RHI
RIGHTWAY HOME
INSPECTION

PROPERTY INSPECTION
REPORT

1913 N Outagamie St, Appleton, 54914 WI

CLIENT: Elisha Shepard
INSPECTOR: Dale Pynenberg
LICENSE: 3122-106
AGENT: Kim Batterman
DATE OF INSPECTION: 3/19/2026

Thank you for choosing RightWay Home Inspection.

This report serves as a general guide and provides objective information to help you assess the home's overall condition. It is not meant to reflect the property's value or advise on whether to purchase. Not all improvements may be noted during this inspection, and unexpected repairs should still be expected. This inspection does not offer a guarantee or warranty of any kind; its purpose is only to help reduce your risk when buying a home.

Scope of the Inspection:

A home inspector shall perform a reasonably competent and diligent inspection of the readily accessible installed systems and components required under s. SPS 131.32 to detect observable conditions of an improvement to residential real property. A reasonably competent and diligent home inspection is not required to be technically exhaustive. For example, home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for the repair; The methods, materials, and costs for correction; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, or restrictions; market value of the property or its marketability; advisability or inadvisability of purchasing the property; any component or system that was not observed; presence or absence of pests such as wood-damaging organisms, rodents, mammals, or insects; cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to provide warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that might damage the property or its components, or pose a danger to the home inspector or others; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; disturb insulation, move personal items, panels, furniture, equipment, plants, soil, snow, ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental conditions or hazardous substances, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building, soil, water, and air.
You received a copy of the Wisconsin Standards of Practice along with the Inspection Agreement. These standards define the scope of a home inspection in Wisconsin. Clients sometimes assume that a home inspection includes many things beyond this scope. For example, this inspection is not a code compliance inspection; the home will not be checked to meet current state, local building, or zoning codes. I encourage you to read the Standards of Practice to understand what is included in the home inspection and report.

The report is a snapshot in time, and the house's condition can change before or after the inspection. Therefore, we recommend that you or your representative conduct a final walk-through inspection immediately before closing to verify that the property's condition has not changed. During your walk-through inspection, you should:

* Operate all mechanical, electrical, and plumbing fixtures; test the operation of all appliances; open and close windows, doors, etc.
* Review areas not visible or concealed during the inspection for damage or defects.
* Review repairs or improvements made after the inspection.

We recommend that qualified or licensed contractors perform the repairs outlined in the inspection report. Repairs should be completed before the inspection contingency expires or prior to closing. Additionally, the contractor should evaluate the rest of the system or component(s) being repaired for any further issues, as the report may not list every existing defect. Defects or deficiencies mentioned in the report are usually, but not always, accompanied by photos. These photos are meant to illustrate the described defect and may not capture every problem.

I'm here to help!

If you have any questions about the report's contents or your home, please don't hesitate to contact me, regardless of how much time has passed since your home inspection. I would be happy to answer all of your questions.

Dale Pynenberg

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Report Summary

NOTE: This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

For the purposes of the report, “defect,” as defined in section 440.97 (2m), Wis. Stats., means a condition of any component of an improvement that a home inspector determines on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. The contract of sale may define “defect” to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats Note: A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

Definitions:

Functional (Black) - Performing its intended function, and its condition is appropriate for its age and/or use.

Defect (Red) - A condition of any component of an improvement that would significantly impair the health or safety of future occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. A defect can also denote a condition, system, or component of a system that is unsafe and in need of prompt attention.

Needs Repair / Maintenance (Blue) - The item's condition warrants repair or professional maintenance but does not pose a health or safety concern or rise to the level of a Defect.

Further Evaluation (Orange) - The item was not functioning as intended and needed further evaluation by a qualified contractor

Deffered Cost / Monitor (Green) - Currently functioning, but the condition and/or age indicate it has reached or is reaching its normal life expectancy. The client is advised to budget for repairs or replacement.

Not Inspected - The item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at the time of inspection, or was not within the scope of this inspection.

Not Present - The item was not present or not visible at the time of inspection.

Improve - Denotes improvements that are recommended but are not required. These may be items identified as an upgrade to meet modern construction and safety standards.

Defect / Safety Hazard		
Exterior		
Page 9 Item: 5	Exterior Doors	• DEFECT: The glass in one patio door was cracked, allowing moisture to build up between the two panes. I recommend having the door repaired by a qualified contractor. NOTE: The sellers have a new door on order and plan to install it as soon as it arrives.
Page 11 Item: 9	Exterior Outlets and Wiring	• DEFECT: the outlet on the front side of the house lacked GFCI protection, creating a potential safety/shock hazard. I recommend having this corrected by a licensed electrician.
Attached Garage / Carport		
Page 18 Item: 8	Garage Electrical System	• DEFECT: The outlets lacked GFCI protection, creating a potential shock hazard. I recommend having this corrected by a licensed electrician.

Kitchen		
Page 20 Item: 5	Dishwasher	• DEFECT: The dishwasher was missing an air gap or anti-siphon device. The air gap or anti-siphon device prevents the wastewater from being siphoned back into the dishwasher, which could contaminate its contents. I recommend having this repaired for your safety.
Interior Areas		
Page 22 Item: 6	Stairways, Railings and Balconys	• DEFECT: The stairway leading to the second floor was missing a handrail. I recommend having this corrected for your safety.
Plumbing		
Page 33 Item: 1	Distribution Piping	• DEFECT: One of the supply lines was leaking. (See photo for location) I recommend having it repaired by a licensed plumber.
Page 33 Item: 2	Drain, Waste, and Vent Piping	• DEFECT: Rust blisters were observed on the cast iron drain pipes. The rust blisters are caused by small pinhole leaks that have sealed themself shut with corrosion. I recommend having the drain pipes evaluated and repaired by a licensed plumber.

Needs Repair / Maintenance

Grounds		
Page 7 Item: 1	Driveway	• REPAIR: The slabs in front of the garage door opening settled, and the concrete on the side of the garage was heavily cracked, creating potential trip hazards. For your safety, I recommend either repairing or replacing the affected areas.
Exterior		
Page 8 Item: 1	Front Porch, Stoop, Steps, Railings	• REPAIR: The mortar was cracked and/or missing in some areas. These areas shoild be repaired to prevent water from entering, which could cause further damage.
Page 10 Item: 6	Siding	• REPAIR: The siding along the back side of the garage was starting to rot along the bottom. I recommend repairing or replacing this area as needed. • MAINTENANCE: I recommend removing the vines on the east side of the house to protect the siding from damage.
Page 10 Item: 7	Exterior Windows, Trim, and Flashing	• MAINTENANCE: The paint on the windows and trim was peeling. I recommend scraping, priming, and re-painting the affected areas to protect the wood from the elements.
Page 11 Item: 11	Exterior Faucets / Spigots	• REPAIR: The rear hose bib lacked a shut-off valve. I recommend adding one, so it can be turned off during the winter.
Roof Covering		
Page 15 Item: 5	Chimney(s)	• REPAIR: The cement crown was cracked in a few areas. I recommend sealing them to prevent water from entering, which could cause further damage. • MAINTENANCE: Chimney caps should be installed on the flue pipes to prevent water and wildlife from entering.
Kitchen		
Page 20 Item: 4	Disposal	• MAINTENANCE: The splash guard was worn. A new splash guard can be purchased from most home improvement centers.

Interior Areas		
Page 21 Item: 3	Windows	• REPAIR: Several windows needed repair. - One of the family room windows rubbed on the frame, making it difficult to close. - Both dining room windows rubbed on the frame, making them difficult to close. - The glass was loose in the first-floor bedroom windows. - One of the kitchen windows had a stripped crank mechanism. - The lock lever was broken on one of the living room and family room windows. - The northeast bedroom window was loose from the frame, and the storm window was damaged. - The glazing putty was cracked or missing on several windows.
Page 23 Item: 8	Fireplace	• REPAIR: Some of the bricks in the firebox were cracked. I recommend having them repaired by a mason contractor.
Page 24 Item: 9	Interior Lighting, Fixtures, Switches, Outlets	• REPAIR: - The 3-way switch for the family room lights was not functioning correctly and required both switches to be in the "ON" position for the light fixture to work. - Some of the outlets throughout the house were worn, causing a poor connection with my electrical tester.
Bathroom #1		
Page 25 Item: 3	Faucet(s), Sink(s), Trap(s) and Drain Piping	• REPAIR: The drain piping for the sink was made of corrugated or flexible plastic pipes, which is unsuitable for this application because the grooves can trap bacteria and debris, causing frequent clogging. I recommend replacing this material with a standard smooth-walled pipe to ensure proper drainage.
Page 26 Item: 7	Bathroom Outlets and Light Fixtures	• REPAIR: The bathroom did not contain any outlets. I recommend installing a GFCI-protected outlet near the sink to comply with today's building standards.

Inspection Site Details

1. Time of the Inspection

Start: 08:00 AM

End: 11:00 AM

2. Inspector

- The report was prepared by Dale Pynenberg and published on the same day as the inspection.
- The report was updated on 4/1/26 to reflect the areas that couldn't be inspected on the original date due to snow cover.

3. Residence Type / Style

Single Family Home • Two Story

4. Type of Garage / Carport

Attached 2 - Car Garage

5. Age of the Structure

Built in: 1963, according to the real estate listing. (Approximately 63 years old)

6. Direction of the Front Entrance

For this report, the front of the house was considered to face East

7. Occupancy of the Property

State of Occupancy:
- Vacant

8. Weather Conditions at the start of the inspection

Clear, Sunny Sky • There was approximately 12 inches of snow on the ground. • Temperature was approximately 30 degrees.

Grounds

1. Driveway

Materials:
• Concrete

Observations:
• REPAIR: The slabs in front of the garage door opening settled, and the concrete on the side of the garage was heavily cracked, creating potential trip hazards. For your safety, I recommend either repairing or replacing the affected areas.

The slabs in front of the garage door opening settled.

The slabs were heavily cracked in this area.

2. Walkways

Materials:
• Concrete

Observations:
• The walkways appeared functional, with an average amount of wear and cracking.

3. Grading and Surface Drainage (With respect to the house)

Observations:
• The exterior drainage was generally pitched away from the foundation. NOTE: The grading should be monitored and repaired as needed to help maintain a dry basement and prevent damage to the foundation. This is achieved by maintaining a positive grade, meaning it should slope down at least 1/2 inch per foot for the first 10 feet from the foundation. In some cases, it may be necessary to create a swale by excavating areas to achieve the proper grading. Proper drainage also involves keeping the gutters clean and extending the downspouts at least 5 to 6 feet from the building. Additionally, landscape edging should be kept low to prevent water from being trapped around the foundation.

Exterior

EXTERIORS - The inspector shall observe and describe the condition of all the following: 1. Wall claddings, including type. 2. Flashings and trim. 3. Entryway doors and at least one window per side of a dwelling unit. 4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing. 5. Decks, balconies, stoops, steps, and porches, including railings. 6. Eaves, soffits, and fascias. 7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit. (b) The inspector shall operate all entryway doors, garage doors, and at least one window per side of the dwelling unit. (c) The inspector is not required to observe the following: 1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. 2. Locks, latches, or other security devices or systems. 3. Intercom systems. 4. Fences or privacy walls. 5. Insulation or vapor barriers in exterior walls. 6. Safety glazing. 7. Garage door operator remote control transmitters. 8. Geological or soil conditions. 9. Recreational facilities. 10. Outbuildings other than garages and carports. 11. Trees, shrubs, and other vegetation. The inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, ice, or debris that obstruct access or visibility.

1. Front Porch, Stoop, Steps, Railings

Materials:
• Concrete and brick

Observations:
• REPAIR: The mortar was cracked and/or missing in some areas. These areas shoild be repaired to prevent water from entering, which could cause further damage.

The mortar was cracked or missing in some areas.

Close-up view.

2. Back Porch, Stoop, Steps, Railings

Observations:
• The porch was in satisfactory condition.

3. Patio

Materials:
• Pavers

Observations:
• The patio was functional and in satisfactory condition.


4. Deck / Balcony / Railings

Materials:
• Wood

Observations:
• Appeared functional and in satisfactory condition.


5. Exterior Doors

Observations:
• DEFECT: The glass in one patio door was cracked, allowing moisture to build up between the two panes. I recommend having the door repaired by a qualified contractor.

NOTE: The sellers have a new door on order and plan to install it as soon as it arrives.

The glass was cracked in this door.

Close-up view.

6. Siding

Materials:
- Brick Veneer
- Plywood siding

Observations:
- REPAIR: The siding along the back side of the garage was starting to rot along the bottom. I recommend repairing or replacing this area as needed.

- MAINTENANCE: I recommend removing the vines on the east side of the house to protect the siding from damage.

The siding was starting to rot along the bottom of this wall.

I recommend removing the vines.

7. Exterior Windows, Trim, and Flashing

Trim Material(s):
- Wood
- Metal-covered wood

Observations:
- MAINTENANCE: The paint on the windows and trim was peeling. I recommend scraping, priming, and re-painting the affected areas to protect the wood from the elements.

8. Eaves, Soffits, Fascia

Materials:
- Metal / Aluminum

Observations:
- Appeared functional and in satisfactory condition.

9. Exterior Outlets and Wiring

Exterior Outlets:
• GFCI Protection was missing on at least one of the outlets.
• Grounded: Yes
• Reverse Polarity: No

Observations:
• DEFECT: the outlet on the front side of the house lacked GFCI protection, creating a potential safety/shock hazard. I recommend having this corrected by a licensed electrician.

GFCI protection was missing on this outlet.

10. Exterior Light Fixtures

Observations:
• REPAIR: A few exterior light fixtures did not work when tested. I recommend replacing the bulbs to see if that corrects the condition.

11. Exterior Faucets / Spigots

Description:
• A modern frost-free type hose bib was located on the back of the house.

Observations:
• The exterior faucets(s) functioned properly when tested.

• REPAIR: The rear hose bib lacked a shut-off valve. I recommend adding one, so it can be turned off during the winter.

I recommend adding a shut-off valve in the basement.

12. Limitations

Observations:
• Not Inspected: Hot tubs are beyond the scope of a home inspection.

Roof Covering

ROOF - The inspector shall observe and describe the condition of the following: 1. Roof coverings, including type. 2. Roof drainage systems. 3. Flashings. 4. Skylights, chimneys, and roof penetrations. 5. Signs of leaks or abnormal condensation on building components. (b) The inspector shall describe the methods used to observe the roof. (c) The inspector is not required to do the following: 1. Walk on the roofing. 2. Observe attached accessories, including, but not limited to, solar systems, antennas, and lightning arrestors. 3. Observe internal gutter and downspout systems and related underground drainage piping. The inspection is based on what is visible and accessible on the day of the inspection and does not constitute a warranty of the roof system or an estimate of how long the roof will remain watertight. Buyers are encouraged to inquire from the sellers about the history of the roof and any previous or current leaks, particularly in areas where stains are noted on the home's interior.

1. Method the of Roof Inspection

• The roofing materials and components were inspected by walking the surface.

2. Roof Covering

Materials:
• Dimensional asphalt / composite shingles.

Approximate Age:
• 1-5 + years

Observations:
• The roof covering appeared functional and in satisfactory condition.


Example photos of the roof covering.


Example photos of the roof covering.


Example photos of the roof covering.


Example photos of the roof covering.

3. Flashing

Observations:
• Most of the flashing was concealed; however, the visible areas appeared functional and in satisfactory condition.

4. Roof Penetrations

Description:
• Piping for plumbing vent(s)

Observations:
• The roof boots were in satisfactory condition.
• I recommend removing the PVC elbows from the vent pipes, as the screens on them could collect condensation and freeze them shut during winter.

I recommend removing these PVC elbows.

5. Chimney(s)

Description:
• Masonry with a terracotta flue liner.

Observations:
• REPAIR: The cement crown was cracked in a few areas. I recommend sealing them to prevent water from entering, which could cause further damage.

• MAINTENANCE: Chimney caps should be installed on the flue pipes to prevent water and wildlife from entering.

Example photos of the chimney.

The crown was cracked in a few areas.

I recommend capping off these two unused flue pipes.

View down the flue for the fireplace.

6. Roof Drainage System (Gutters)

Materials:
• Metal / Aluminum

Observations:
• The drainage system appeared functional and in satisfactory condition.

Attached Garage / Carport

1. Windows and Trim on the Garage

Observations:
• Appeared functional and in satisfactory condition.

2. Service Door(s)

Observations:
• Appeared functional and in satisfactory condition.

3. Description of Overhead Door(s)

Observations:
• The overhead door had some cosmetic damage on the inside, but it functioned properly when tested.

4. Garage Door Opener(s)

Description:
• One automatic opener was installed.

Safety Features:
• The safety sensors (eyes) operated properly, reversing the door(s) when tested.
• NOTE: I do not test the pressure reverse sensor(s) as it can easily damage the overhead door(s).

Observations:
• The door opener(s) functioned properly when tested. NOTE: The remote(s) were not available to test.

5. Floor / Foundation

Observations:
• The concrete was in satisfactory condition.

6. Fire Separation Between the Home and Garage

Observations:
• IMPROVE: The wall separating the garage from the home living space did not meet the current fire separation requirements. Although fire separation may not have been required when the home was initially constructed, I recommend updating the existing condition for your safety. This can be done by adding a layer of 5/8" type X drywall onto the wall with the seams taped or sealed. The door between the garage and the home should also have a 20-minute fire rating.

I recommend adding a fire-rated door and covering the walls with drywall.

7. Garage Structure

Roof Structure:
• Dimensional lumber rafters with plywood roof sheathing.

Wall Structure:
• The exterior walls were wood framed.

Observations:
• The visible portions appeared functional and in satisfactory condition.
• NOTE: The garage had a large amount of the seller's personal belongings stored in it, which limited the view of the walls and floor.

8. Garage Electrical System

Garage Outlets:
• GFCI Protection Present: No
• Reverse Polarity: No

Observations:
• DEFECT: The outlets lacked GFCI protection, creating a potential shock hazard. I recommend having this corrected by a licensed electrician.

Kitchen

1. Cabinets and Countertops

Observations:
• Appeared functional and in satisfactory condition.

2. Kitchen Outlets and Light Fixtures

Bathroom Outletlets:
• GFCI Protection was missing in some areas.
• Grounded: Yes
• Reverse Polarity: No

Observations:
• IMPROVE: I recommend adding GFCI protection to all countertop outlets to comply with today's building standards for safety.

I recommend adding GFCI protection to this outlet.

3. Faucet and Drain

Observations:
• The sink was tested for a minimum of 10 minutes. The drain pipes did not leak, and the faucet had functional flow.

4. Disposal

Observations:
• The disposal functioned correctly when tested.

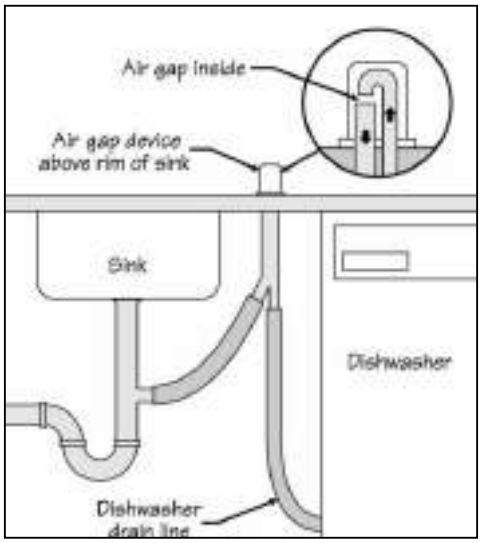
• MAINTENANCE: The splash guard was worn. A new splash guard can be purchased from most home improvement centers.

5. Dishwasher

Observations:
• The dishwasher was operated through one cycle and appeared functional and in satisfactory condition. NOTE: All functions or the unit's performance were not tested during the inspection.

• DEFECT: The dishwasher was missing an air gap or anti-siphon device. The air gap or anti-siphon device prevents the wastewater from being siphoned back into the dishwasher, which could contaminate its contents. I recommend having this repaired for your safety.

The dishwasher was missing an air gap on the drain line.



Example of an air gap device.

6. Venting

Observations:
• The exhaust fan appeared to discharge to the home's exterior and functioned properly when tested.

7. Ranges/Ovens/Cooktops

Observations:
• A 240-volt circuit was available for the stove.
• All heating elements operated when tested. No other features were tested during the inspection.

Interior Areas

INTERIORS - The inspector shall observe and describe the condition of all the following: 1. Walls, ceilings, and floors. 2. Steps, stairways, balconies, and railings. 3. Counters and all sink base cabinets. 4. A random sample of doors and windows. 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. 6. Signs of water penetration into the building or indications of abnormal or harmful condensation on building components. (b) The inspector is not required to observe the following: 1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings, and floors. 2. Carpeting. 3. Draperies, blinds, or other window treatments. 4. Household appliances. 5. Recreational facilities or other dwelling units. NOTE: Generally, cosmetic deficiencies are considered normal wear and tear and are not noted in the report.

1. Walls and Ceilings

Materials:
• Drywall / Plaster

Observations:
• The general condition of walls and ceilings throughout the home appeared functional and in satisfactory condition.

2. Floor Coverings

Observations:
• Appeared functional and in satisfactory condition.

3. Windows

Window Type(s) and Materials: Wood - Original windows • Double hung • Crank out Casement type • Sliders

Observations:
• REPAIR: Several windows needed repair.

- One of the family room windows rubbed on the frame, making it difficult to close.

- Both dining room windows rubbed on the frame, making them difficult to close.

- The glass was loose in the first-floor bedroom windows.

- One of the kitchen windows had a stripped crank mechanism.

- The lock lever was broken on one of the living room and family room windows.

- The northeast bedroom window was loose from the frame, and the storm window was damaged.

- The glazing putty was cracked or missing on several windows.

This family room window rubbed on the frame making it difficult to close.

Both of these dining room windows rubbed on the frame, making them difficult to close.

This kitchen window had a stripped crank mechanism.

The glass was loose in this first-floor bedroom window.

The lock lever was damaged on this living room window.

The northeast bedroom window had a damaged storm window, and the slider window was loose from the frame.

4. Interior Doors

Observations:
• The interior doors were tested and found to be functional and in satisfactory condition.

5. Closets

Observations:

Appeared functional and in satisfactory condition.

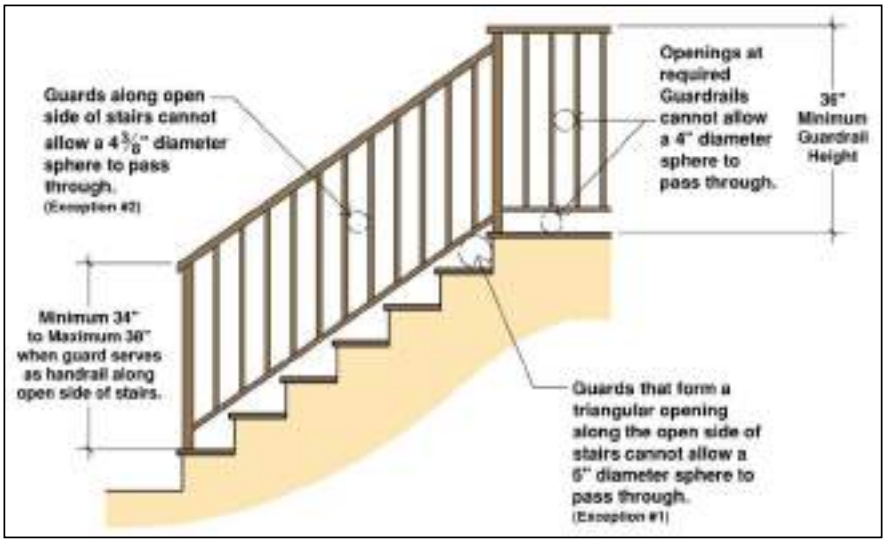
6. Stairways, Railings and Balconys

Observations:
• IMPROVE: I recommend adding guardrails on the basement stairway to meet today's building standards for safety. The guardrails should extend at least 36" high, prevent the through-passage of a sphere with a diameter of 4 3/8 inches between the balusters, and support 200# of force when applied in any direction.

• DEFECT: The stairway leading to the second floor was missing a handrail. I recommend having this corrected for your safety.

I recommend adding a continuous handrail on this stairway.

I recommend adding a guardrail on this stairway.



7. Ceiling Fans

Observations:
• Appeared functional and in satisfactory condition.

8. Fireplace

Location(s):
• Family room - First floor

Type of fireplace(s):
• Wood-burning

Observations:
• REPAIR: Some of the bricks in the firebox were cracked. I recommend having them repaired by a mason contractor.

Some of the bricks in the firebox were cracked.

9. Interior Lighting, Fixtures, Switches, Outlets

Description:
• All the tested outlets were un-grounded.

Observations:
• REPAIR:

- The 3-way switch for the family room lights was not functioning correctly and required both switches to be in the "ON" position for the light fixture to work.

- Some of the outlets throughout the house were worn, causing a poor connection with my electrical tester.

This three-way switch was miss-wired.

10. Smoke and CO Detector(s)

Observations:
• The smoke and carbon monoxide detectors operated properly when the test button was pressed on the units.

Bathroom #1

BATHROOM - The Inspector shall observe and describe the condition of the following: 1. Counters and sink base cabinets. 2. Plumbing fixtures, faucets, functional flow, drainage, leaks, and cross-connections. 3. Venting systems. 4. The polarity and grounding of receptacles within six feet of interior plumbing fixtures. NOTE: It is crucial to maintain all grouting and caulking in the bathing areas. Minor imperfections can allow water to seep into the wall or floor areas, potentially causing damage. Proper ongoing maintenance is necessary. Shower pans are visually checked for leaks, but leaks often do not appear unless the shower is in actual use. Determining whether shower pans, tubs, or shower surrounds are watertight is beyond the scope of this inspection.

1. Bathroom Location

• First floor 3/4 bathroom

First floor 3/4 bathroom

2. Shower / Tub

Observations:

• The shower was run for at least 10 minutes. The drain pipes did not leak, and the faucet had functional flow.

3. Faucet(s), Sink(s), Trap(s) and Drain Piping

Observations:

• The sink(s) were tested for at least 10 minutes. The drain pipes did not leak, and the faucet had functional flow.

• REPAIR: The drain piping for the sink was made of corrugated or flexible plastic pipes, which is unsuitable for this application because the grooves can trap bacteria and debris, causing frequent clogging. I recommend replacing this material with a standard smooth-walled pipe to ensure proper drainage.

Corrugated / flexible piping was installed.

4. Toilet

Observations:
• Appeared functional and in satisfactory condition.

5. Cabinets and Countertops

Observations:
• Appeared functional and in satisfactory condition.

6. Exhaust Fan

Observations:
• Not present.

7. Bathroom Outlets and Light Fixtures

Observations:
• REPAIR: The bathroom did not contain any outlets. I recommend installing a GFCI-protected outlet near the sink to comply with today's building standards.

Bathroom #2

1. Bathroom Location

• Primary Bathroom

Primary Bathroom

2. Shower / Tub

Observations:
• The bathtub and shower were run for at least 10 minutes. The drain pipes did not leak, and the faucet had functional flow.

3. Faucet(s), Sink(s), Trap(s) and Drain Piping

Observations:
• The sink(s) were tested for at least 10 minutes. The drain pipes did not leak, and the faucet had functional flow.

4. Toilet

Observations:
• Appeared functional and in satisfactory condition.

5. Cabinets and Countertops

Observations:
• Appeared functional and in satisfactory condition.

6. Exhaust Fan

Observations:
• The exhaust fan functioned properly when tested.

7. Bathroom Outlets and Light Fixtures

Bathroom Outletlets:
• GFCI Protection Present: Yes
• Grounded: Yes
• Reverse Polarity: No

Observations:
• The outlet(s), switche(s), and light fixture(s) functioned properly when tested.

Bathroom #3

1. Bathroom Location

• Second floor full bathroom

Second floor full bathroom

2. Shower / Tub

Observations:
• The bathtub and shower were run for at least 10 minutes. The drain pipes did not leak, and the faucet had functional flow.

3. Faucet(s), Sink(s), Trap(s) and Drain Piping

Observations:
• The sink(s) were tested for at least 10 minutes. The drain pipes did not leak, and the faucet had functional flow.

4. Toilet

Observations:
• Appeared functional and in satisfactory condition.

5. Cabinets and Countertops

Observations:
• Appeared functional and in satisfactory condition.

6. Exhaust Fan

Observations:
• The exhaust fan functioned properly when tested.

7. Bathroom Outlets and Light Fixtures

Bathroom Outletlets:
• GFCI Protection Present: Yes
• Grounded: Yes
• Reverse Polarity: No

Observations:
• The outlet(s), switche(s), and light fixture(s) functioned properly when tested.

Laundry Room / Area

1. Location

• First Floor

Laundry area.

2. Washing Machine

Observations:
• The drain and hook-up valves for the washing machine appeared functional. Note: The washing machine was not evaluated or tested during the inspection.

3. Dryer and Venting

Energy Source:
• A three prong 240-Volt outlet was available for the electric dryer.

Observations:
• The dryer vent appeared functional and discharged to the exterior. Note: The dryer was not evaluated or tested during the inspection.

4. Utility Sink Faucet, Trap and Drain Piping

Observations:
• The sink was tested for a minimum of 10 minutes during the inspection. The drain pipes did not leak, and the faucet had functional flow.

5. Cabinets and Countertops

Observations:
• The cabinet(s) and countertop(s) had typical wear for their age.

6. Laundry Outlets and Light Fixtures

Laundry Area Outletlets:
• GFCI Protection Present: Yes
• Grounded: Yes
• Reverse Polarity: No

Observations:
• The laundry area's outlets, switches, and light fixtures functioned properly when tested.

Heating

HEATING SYSTEMS - The inspector shall observe and describe the condition of all the following within a permanently installed heating system: 1. Heating equipment and distribution systems. 2. Normal operating controls and energy sources. 3. Automatic safety controls. 4. Exterior surfaces of chimneys, flues, and vents. 5. Solid fuel heating devices. 6. The presence of an installed heat source in each room. (b) The inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. (c) The inspector is not required to do the following: 1. Operate heating systems when weather conditions or other circumstances may cause equipment damage. 2. Operate automatic safety controls. 3. Ignite or extinguish fuel fires or pilot lights. 4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms. 5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit. NOTE: Asbestos materials were commonly used in heating systems; however, determining the presence of asbestos can only be performed by a laboratory and is beyond the scope of the inspection. Thermostats are not checked for calibration or timed functions. The best preventative maintenance for the heating and cooling system is to have an HVAC contractor perform a Clean-and-Check yearly.

1. Heating

Description:
• Forced air furnace • Manufacture: Goodman
• Safety Controls: An electrical disconnect and gas shut-off valve were installed near the unit.
• Energy Source: Natural Gas

Approximate Age:
• According to the serial number, the unit was approximately 14 years old.

Observations:
• The furnace functioned when tested using normal operating controls. NOTE: The heat exchanger was concealed on this unit and was not visible to inspect.

Forced air furnace

Inside view

2. Furnace Vents / Flues / Chimneys

Observations:
• The visible portions appeared functional and in satisfactory condition.

3. Heating and Cooling Distribution

Materials:
• Galvanized sheet metal ductwork - Floor registers

Observations:
• The visible portions of the ductwork appeared functional. Heating and cooling supply vents were observed in every habitable room.

4. Filter(s)

Description: Fiberglass disposable filter 16 X 25 X 1"

Observations:
• The filter was in satisfactory condition.

5. Thermostat(s)

Description:
• Digital - programmable type.

Observations:
• The thermostat functioned when tested.

Cooling

CENTRAL AIR CONDITIONING - The inspector shall observe and describe the condition of all the following: 1. Cooling and air-handling equipment, including type and energy source. 2. Normal operating controls. 3. The presence of an installed cooling source in each room. (b) The inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. (c) The inspector is not required to do the following: 1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage. 2. Observe noncentral air conditioners such as a window or wall-mounted unit. 3. Observe the uniformity or adequacy of coolair supply to the various rooms. 4. Operate electronic air filters. 5. Observe the pressure of the system coolant or determine the presence of leakage. 6. Test the electrical current drawn by the unit.

1. Cooling System

Description:
• Central Air Conditioning • Manufacture: Goodman • Energy Source: Electric
• Safety Controls: An electrical service disconnect was located near the unit.

Approximate Age:
• According to the serial number, the unit was approximately 15 years old.

Observations:
• Not Inspected: The air conditioning system was not tested because the outside temperature was too low, and running it could damage the unit.

Exterior AC compressor.

Plumbing

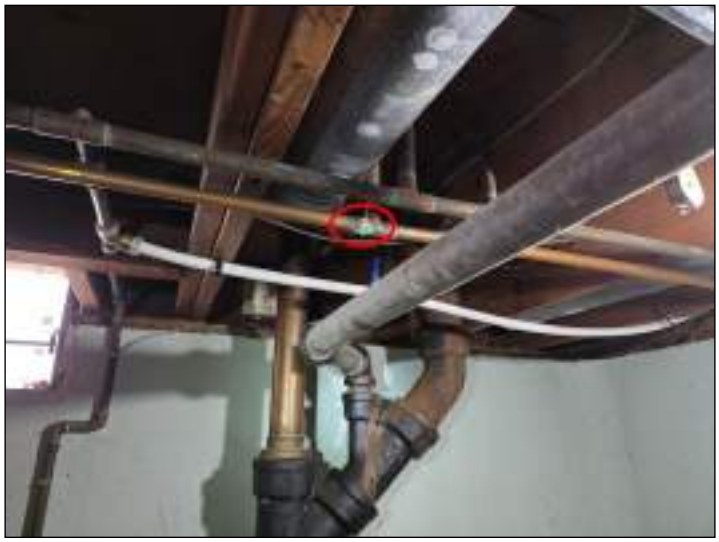
PLUMBING SYSTEMS - The inspector shall observe and describe the condition of all the following: 1. Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks, and cross-connections. 2. Interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports, and leaks. 3. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents. 4. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports, and leaks. 5. Sump pumps. (b) The inspector shall operate all plumbing fixtures, including the faucets and accessible exterior faucets attached to the dwelling unit. (c) The inspector is not required to do the following: 1. State the effectiveness of antisiphon devices. 2. Determine whether the water supply and waste disposal systems are public or private. 3. Operate automatic safety controls or sump pumps equipped with internal or water-dependent switches. 4. Operate any valve except water closet flush valves, fixture faucets, and hose faucets. 5. Observe water conditioning systems, fire or lawn sprinkler systems, onsite water supply quantity and quality, onsite disposal systems, foundation drainage systems, or spas. 6. Observe the interior of flues, chimneys, vents, or solar water heating systems. 7. Observe any exterior plumbing components such as water mains, swimming pools, or hot tubs. 8. Determine water temperature. 9. Determine the proper sizing, design, or use of plumbing materials.

1. Distribution Piping

Description:
- Service Line Material: Copper
- Water Source: Public municipal water supply

The majority of the visible piping was:
- Copper
- PEX (Cross-linked polyethylene)

Observations:
- DEFECT: One of the supply lines was leaking. (See photo for location) I recommend having it repaired by a licensed plumber.



The supply line was leaking at this connection.

2. Drain, Waste, and Vent Piping

Description:
- Public sewage disposal system

The majority of the visible piping was:
- PVC piping - Normally white in color.
- Cast Iron
- Galvanized Steel
- Copper

Observations:
- DEFECT: Rust blisters were observed on the cast iron drain pipes. The rust blisters are caused by small pinhole leaks that have sealed themself shut with corrosion. I recommend having the drain pipes evaluated and repaired by a licensed plumber.

Rust blisters were observed on the cast iron pipes.

Close-up view.

Close-up view.

Rust blisters were observed on the cast iron pipes.

Close-up view.

Close-up view.

Rust blisters were observed on the cast iron pipes.

Close-up view.

The drain pipes were rusting in several areas.

3. Water Heater

Manufacturer:
- Richmond
- Energy Source: Natural Gas

Age and Capacity:
- Tankless type
- According to the serial number, the unit was approximately 5 years old.

Observations:
- The water heater functioned properly during the inspection and appeared in satisfactory condition.

4. Water Heater Vents / Flues / Chimneys

Observations:
- The visible portions of the vent pipe(s) appeared functional at the time of inspection.

5. Fuel Distribution and Storage

Description:
- Corrugated Stainless Steel Tubing (CSST) was used for the gas branch/distribution service.

Shut Off Location:
- The main shut-off valve was located on the gas meter and can be turned with a wrench if needed.

Observations:
- The visible portions of the gas supply piping and their supports appeared to be in functional and satisfactory condition.

6. Sump Pump(s)

Description:
• One sump pump was installed in the basement.

Observations:
• The sump pump functioned properly when tested.

7. Radon Mitigation System

Observations:
• The radon fan was operating correctly at the time of inspection. NOTE: Testing the performance of the radon system is beyond the scope of a standard home inspection.

A radon mitigation system was installed on the exterior of the house.

Electrical

ELECTRICAL SYSTEMS - The inspector shall observe and describe the condition of all the following: 1. Service entrance conductors. 2. Service equipment, grounding equipment, and main overcurrent device. 3. Main and distribution panels, including their location. 4. Amperage and voltage ratings of the service, including whether the service type is overhead or underground. 5. Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring. 6. The operation of a representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls. 7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of the inspected structures. 8. The operation of ground fault circuit interrupters. 9. The functionality of the power sources for smoke detectors. (b) The inspector is not required to do the following: 1. Insert any tool, probe, or testing device inside the panels. 2. Test or operate any overcurrent device except ground fault circuit interrupters. 3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. 4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems. 5. Measure amperage, voltage, or impedance.

1. Service Entrance Conductors

Description:
• Overhead service entrance conductors

Observations:
• The service entrance wires appeared functional and in satisfactory condition.

2. Main Electrical Panel

Description:
• 200 amps - 120 / 240 volts
• The panel was located in the basement.
• Main and Branch Overcurrent Protection Devices - Breakers

Manufacturer:
• Cutler Hammer

Observations:
• The wiring within the panel appeared satisfactory and functional.

This is the main electrical panel.

Inside view.

3. Service Grounding

Observations:
• No discrepancies were observed in the visible portion of the grounding system.

4. Branch Wiring

Visible wiring type(s):
• Copper non-metallic sheathed cable "Romex"

Observations:
• The visible portions of the wiring appeared functional.

Attic & Roof Structure

INSULATION AND VENTILATION - The inspector shall observe and describe the condition of all the following: 1. The presence or absence of insulation in unfinished spaces. 2. Ventilation of attics and foundation areas. 3. Kitchen, bathroom, and laundry venting systems. (b) The inspector is not required to observe the following: 1. Concealed insulation. 2. Venting equipment that is integrated with appliances.

1. Attic Access

Access Location(s):
• A scuttle hole was located in the second floor hallway.

Description:
• The attic space was only inspected from the access point due to a low ceiling height and/or a high volume of insulation.
NOTE: Some areas were not visible from this access point.

2. Attic Insulation

Insulation Type(s):
• Fiberglass loose fill

Average Insulation Depth:
• 8-12 inches. NOTE: Estimates of insulation depths are rough average values.

Observations:
• The insulation in the visible portions of the attic appeared adequate.

3. Attic Ventilation

Description:
• Passive ventilation: Under eave soffit inlet vents and roof top exhaust vents.

Observations:
• The attic ventilation appeared adequate.

4. Roof Structure

Structure Materials:
• Dimensional lumber rafters with OSB and plywood roof sheathing.

Observations:
• The visible portions of the roof structure appeared functional and in satisfactory condition.


Example photos of the roof structure.


Example photos of the roof structure.

5. Piping Through the Attic

Description:
• Plumbing vent piping.
• Bathroom exhaust vent piping.

Observations:
• The visible portions appeared functional and in satisfactory condition.

Structure / Foundation

FOUNDATIONS - The inspector shall observe and describe the type and condition of the foundation. **(2)** COLUMNS. The inspector shall observe and describe the type and condition of columns. **(3)** FLOORING SYSTEMS. The inspector shall observe and describe the type and condition of the floor systems. NOTE: Much of the building's structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings or is buried underground. This report may not identify all structural deficiencies because the general inspection is limited to visual and non-invasive methods. Inspectors are not required to offer analysis of any kind. Despite all efforts, an inspector can't provide any guarantee that the foundation and the overall structure and structural elements of the building are sound. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist, including invasive measures**.**

1. Foundation

Description:
• Full Basement.

Foundaton Wall Type(s): Poured Concrete • The walls were partially finished. Some areas were not visible to inspect.

Observations:
• Typical shrinkage cracks were observed in the foundation walls. Cracks that are less than 1/4" in width and do not exhibit any vertical or horizontal displacement are generally not considered structural defects. I recommend monitoring the cracks and sealing if necessary.

Some moisture stains were observed along the foundation walls. However, the basement was dry during the inspection. I recommended asking the seller about the foundation's history to help determine whether any problems exist or have been corrected.

Some small cracks were observed in the foundation.

Some small cracks were observed in the foundation.

Some old moisture stains were observed along the foundation walls.

Some old moisture stains were observed along the foundation walls.

2. Basement Floor

Description: Concrete slab

Observations:
• The visible portions appeared functional and in satisfactory condition.

3. Support Column(s) and Beam(s)

Description:
• Wood beam(s) and steel column(s)

Observations:
• The visible portions appeared functional and in satisfactory condition.

4. Floor Structure

Description:
• Dimensional lumber wood Joists with plywood sheathed sub floor.

Observations:
• The visible portions appeared functional and in satisfactory condition.

5. Wall Structure

Description:
• Exterior walls were wood frame.

Observations:
• The visible portions appeared functional and in satisfactory condition.

END OF REPORT