



## Right Way Inspections

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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

### **Client Information:**

125 East Line Street  
Geneva , IN  
Phone: 260-267-5027

# Summary

## Exterior & Structure

### [Exterior Receptacles](#)

Defect

The exterior receptacle on the side of the house does test as a grounded receptacle when using my tester.

However did not trip when using a GFCI device.

All exterior receptacle should be GFCI protected.

The cover to the exterior receptacle on the side of the house had broken Springs and do not automatically shut as designed.

That's also a defect all exterior receptacles should be upgraded to current day standards.

There was an exterior receptacle on the rear of the house however I did fail to test it.

It will have the same standards GFCI protection with automatic closing door.

## Interior

### [Windows](#)

Observed functional windows.

Windows in bedroom are within few inch's of the floor.

See bedrooms

IRC code states the lowest opening in a window on the 2nd story should be 24 inch's above floor level of that room.

See the below quick reference from IRC code

### Minimum Window Sill Heights

According to the 2018 IRC, all windows that are more than 6 feet above the grade outside the window must have a bottom opening a minimum of 24 inches above the room's interior floor. Exceptions can be made for windows that do not open more than 4 inches or that have window guards or opening control devices in compliance with ASTM F2090-17.

## Bedrooms

### [Bedroom 2](#)

Defect.

I observed that both windows to be within a few inches of the flooring.

This is a fall from window risk and does not meet the current a standard of clearance from the floor for safety.

should be above 24 inches

Noted uneven flooring in this room.

Observed only two visible Outlets. This is below the common day standard of Outlet requirements.

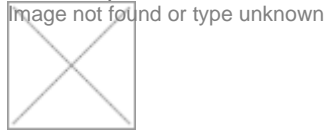
I observed the outlet which is not currently being used to be dead non-functional using my tester.

## Basement / Crawlspace

### [Columns](#)

Defect.

In the basement I observed floor supports at different locations in the basement.  
I observed metal-based floor jacks being used for first level floor supports.  
I observed the floor jacks to have heavy rust damage which is compromising the Integrity of the support.  
In the first room where you enter, I observed what looks to be 8x8 supports which are supporting a section of the first level floor "T" support.  
There install is not recommended as designed.  
It is recommended to contact a licensed structural engineer to recommend proper repairs of the support for the first floor.  
Metal floor jacks should not be placed on to cemented floors it will result in heavy rust damage and premature failure.  
See the picture below for recommended install of support when wooden.



### Ventilation

defect.

Observed lack of ventilation or air movement in the crawlspace.  
Recommended to place dehumidifier in the basement to help with moisture level along with ventilation.  
Moisture level in air was 66%.  
Recommended moisture level is 45%

## Scope of Inspection

The purpose of the inspection is to report the general condition of the home and identify and disclose major defects and deficiencies of the inspected systems and components which existed at the time of the inspection and which are evident to the inspector upon ordinary visual observation. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the inspection report identify and list all minor and cosmetic defects.

The inspection is intended to evaluate systems and components of the primary premises. Included with the inspection is the evaluation of primary attached garages/carports/decks/porches/patios. The inspection does not include evaluation of detached garages/carports/patios/decks or other structures unless explicitly specified.

The client is encouraged to accompany the inspector during the inspection. Client participation shall be at the client's risk for personal injury or damage to person or property for any reason or from any cause. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client(s). The inspection report is not transferable. Systems and components to be inspected include: exposed and visible foundations and structures, exteriors, roofing, plumbing, electrical, attic, interiors, bathrooms and kitchen, basement and crawlspaces, heating and central air conditioning, and garage or carport.

### LIMITS OF THE INSPECTION

The inspection is limited to the readily accessible and visible systems, equipment and components of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind.

### GENERAL EXCLUSIONS

The following conditions are NOT within the scope of the inspection:

1. Water or air quality
2. Presence of toxic or carcinogenic matter emitted from the ground, building materials, in water or air supply or from the operation of any equipment.
3. Items that are obstructed, inaccessible or not in plain view.
4. Mold or mold type.
5. Animal or insect infestations.

Examples of the conditions excluded above include the presence or absence of environmental hazards, asbestos, lead paint, lead pipes, lead solder, radon, urea formaldehyde insulation, toxic wastes, polluted water, mold, or termite/pest infestation. It is the responsibility of the client to conduct further inspection by qualified consultants to disclose the presence of these contaminants and the means of remediation.

You acknowledge and agree that this Inspection and the inspection report and findings are limited in nature and scope, and that the following are outside the scope of the inspection, therefore they cannot be accurately assessed by the inspector during a limited inspection: appliances, Ancillary electrical systems (including: TV cable systems and antennas, intercom systems, lightning protection systems, playground equipment, swimming pools, hot tubs/spas, free standing heating stoves, humidifiers, air purifiers, solar systems, water softeners and filters, wells, septic systems, latent defects, adequacy of system designs, zoning or building code compliance, heating cables, fire escapes, elevator components and shafts, air-quality analysis, concealed wiring, door opening and doorbell systems, fire alarm systems, security systems, telephone systems). Basic operational testing of built-in kitchen appliances is performed (dishwasher/oven/range/microwave/garbage disposal). No determination beyond basic operation is made regarding the performance or service life of appliances.

**THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY** that the items inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be present during the inspection. No representation is made as to how long any equipment will

continue to function.

**TERMS AND CONDITIONS:**

A. The Client recognizes that this report is solely for the benefit of the Client and that any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

B. The client agrees that any claim arising in connection with this agreement shall be made in writing to the Company at the address above by certified mail, return receipt requested within 10 days after discovering any problem.

C. The client agrees to allow the inspection company to re-inspect before changing the condition of the problem, except in an emergency. Failure to allow the inspection company the opportunity to re-inspect, as required above, shall constitute a waiver of any and all claims client may have against the Company.

D. The Client agrees that, to the extent allowed by law, any damages or breach of this contract or report are limited to the amount of the inspection fee only. Furthermore, the Client agrees to pay all attorney fees should the Client pursue a civil action against the Company, and fail to prevail.

E. The Client agrees that this agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties and supported by valid consideration.

**LIMITATION OF LIABILITY AND ARBITRATION AGREEMENT:**

It is understood and agreed that the inspection company is not an insurer and that the inspection and report are not to be intended or construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The Client hereby releases and exempts the Company and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage, or personal injury of any nature.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules of the state. The decision of the Arbitrator appointed thereunder shall be final and binding judgment on the Award that may be entered in any Court of competent jurisdiction.

## Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

### Inspection Information

**Date:** 6-6-2023

**Time:** Morning

**Weather Conditions:** Sunny

#### Comments:

During the time of inspection nobody was home.

The inspection was completed the door was left unlocked per owner request thermostat was returned to wear found.

No incident during inspection which needs reported

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### Trees & Shrubs

**Condition:** Needs Maintenance

#### Comments:

Observed mature trees which could result in damage to the house.

There was shrubs and other growth up against or near the foundation and exterior walls.

It is recommended to have 6 feet clearance on any moderately sized rooting systems.



green growth can get into the fan of the AC unit.



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### Fences and Gates

**Condition:** Satisfactory

**Type:**Wood

**Comments:**

Functional condition

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## General Grading / Drainage

**Condition:** Needs Maintenance

**Comments:**

Noted slope towards the house on the side of driveway.

Below is the recommended grade for exterior.

Proper grading around a home or other domestic structure means that there is an unbroken, downward slope starting from the structure up to 10' away from that structure. An adequate grade is 1 inch per foot of grade, at a minimum. The greater the grade, the more effectively water will run away from your home.



some erosion in this area.

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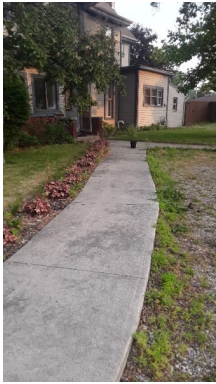
## Sidewalks / Walkways

**Condition:** Satisfactory

**Type:**Concrete

**Comments:**

Functional condition



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## Driveway

**Condition:** Satisfactory

**Type:**Gravel

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## Steps to Building

**Condition:** Needs Maintenance

**Step Type:**Concrete, Other

**Landing Type:**Concrete

**Railing:**No

**Comments:**

observed chipping paint and cement damage.



cosmetic damage to cement cap on the bricks.

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## Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

### Exterior Receptacles

**Condition:** Not Satisfactory

**Comments:**

Defect

The exterior receptacle on the side of the house does test as a grounded receptacle when using my tester. However did not trip when using a GFCI device.

All exterior receptacle should be GFCI protected.

The cover to the exterior receptacle on the side of the house had broken Springs and do not automatically shut as designed.

That's also a defect all exterior receptacles should be upgraded to current day standards.

There was an exterior receptacle on the rear of the house however I did fail to test it.

It will have the same standards GFCI protection with automatic closing door.



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### Exterior Windows

**Condition:** Satisfactory

**Comments:**

The upper level windows I wasn't unable to examine due to the height.

See bedrooms for details about one set of windows

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## Foundation

### Comments:

There is very little to no visible area of the foundation from the exterior due to siding coming down within a few inches of the ground along with mulch laid in contact with vinyl siding.

See basement for foundation information

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## Exterior Wall Covering

**Condition:** Needs Maintenance

**Type:**Other

### Comments:

Observed lack of the recommended 9-11 inches clearance from ground to first wooden element of exterior wall.

I observed some fading paint to the trim around the windows.

The exterior wall covering look to be intact no visible defect which will allow water to enter exterior wall.



when mulch is placed in direct contact with siding. This provides a easy access to WDO insects to enter exterior wall.

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## Exterior Doors

**Condition:** Needs Maintenance

### Comments:

Front entry door is older and does not look to have the safety glass installed due to its age.

Non-safety glass installed in doors can result in injury

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## Chimneys

**Condition:** Needs Maintenance

**Type:**Brick

## **Problems**

·The chimney is missing a weather-protective cap.

## **Comments:**

Missing chimney cap



there was birds sitting on the opening of chimney. Can not confirm if there entering or not.

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## **Eaves & Soffits**

**Condition:** Satisfactory

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## **Gas Meter / Piping**

**Condition:** Satisfactory

## **Comments:**

Functional condition

## Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

### Gutters & Downspouts

**Condition:** Needs Maintenance

**Type:** Aluminum

**Comments:**

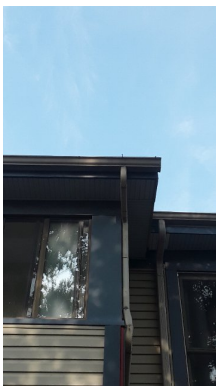
Observed areas which were missing guttering on the first level of the roofing system. I observed a few gutter spikes which look to be pulling free on the side of the house second story about the entry door. It is recommended to place guttering in areas which are currently missing the guttering.

It is important to resecure the spikes and the guttering which are coming free.

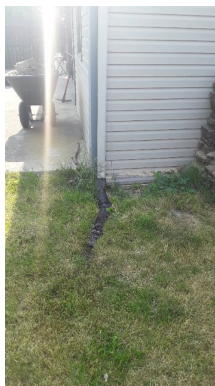
Due to the age of this house, it may or may not have proper drainage next to Foundation below ground level.

Exterior Foundation drains were not really a standard when this house was built unknown if updates have occurred.

Due to this reason is very important for downspouts to discharge at least 10 ft away from Foundation to prevent unwanted hydro pressure onto Foundation walls and water intrusion into the basement.



maybe hard to see in the pic. There is at least 2 spikes coming free.  
Recommended to repair the spikes.



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### Exposed Flashing

**Condition:** Needs Maintenance

**Comments:**

On the side of the house there was one section with metal flashing which looked to be coming free should be really secured



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## Roof Covering

**Condition:** Satisfactory

### Observations

**Approximate Age:** See below

### **Comments:**

During the time of inspection there was two different roofing materials used to cover the dwelling. I observed three dimensional shingles covering a majority of the house.

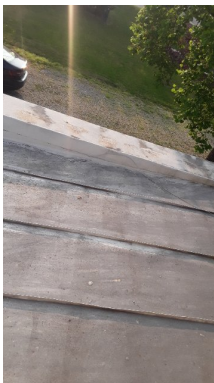
The shingles were in midlife condition and were functional during time of inspection which were properly protecting the dwelling.

There was a metal placed over the low slope areas which did have visible rust on the covering and a large amount of materials used for sealant in some areas.

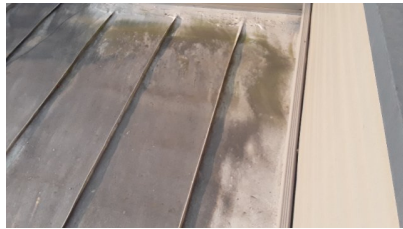
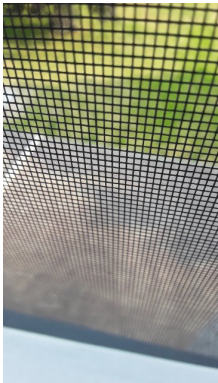
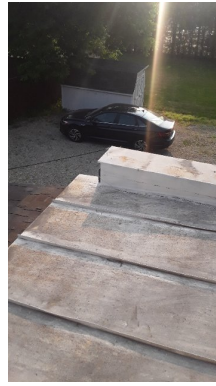
There was no visible leaking during time of inspection.

Due to the two stories the Second Story shingles were viewed from ladder and ground only.

The shingles and flat areas on the lower level were inspected by ground, ladder, and walking except for the flat areas which we do not walk on to prevent damage



Water staining which indicates water pooling in the area



# Plumbing

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

## Water Service

**Condition:** Satisfactory

**Type:** Public

## Water Heater

**Condition:** Satisfactory

**Fuel type:** Gas

### Water Heater Data

**Extension:** Present

**Venting (air supply):** Present

### Location & Capacity

**Location:** Basement

**Capacity (gallons):** 40

**Age:** 1 year old

### **Comments:**

There was a new water heater installed in the basement which was functional during time of inspection



professional vent install.



water heaters should not be placed on the ground. The should be on a barrier from moisture in cement.



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## Drain

**Condition:** Satisfactory  
**Type:**Plastic



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## Waste

**Condition:** Needs Maintenance  
**Pipe type:**Plastic  
**Septic type:**Public

**Comments:**

I observed some markings on the waste line which indicate possible backup or seeping at some point see pictures below.

There was no Flow Restrictions during time of inspection.

Monitor condition and make sure there's is not currently any backing up.

In the basement there was visible PVC Schedule 40 used for waste line which is acceptable.

I'm unable to see the material that is used which is buried in the yard going to the city hookup.

Unknown if that was updated the same time the PVC in the basement was.





This is coming from downstairs toilet



it is wet at the connection. water will sit in this spot due to the way it is designed. Really not a huge concern unless it continues to seep.

## Pipes

**Condition:** Needs Maintenance

**Type:**Combination

**Flow rate:**Satisfactory

### Problems

- The pipes are showing signs of deterioration.
- There are signs of rust / corrosion on the pipes.

### **Comments:**

In the basement I observed copper piping mostly.

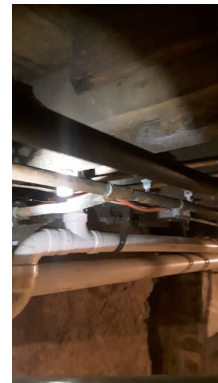
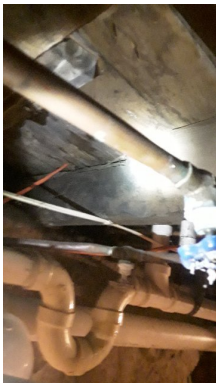
There was a couple sections of galvanized.

There was a moderate to heavy amount of corrosion at connectors and shut offs which were visible in the basement.

When you have moderate amount of corrosion sometimes the shut off valves are non-functional.

I think the elevated moisture level in the basement are playing a factor on this.

Monitor condition replace as needed no visible leaks during time of inspection.



## Water Entrance

**Condition:** Needs Maintenance

**Type:**Copper, Galvanized

**Location:** Basement

### **Comments:**

At the sidewall I observed the 3/4 inch galvanized pipe coming into the structure along with copper being using in the same area. There's no restriction in water flow during inspection. Galvanized Plumbing piping and connectors do have a service life of near 40 years depending on the conditions. There's moderate the heavy amount of rust on the exterior galvanized piping. No full restrictions observed monitor condition



## Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

### Circuits & Conductors

#### Exterior GFCI Outlets

**Exterior GFCI Receptacles:**No

#### **Comments:**

The exterior receptacle was missing GFCI protection and proper weather exterior weatherproofing box

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### Service Entrance Cable

**Volts:**240 - 120V

**Type:**Overhead

**Location:** Rear to side corner

#### **Comments:**

Functional condition



heavy rust on the meter cover.

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### Main Panel

**Condition:** Needs Maintenance

**Location:** Basement wall

**Volts:**240 - 120V

**Capacity:**100 A  
**Type:**Circuit-breakers

### **Grounding & Bonding**

**Grounding:**Grounded

#### **Comments:**

In the basement I observed 100 amp main breaker panel. Observed every breaker to be used and labeling which was very lacking indicating which breaker covers what. This breaker is at Max Capacity. Was functional however consider updating to a main breaker panel with additional capacity due to current day workloads. The pictures that were obtained of the main breaker panel did not upload

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## **Smoke Detectors**

**Condition:** Needs Maintenance

#### **Comments:**

It is recommended when you buy a house to replace all car and smoke detectors and follow NFPA standard

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## **Outlets, Fixtures, & Switches**

**Condition:** Needs Maintenance

### **Testing Information**

**Testing Method:** gfci, ground fault, volt reader.

**Number Tested:**All visible

### **Outlets**

·Ungrounded

### **Problems**

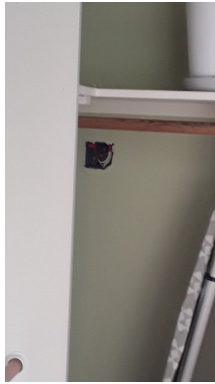
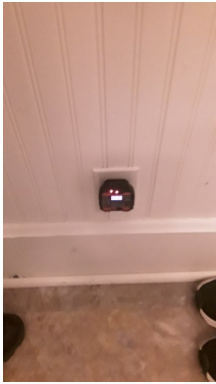
- There are missing / broken faceplates.
- The outlets are spaced too far apart.

#### **Comments:**

I observed the bedrooms upstairs to have a lack of outlets.

This is commonly found with older houses where electric was added after the build.

It is important to recognize the lack of receptacles in the bedrooms so no overuse on the current installed wires.



Missing cover



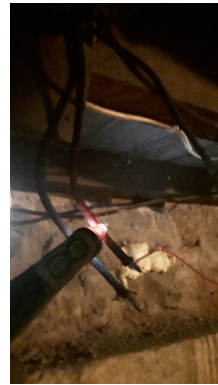
I found this in the basement. It's a normal house wire feeding into a knob and tube the white wire which is actually connected to the knob and tube is not hot. Which makes the knob and tube not hot. The hot wire does have a cap on it however any splice should be in a junction or protective box



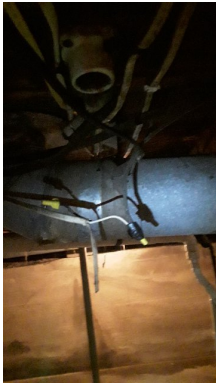
any wire splice connection should be in a junctional box.



Wires outside of a junction box



This is a picture of the open end tube wire which is electrified



This wire was found in the same room as a furnace location. The open-ended wire pointing down does have electrical charge and is a significant shock hazard

## Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

### Moisture & Mildew

**Condition:** Satisfactory  
**Degree of Damage:**None

**Comments:**  
No visible moisture observed

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### Attic Ventilation

**Condition:** Needs Maintenance  
**Type:**Gable louvers, Windows

**Comments:**  
There was a gable vent on one side and a window on the other.

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### Attic Insulation

**Condition:** Needs Maintenance  
**Type of Insulation:**Loose

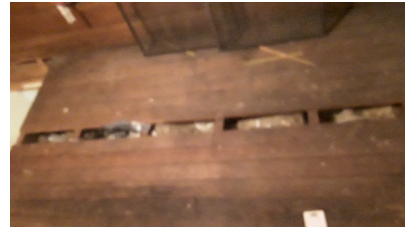
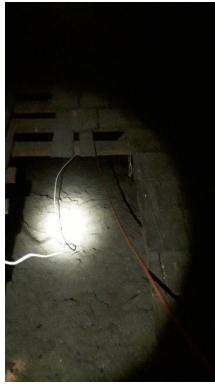
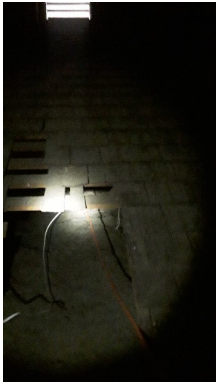
**Comments:**  
Observed loose insulation in the attic.  
If the insulation was placed prior to 1986, it may contain asbestos materials.

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### Roof Frame

**Comments:**  
There has been large modifications made to the roofing system of this dwelling.  
You can see in the Attic an old roofing system which had wooden shakes placed for roof covering. There has been a new roof structure built over the top of that.  
The old roof structure does remain. There was ceiling coverage in one area of the attic and the other attic had just a small hole where you can visibly see inside of it.

There was not much visible area of roofing rafter system.  
What was visible wasn't functional condition and built over an old system



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## Attic Access

**Location:** Hallway

**Access Method:** Pull down

### Comments:

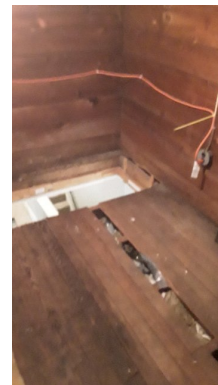
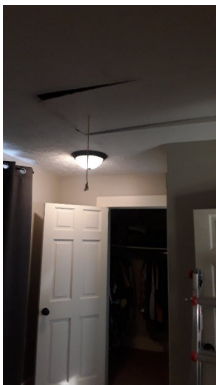
There is section of floor missing.

Fall risk at the opening.

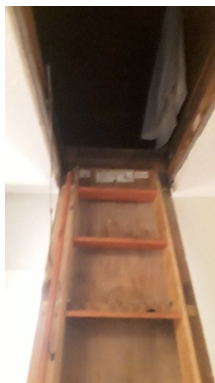
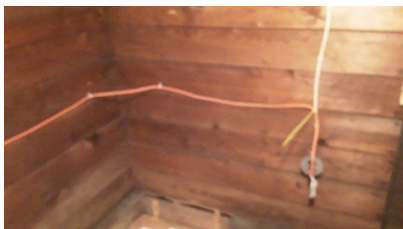
Wiring outside the walls.

When wiring is outside the walls its recommended to be in protective conduit.

The pull down opening has a damaged hinge.



Consider placing rail around opening.



Opening.





## Interior

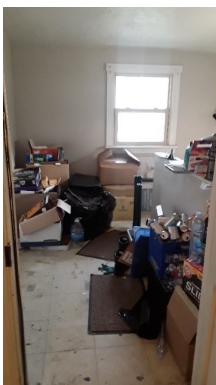
Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### Interior Information

#### Comments:

In the rear room where the access to the basement is located. I did not locate a source for heat. There was personal items in the room.

Observed some wear damage to flooring.



---

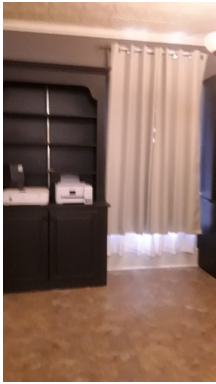
### Floors

**Condition:** Needs Maintenance

#### Comments:

Observed uneven flooring in some area's.

Repair to flooring supports in basement needed.



---

## Windows

**Condition:** Needs Maintenance

**Type:** Double hung

**Comments:**

Observed functional windows.

Windows in bedroom are within few inch's of the floor.

See bedrooms

IRC code states the lowest opening in a window on the 2nd story should be 24 inch's above floor level of that room.

See the below quick reference from IRC code

### Minimum Window Sill Heights

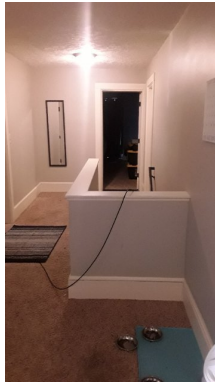
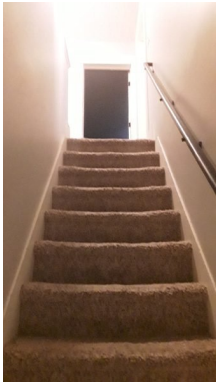
According to the 2018 IRC, all windows that are more than 6 feet above the grade outside the window must have a bottom opening a minimum of 24 inches above the room's interior floor. Exceptions can be made for windows that do not open more than 4 inches or that have window guards or opening control devices in compliance with ASTM F2090-17.

---

## Stairs / Railings

**Comments:**

Functional condition observed



---

## Walls

**Type:** Drywall, Plaster

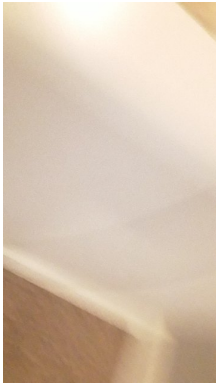
**Comments:**  
functional condition



## Ceilings

### Comments:

There was 1 spot on ceiling in dinning room which had chipping paint.



## Bedrooms

Our inspection of the Bedrooms includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, & cabinetry. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### Bedroom 2

**Location:** Upstairs to the right  
**Walls & Ceiling:** Satisfactory  
**Flooring:** Satisfactory  
**Doors & Windows:** Not Satisfactory  
**Ceiling Fan:** Not Present  
**Receptacles:** Non-GFCI  
**Heating Source:** Forced Air  
**Smoke Detector:** Outside bedroom

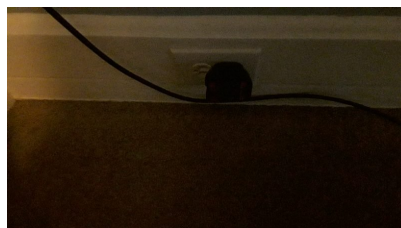
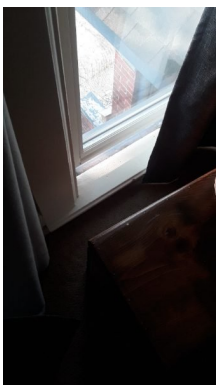
#### Comments:

Defect.

I observed that both windows to be within a few inches of the flooring.  
This is a fall from window risk and does not meet the current a standard of clearance from the floor for safety.  
should be above 24 inches

Noted uneven flooring in this room.

Observed only two visible Outlets. This is below the common day standard of Outlet requirements.  
I observed the outlet which is not currently being used to be dead non-functional using my tester.



1 inch per foot Proper grading around a home or other domestic structure means that there is an unbroken, downward slope starting from the structure up to 10' away from that structure. An adequate grade is 1 inch per foot of grade, at a minimum. The greater the grade, the more effectively water will run away from your home.

---

## Bedroom 3

**Location:** Upstairs toward road

**Walls & Ceiling:** Satisfactory

**Flooring:** Needs Maintenance

**Doors & Windows:** Not Satisfactory

**Receptacles:** Non-GFCI

**Heating Source:** Forced Air

**Smoke Detector:** Outside bedroom

### Comments:

I observed only two receptacles in this bedroom which is less than current day requirements.

I observed one of the outlets to be missing at the cover.

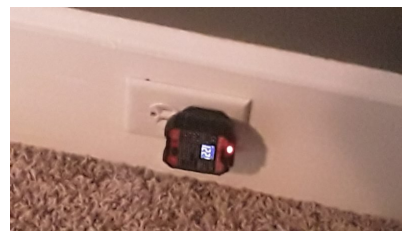
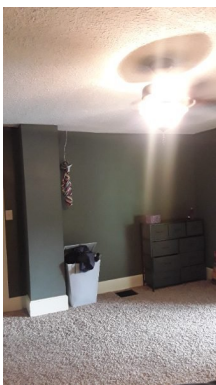
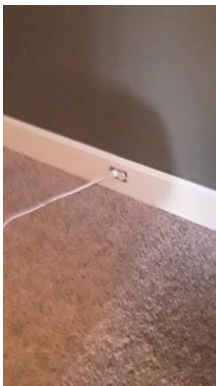
I observed both Outlets to test as open ground.

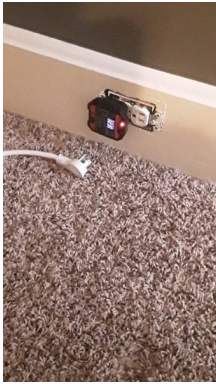
The windows in this room also are within a few inches of the floor which could be a fall risk from the window.

In room 2, the receptacles in this room are also ungrounded.

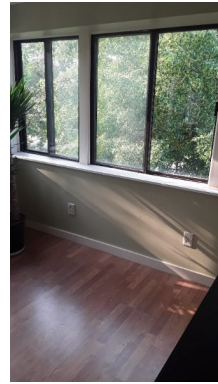
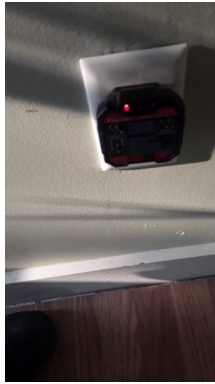
I observed what looks to be possible moisture damage painted over areas near the windows which indicate possible lower seal leak in the windows at some point they were dry to touch during inspection.

I do not see a heating source for the sun room. The vent maybe covered by personal items.





non-grounded 3 prong outlets. Missing cover.



---

## Bedroom 4

**Location:** Pink room

**Walls & Ceiling:** Satisfactory

**Flooring:** Satisfactory

**Doors & Windows:** Not Satisfactory

**Ceiling Fan:** Present

**Receptacles:** Non-GFCI

**Heating Source:** Forced Air

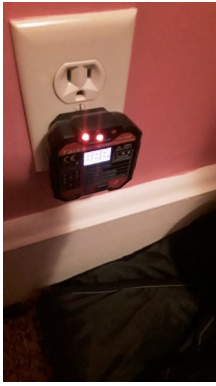
**Smoke Detector:** Outside bedroom

### Comments:

I observed the outlets in this room to be grounded and three prong.

I observed the windows in this room to be the same as others within a few inches of the ground which could result in injury.

Proper grading around a home or other domestic structure means that there is an unbroken, downward slope starting from the structure up to 10' away from that structure. An adequate grade is 1 inch per foot of grade, at a minimum. The greater the grade, the more effectively water will run away from your home.





## Kitchen

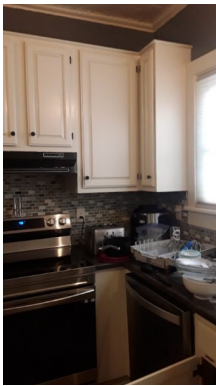
Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

### Cabinets

**Condition:** Satisfactory

**Comments:**

I observed a normal wear pattern to the cabinets.  
Functional condition during inspection



---

### Counters

**Condition:** Satisfactory

**Type:**Other

**Comments:**

Observed functional condition to the countertops.  
However there was a moderate amount of personal items which did obstruct some of the view.



## Flooring

**Condition:** Satisfactory

**Type:**Other

**Comments:**

Functional condition



---

## Receptacles

**Condition:** Not Satisfactory

**Problems**

·There are non-GFCI receptacles in the kitchen.

**Comments:**

I observed the receptacle which is within one foot of the sink to be GFCI protected.

The receptacles between the range and the sink is recommended to be GFCI protected



---

## Ventilation

**Condition:** Satisfactory

**Fan Vents to:**Exterior, Interior

**Comments:**

The ventilation fan over the range is functional and all three Windows above the sink do open



---

## Dishwasher

**Condition:** Satisfactory

**Type:** Operating

**Make:** Whirlpool

**Comments:**

Functional condition



---

## Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:** None

**Comments:**

No visible moisture

---

## Range / Oven

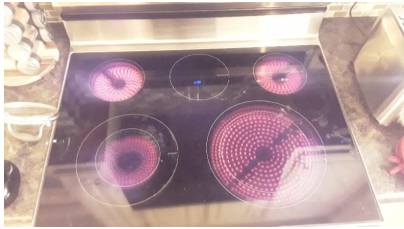
**Condition:** Satisfactory

**Type:** Operating

**Comments:**

Range was functional

**Fuel:** Electric



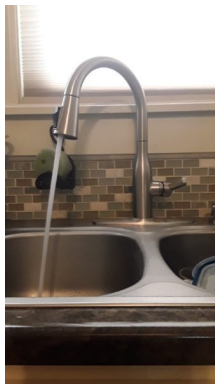
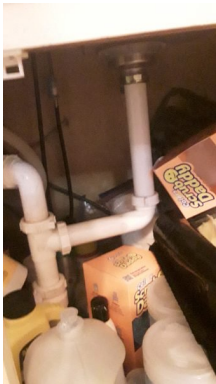
---

## Sink

**Condition:** Needs Maintenance

**Comments:**

There is no drain trap.



## Bathroom

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### Location

**Location:** Near kitchen

---

### Ventilation

**Condition:** Satisfactory

**Fan Vents to:**Outside

**Comments:**

Functional condition



---

### Toilets

**Condition:** Satisfactory

**Comments:**

Functional condition

---

### Sinks

**Condition:** Needs Maintenance

**Comments:**

No longer approved "s" drain is installed to the sink

An S drain has been approved for many years however within the last few years the National Plumbing

Association has determined that it could cause backups and increase debris inside the drains

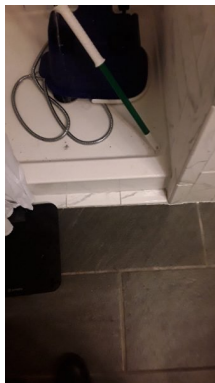
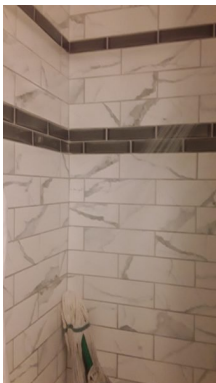


---

## Shower Walls

**Condition:** Satisfactory  
**Type:** Ceramic tile

**Comments:**  
Functional condition.  
No visible gaps in the mortar joints in the ceramic tile were observed no signs of leakag round the pan.



---

## Receptacles

**Condition:** Satisfactory  
**Type:** GFCI

**Comments:**  
Gfci-protected as needed



---

## Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:**None

**Comments:**

No visible moisture observed

---

## Floor

**Condition:** Satisfactory

**Type:**Ceramic tile

**Comments:**

Functional

## Bathroom 2

### Location

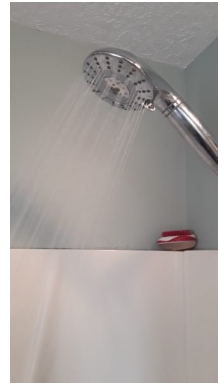
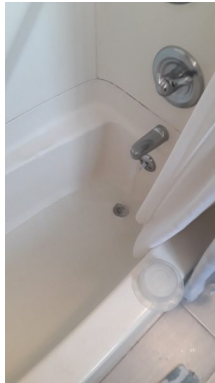
Location: Upstairs

---

### Bathtub

#### Comments:

Seal/caulking could be improved at the floor bathtub connection. Minor moisture damage noted at Bathtub wall and drywall connection near the shower head



---

### Ventilation

**Condition:** Satisfactory

**Fan Vents to:**Outside

#### Comments:

Functional condition

---

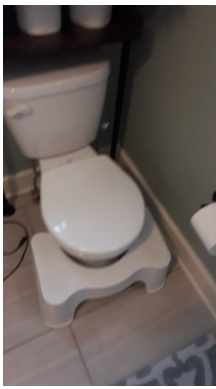
### Toilets

**Condition:** Satisfactory

#### Comments:

Functional condition





---

## Sinks

**Condition:** Needs Maintenance

**Comments:**

Observed no overflow protection to the sink.

There is a non improved S-drain installed to the sink.

There's also a plumbing drain vent and the cabinet. Which is functional and acceptable



---

## Receptacles

**Condition:** Satisfactory

**Type:**GFCI

**Comments:**

Gfci protected outlet near the sink.



---

## Moisture & Mildew

**Condition:** Satisfactory  
**Degree of Damage:**None

---

## Floor

**Condition:** Satisfactory  
**Type:**Ceramic tile

**Comments:**  
Functional condition

## Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

### Columns

**Condition:** Not Satisfactory

**Type:** Steel, Stone

**Comments:**

Defect.

In the basement I observed floor supports at different locations in the basement.

I observed metal-based floor jacks being used for first level floor supports.

I observed the floor jacks to have heavy rust damage which is compromising the Integrity of the support.

In the first room where you enter, I observed what looks to be 8x8 supports which are supporting a section of the first level floor "T" support.

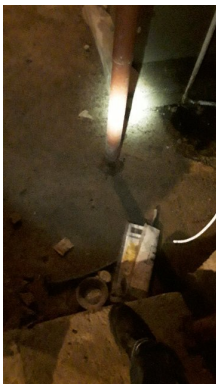
There install is not recommended as designed.

It is recommended to contact a licensed structural engineer to recommend proper repairs of the support for the first floor.

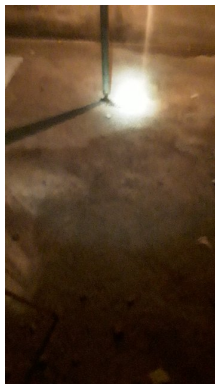
Metal floor jacks should not be placed on to cemented floors it will result in heavy rust damage and premature failure.

See the picture below for recommended install of support when wooden.

Image not found or type unknown



heavy rust damage to metal jack.



Heavy rest to the bottom for Jack support. The floor is currently wet during time of inspection

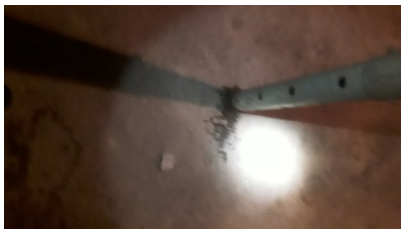




This is not the recommended install for a support. Missing anchors does not support on each end and easily shift left or right



Compromise rest damage to bottom have the steel Jack



---

## Moisture & Mildew

**Condition:** Not Satisfactory

**Degree of Damage:** Extensive signs

### Problems

- The basement walls are damp.
- The basement is musty / excessively humid.
- There are signs of deterioration (efflorescence) in the basement.

### **Comments:**

The moisture level during the time of inspection with 66%.

The recommended moisture level in a basement is 45%.

There was seeping at the lower sections of the walls.  
seeping noted at the floor of the basement.  
Repairs to improve moisture levels in the basement are recommended.  
Consider placing a dehumidifier in the basement to assist in moisture levels



---

## Floor

**Condition:** Needs Maintenance

**Type:** Concrete

### Problems

·There are support posts resting on the floor.

### **Comments:**

observed water sitting on the floor in basement.

possible ground water seeping.

---

## Sump Pump

**Condition:** Satisfactory

**Status:** Tested

**Type:** Submersible

### **Comments:**

functional condition.



---

## Vapor Barrier

**Condition:** Not Satisfactory

**Visibility:** Visible

**Comments:**

no vapor barrier in the crawlspace.

it is recommended that crawlspaces have vapor barrier to help with moisture control to floor joists.

---

## Stairs / Railings

**Condition:** Needs Maintenance

**Type:** Wood

**Comments:**

steps are steep, but functional condition.



---

## Ventilation

**Condition:** Not Satisfactory

**Location:** none

**Comments:**

defect.

Observed lack of ventilation or air movement in the crawlspace.

Recommended to place dehumidifier in the basement to help with moisture level along with ventilation.

Moisture level in air was 66%.

Recommended moisture level is 45%

---

## Floor Joists

**Condition:** Needs Maintenance

**Type:**Conventional

**Comments:**

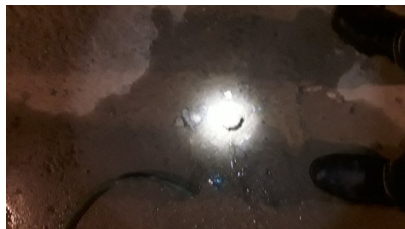
Observed some discoloration to the floor joist due to moisture exposure.

The floor joists were in functional condition.



---

## Floor Drain



---

## Sub Flooring

**Condition:** Professional Consultation

**Visibility:**Partially visible

**Problems**

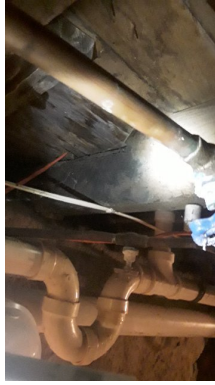
- There is evidence of deterioration / rot.

**Comments:**

observed a few area's in basement with discoloration to sub-flooring due to elevated moisture.



area with heavy discoloration to the subflooring



discoloration to the sub-floor in this area.

---

**Foundation**

**Type:**Stone

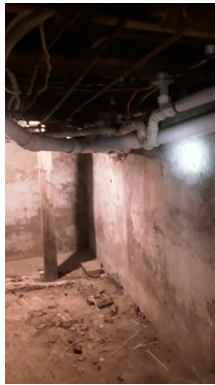
**Comments:**

Observed foundation in the basement to have smear and paint covered in all most all area's.

Observed signs of seeping at the foundation locations.

Observed stone and block foundation.

There was no signs of bowing, shifting or displacement observed.





## Heating

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

### Heating System

**Condition:** Needs Maintenance

**Type:** Forced air

**Fuel Type:** Natural Gas

#### Heating System Data

**Furnace Age:** 2015

**Location:** Basemeent

**Thermostat Location:** Dinningroom.

#### **Comments:**

I observed a 2015, 97000 BTU air force furnace located in the basement.

I observed the combustion air to becoming from the basement on top of the unit.

Each manufacturer gets to determine if it's acceptable.

If it is susceptible recommend placing a radon and gas detector in the basement to prevent gas flow through the furnace into the vents. Observed to be functional during time of inspection.

Recommended the Service the Unit at least one time every calendar year.

On the visible ductwork in the basement I did observe white tape at the joints.

if this was placed prior to 1986 more than likely contains asbestos material.

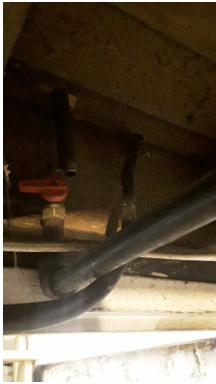
At the entrance to the basement I observed the gas line to be disconnected and a shut off.

The shut off, was in the off position.

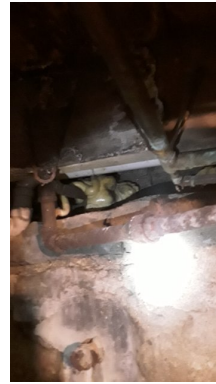
This looks to be an active line.

It is recommended to have a cap placed on that gas line in case the gas shut off would fail.

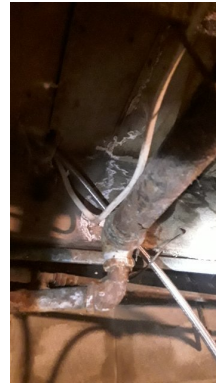
I observed the galvanized gas piping leading to the furnace to have heavy corrosion and rust damage.



Hard to see. The gas line is unhooked and the gas line is missing a cap. If shut off would fail, will discharge gas.



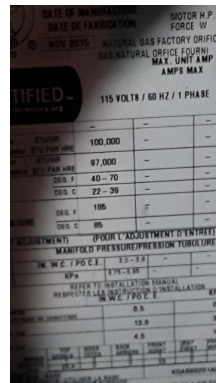
heavy rust to the gas line.



White tape, may contain asbestos.



2015 model.



97,000



## Combustion Air

**Comments:**

The current combustion air is a basement air. During the time of inspection the air moisture level was 66% which is above the recommended moisture level for combustion air



## Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

### Air Conditioning Unit

**Condition:** Professional Consultation

**Status:** Tested

#### AC Unit Data

**Age:** Unknown

**Location:** side of the house.

**Last Service Date:** Unknown

#### **Comments:**

During the time of inspection the air conditioner was function. However the information label place on the side of the AC unit has been removed and I'm unable to determine the age.

Consider having the unit service to determine age and cooling fluid used on the unit



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<end of report>