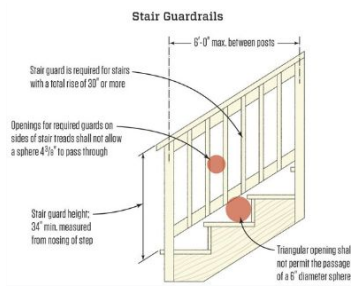
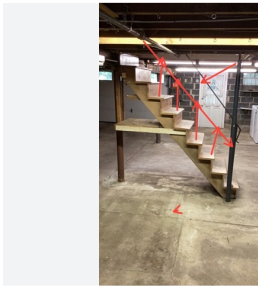
## 12.14 BASEMENT STAIRS/RAILINGS

---

COMMENTS:

 Defective

Missing Stair Guard, recommend further evaluation from a qualified contractor



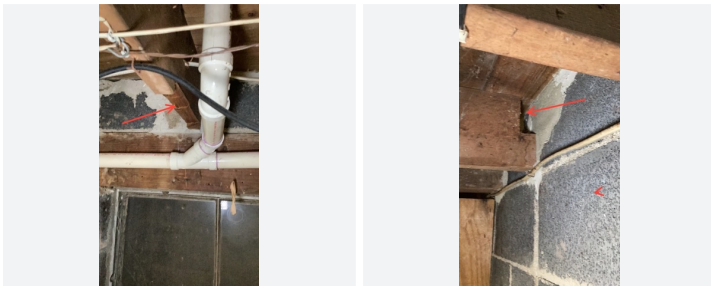
## 14. Structure

### 14.6 JOISTS/TRUSSES

COMMENTS:

 Marginal

Joists have been modified, does not appear to be a structural issue.



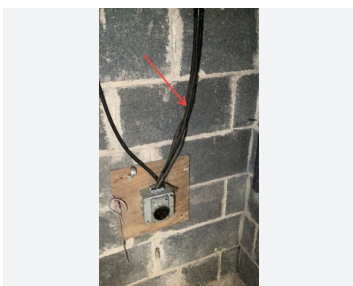
## 15. Electrical

### 15.5 ALUMINUM WIRING

COMMENTS:

 Defective

This cable may not be the the correct wire for this application, Recommend further evaluation from a qualified Electrician



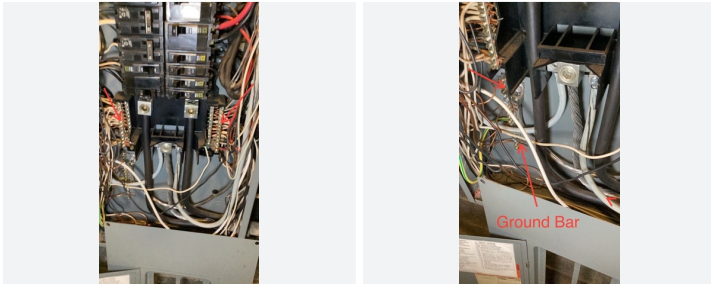
## 15.15 MANUFACTURER

---

COMMENTS:

 Defective

Neutrals and Grounds are not separated, it is required that the Neutral and Ground wires be separated in a sub panel, Recommend further evaluation from a qualified Electrician



## 16. Air Conditioning

### 16.1 A/C SYSTEM OPERATION

---

COMMENTS:

 Marginal

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

### 16.3 EXTERIOR UNIT

---

COMMENTS:

 Defective

Unit is not level, to maximize efficiency it is recommended that the unit be Level, recommend further evaluation from a qualified hvac contractor



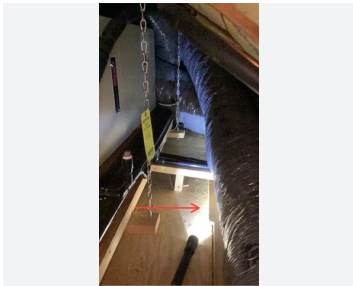
## 16.11 A/C SYSTEM OPERATION

---

### COMMENTS:

 Defective

Not the proper clearance for maintenance, it is required to have a 30" clearance, recommend further evaluation from a qualified hvac contractor



# 17. Heating System

## 17.1 HEATING SYSTEM OPERATION

---

### COMMENTS:

 Marginal

Furnace nearing the end of it's design life

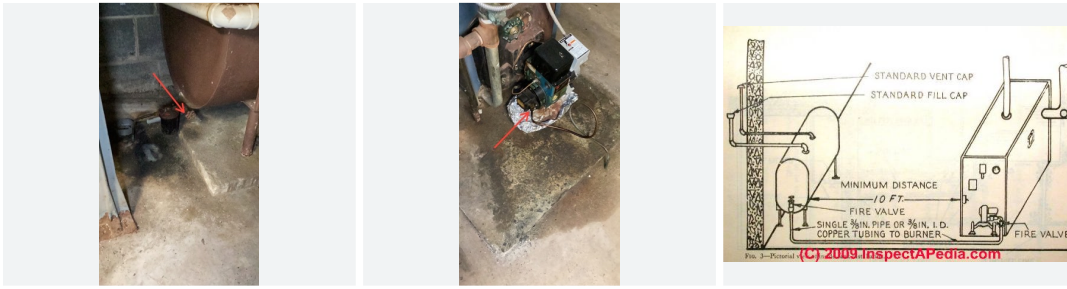
## 17.17 OIL SAFETY VALVE

---

### COMMENTS:

 Defective

It is recommended that fire valves be installed at the Furnace and the Tank, according to NFPA regulations, recommend further evaluation from a qualified hvac contractor



## 17.18 FUEL TANK

### COMMENTS:

 Defective

Tank is showing signs of rust, No leaks noted at time of inspection, recommend further evaluation from a heating contractor



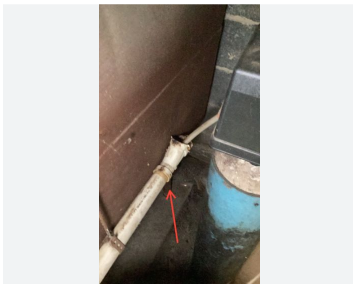
## 18. Plumbing

### 18.5 SERVICE CAPS

### COMMENTS:

 Defective

Missing Trap, Recommend further evaluation from a qualified plumber



### 18.6 VENT PIPES



COMMENTS:

 Defective

System not vented, A licensed plumber is recommended to evaluate and estimate repairs