

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8 / 7-25)

Date (month, day, year)

10 / 14 / 2025

Property address (number and street, city, state, and ZIP code)

2501 N Lafayette Ave

Evansville

IN 47711

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1–4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 10/14/2025 4:24 PM EDT	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

Property address (number and street, city, state, and ZIP code)				
2501 N Lafayette Ave		Evansville		IN 47711

1. The following are in the conditions indicated:				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System				X
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher	X			
Disposal	X			
Freezer			X	
Gas Grill	X			
Hood	X			
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)			X	
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors			X	
Switches and Outlets			X	
Vent Fan(s)	X			
☐ 60 ☐ 100 ☐ 200 Amp Service				X
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	X			
Septic Field / Bed	X			
Septic & Holding Tank / Septic Mound	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment	X			
			Yes	No
Are the structures connected to a public water system?			X	
Are the structures connected to a public sewer system?			X	
Are there any additions that may require improvements to the sewage disposal system?				X
If yes, have the improvements been completed on the sewage disposal system?				X
Are the structure(s) connected to a private / community water system?				X
Are the structure(s) connected to a private / community sewer system?				X

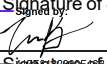
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.			
Signature of Seller 	Date (mm / dd / yyyy) 10/14/2025 4:24 PM EDT	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Cara Gile

Berkshire Hathaway HomeServices Indiana Realty

Property address (number and street, city, state, and ZIP code) 2501 N Lafayette Ave	Evansville	IN 47711
---	------------	----------

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning			X	
Electric Heat Pump				X
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			
2. ROOF		Yes	No	Unknown
Age, if known: <u>8-10</u> Years.		X		
Does the roof leak?			X	
Is there present damage to the roof?			X	
Is there more than one layer of shingles on the house?			X	
If yes, how many layers? _____			X	
3. WATER HEATER		X		
Age, if known: <u>6 months</u> Years.		X		
4. FURNACE		X		
Age, if known: <u>3 months</u> Years.		X		
5. CENTRAL AIR CONDITIONING		X		
Age, if known: <u>3 months</u> Years.		X		
6. HAZARDOUS CONDITIONS		Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X	
Explain:				

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.			
Signature of Seller 	Date (mm / dd / yyyy) 10/14/2025 4:24 PM EDT	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

2501 N Lafayette Ave

Evansville

IN 47711

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?			X
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

Pre-Inspected

& Report

Attached. Hom

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 10/14/2025 4:24 PM EDT	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Cara Gile

Berkshire Hathaway HomeServices Indiana Realty



1230 East Michigan St Evansville, IN 47711

Estimate 126534753
Job 126492560
Estimate Date 10/7/2025
Customer PO

Bud's Plumbing And Repair Service
1230 East Michigan St
Evansville, IN 47711
Phone 812-423-5851
Fax 812-424-5866

Billing Address
Lucas Roy
2501 North Lafayette Avenue
Evansville, IN 47711 USA

Job Address
Lucas Roy
2501 North Lafayette Avenue
Evansville, IN 47711 USA

Estimate Details

Drain line repair : Repair kitchen sink line

Service #	Description	Quantity	Your Price	Your Total
GTR-1-E200-0150	General Task/Repairs 200/2.50	1.00	\$731.85	\$731.85
-25	\$25 dollars off. Does not apply to Service Charge	1.00	-\$25.00	-\$25.00
Sub-Total				\$706.85
Material Tax				\$22.18
Total				<u>\$729.03</u>

*To Authorize the Estimate, a 1/3 Deposit is Required Before Scheduling, and the Balance is Due Upon Completion

**An Invoice is Due upon Completion

NOTE: I understand hidden and or aged and deteriorated pipe, valves, and fittings may no longer be serviceable and may cause my estimate to change.

NOTE: FINANCING IS AVAILABLE FOR THOSE WHO QUALIFY

APPROVED

10/7/2025

Credit Card Payment Authorization

Please pay total due amount. Thank you.

Print Name below as it appears on credit card

Payment Type	Credit Card #	EXP	CVC
Name on card	Signature		

Remit to:

Amount Due: \$729.03

1230 East Michigan Street
Evansville, IN 47711 USA



Ray's Heating and Air

500 N St Joseph Ave
Evansville, IN 47712

Roy, Lucas - Comfort Club*
2501 N Lafayette Ave
Evansville, IN 47711

 (930) 800-6111

JOB	#1214479
SERVICE DATE	Oct 07, 2025
INVOICE DATE	Oct 16, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 16, 2025
AMOUNT DUE	\$0.00

CONTACT US

 (812) 423-7459
 officerayshvac@gmail.com

Service completed by: Wyatt Daly

INVOICE

Services	qty	unit price	amount
Diagnostic Fee No charge	1.0	\$0.00	\$0.00
Customer States: when install was put in, PVC pipe going to roof wasn't sealed, now leaking			
Tech Found: water leaking around the top of metal flashing for old metal vent. Sealed around the top of the vent to prevent water from leaking from that stop.			
Unable to get into attic when vent is ran - told customer to look at vent from attic side there needs to be an attic access installed.			
Our new 2" PVC vent from 4/8/25 install is running through old metal vent and is sealed properly.			
Diagnostic Fee No Charge			
Roof seal	1.0	\$11.00	\$11.00
Roof sealant used			
Labor- 1/2 Hour	1.0	\$49.00	\$49.00
Labor			

Subtotal	\$60.00
Total Tax	\$0.00
IN sales tax 7% (0%)	\$0.00
Job Total	\$60.00
Amount Due	\$0.00

Payment History

Oct 07	Tue 4:14pm	Credit Card	\$60.00
--------	------------	-------------	---------

See our Terms & Conditions (<https://pro.housecallpro.com/RaysHeatingandAir/425358/terms>)



* Seller addressed
items are highlighted
below.

RHI HOME INSPECTIONS

8127740804

office@yourrhi.com

<https://www.yourrhi.com>



INSPECTION REPORT

2501 N Lafayette Ave
Evansville, IN 47711

Lucas Roy
10/06/2025



Inspector

Rowdy Abbott

HI02100086, F282058

8127740804

office@yourrhi.com



Agent

Cara Gile

Berkshire Hathaway Home Services

(812) 604-4081

cgile@bhhsin.com

TABLE OF CONTENTS

1: Inspection Details	6
2: Exterior	10
3: Grounds	16
4: Roof & Chimneys	19
5: Attic	23
6: HVAC & Fireplaces	27
7: Electrical	30
8: Plumbing	36
9: Interior	40
10: Bathrooms	45
11: Kitchen	47
12: Laundry	50
13: Foundation	51
14: Environmental	59
15: Fire Safety	62
16: End of Inspection Checklist	64
Standards of Practice	65

SUMMARY

- 🔧 2.1.1 Exterior - Siding: Siding - Maintenance Needed
 - 🔧 2.1.2 Exterior - Siding: Siding - Exposed Fasteners
 - ⚠️ 2.1.3 Exterior - Siding: Siding - Unsealed Penetrations
 - ⚠️ 2.1.4 Exterior - Siding: Siding - Loose
 - ⚠️ 2.1.5 Exterior - Siding: Siding - Damage
 - 🔧 2.2.1 Exterior - Fascia, Soffit, Trim, & Columns: Trim - Maintenance Needed
 - ⚠️ 2.2.2 Exterior - Fascia, Soffit, Trim, & Columns: Trim - Loose
 - ⚠️ 2.2.3 Exterior - Fascia, Soffit, Trim, & Columns: Trim - Missing / Damaged
 - ⚠️ 2.2.4 Exterior - Fascia, Soffit, Trim, & Columns: Trim - Improper Overlap / Installation
 - ⚠️ 2.2.5 Exterior - Fascia, Soffit, Trim, & Columns: Soffit(s) - Unsealed Penetrations
 - ⚠️ 2.2.6 Exterior - Fascia, Soffit, Trim, & Columns: Soffit(s) - Loose
 - ⚠️ 2.2.7 Exterior - Fascia, Soffit, Trim, & Columns: Vent Cover(s) - Loose / Unsealed
 - ⚠️ 2.2.8 Exterior - Fascia, Soffit, Trim, & Columns: Column(s) - Leaning
 - 🔧 2.3.1 Exterior - Windows: Window(s) - Maintenance Needed
 - 🔧 2.4.1 Exterior - Exterior Doors: Door(s) - Maintenance Needed
 - ⚠️ 2.4.2 Exterior - Exterior Doors: Door(s) - Binding
 - ⚠️ 2.4.3 Exterior - Exterior Doors: Door(s) - Missing / Deteriorated Weather-stripping
 - 🔧 2.4.4 Exterior - Exterior Doors: Hardware - Loose
 - 🔧 3.1.1 Grounds - Driveways, Walkways & Patios: Walkway(s) - Minor Cracking
 - ⚠️ 3.2.1 Grounds - Grading / Drainage: Grading - Erosion Near Foundation
 - 🔧 3.4.1 Grounds - Porches: Porch - Maintenance Needed
 - 🔧 3.4.2 Grounds - Porches: Porch - Minor Cracking
 - ⚠️ 3.4.3 Grounds - Porches: Porch - Cracking
 - ⚠️ 3.5.1 Grounds - Stairs, Ramps, & Railings: Handrail - Loose
 - 🔧 3.6.1 Grounds - Fencing: Fence - Maintenance Needed
 - ⚠️ 4.1.1 Roof & Chimneys - Roof Coverings: Shingles - Lifted Shingle(s)
 - 🔧 4.3.1 Roof & Chimneys - Chimneys & Vent Stacks: Chimney - Maintenance Needed
 - ⚠️ 4.4.1 Roof & Chimneys - Gutters & Downspouts: Gutter(s) - Missing / Damaged
 - ⚠️ 4.4.2 Roof & Chimneys - Gutters & Downspouts: Downspout(s) - Missing / Improper Extension
 - ⚠️ 4.4.3 Roof & Chimneys - Gutters & Downspouts: Downspout(s) - Disconnected / Gaps
 - ⚠️ 5.2.1 Attic - Roof Structure: Sheathing - Damaged
 - 🔧 5.2.2 Attic - Roof Structure: Rafters - Collar Ties Missing
 - ⚠️ 5.4.1 Attic - Insulation: Insulation - Missing / Out of Place
 - 🔧 5.4.2 Attic - Insulation: Insulation - Disturbed
 - ⚠️ 5.5.1 Attic - Evidence of Leaks: Leaks - Inaccessible
 - ⚠️ 6.4.1 HVAC & Fireplaces - Ductwork: Ductwork - Damaged
 - ⚠️ 6.4.2 HVAC & Fireplaces - Ductwork: Ductwork - Ground Contact
-

-
- 🔧 6.4.3 HVAC & Fireplaces - Ductwork: Register(s) - Missing or Damaged
 - 🔧 7.1.1 Electrical - Electrical Service : Meter - Maintenance Needed
 - 🔧 7.3.1 Electrical - Main Distribution Panel(s): Panel - Missing / Incomplete / Improper Labeling
 - 🔧 7.3.2 Electrical - Main Distribution Panel(s): Panel - Missing Screw(s)
 - 🔧 7.3.3 Electrical - Main Distribution Panel(s): Panel - Exterior Maintenance Needed
 - 🔧 7.3.4 Electrical - Main Distribution Panel(s): Panel - Maintenance Needed
 - ⚠️ 7.3.5 Electrical - Main Distribution Panel(s): Panel - Missing or Damaged Bushing(s)
 - ⚠️ 7.3.6 Electrical - Main Distribution Panel(s): Panel - Corrosion
 - ⚠️ 7.3.7 Electrical - Main Distribution Panel(s): Panel - Double-Tapped Ground(s) and Neutral(s)
 - ⚠️ 7.3.8 Electrical - Main Distribution Panel(s): Panel - Abandoned Wiring
 - ⚠️ 7.4.1 Electrical - Branch Wiring: Wiring - Improperly Secured
 - ⚠️ 7.4.2 Electrical - Branch Wiring: Junction Box(es) - Loose / Improperly Secured
 - ⚠️ 7.5.1 Electrical - Outlets: Outlet(s) - Improperly Wired
 - ⚠️ 7.5.2 Electrical - Outlets: Outlet(s) - 3-Prong Non-Grounded Outlet(s)
 - ⚠️ 7.5.3 Electrical - Outlets: GFCIs - Missing
 - ⚠️ 8.1.1 Plumbing - Service: Meter - Lid Missing or Damaged
 - ⚠️ 8.2.1 Plumbing - Fuel System: Gas Line(s) - Corrosion / Rust
 - 🔧 8.3.1 Plumbing - Hose Bibs / Spigots: Spigot - Not Frost Proof
 - ⚠️ 8.6.1 Plumbing - Drain, Waste, & Vent Systems: Drain Line(s) - Leaking
 - 🔧 9.1.1 Interior - Ceilings: Ceiling(s) - Deteriorated Paint
 - 🔧 9.1.2 Interior - Ceilings: Ceiling(s) - Minor Damage
 - ⚠️ 9.1.3 Interior - Ceilings: Ceiling(s) - Open to Attic
 - 🔧 9.2.1 Interior - Walls: Wall(s) - Minor Damage
 - 🔧 9.2.2 Interior - Walls: Wall(s)- Missing / Damaged Trim
 - 🔧 9.3.1 Interior - Windows: Window(s) - Maintenance Needed
 - ⚠️ 9.4.1 Interior - Doors: Door(s) - Binds in Jamb
 - 🔧 9.4.2 Interior - Doors: Door(s) - Rubbing
 - 🔧 9.4.3 Interior - Doors: Door(s) - Missing
 - ⚠️ 9.4.4 Interior - Doors: Door(s) - Hardware Missing / Damaged
 - 🔧 9.5.1 Interior - Floors: Flooring - Heavy Wear
 - ⚠️ 9.5.2 Interior - Floors: Transition Strip - Missing / Damaged
 - 🔧 9.5.3 Interior - Floors: Subfloor - Uneven
 - ⚠️ 10.2.1 Bathrooms - Cabinets & Counters: Cabinet(s) - Improperly Mounted
 - 🔧 10.5.1 Bathrooms - Showers / Tubs: Surround - Missing / Deteriorated Caulking
 - ⚠️ 10.5.2 Bathrooms - Showers / Tubs: Shower Tile - Missing / Deteriorated Grout
 - ⚠️ 10.5.3 Bathrooms - Showers / Tubs: Fixture - Leaking
 - 🔧 11.1.1 Kitchen - Cabinets & Counters: Cabinet(s) - Missing / Damaged Hardware
 - 🔧 11.3.1 Kitchen - Cooking Appliances & Ventilation: Appliance - Maintenance Needed
 - ⚠️ 11.3.2 Kitchen - Cooking Appliances & Ventilation: Appliance - Anti-Tip Bracket Missing / Non-Functional
 - 🔧 11.3.3 Kitchen - Cooking Appliances & Ventilation: Vent - Not Installed
 - ⚠️ 11.4.1 Kitchen - Refrigerator: Fridge - Missing / Damaged Parts
-

-
- 🔧 13.1.1 Foundation - Foundation: Musty Smell
 - 🔧 13.1.2 Foundation - Foundation: Dehumidifier Recommended
 - 🚫 13.2.1 Foundation - Subfloor: Subfloor - Damaged
 - 🚫 13.2.2 Foundation - Subfloor: Framing - Damaged / Cracked Joist(s)
 - 🚫 13.2.3 Foundation - Subfloor: Framing - Joist(s) Not Supported
 - 🔧 13.3.1 Foundation - Walls, Beams, & Columns: Foundation Wall(s) - Maintenance Needed
 - 🚫 13.3.2 Foundation - Walls, Beams, & Columns: Foundation Wall(s) - Erosion
 - ⚠️ 13.3.3 Foundation - Walls, Beams, & Columns: Foundation Wall(s) - Potential Movement
 - ⚠️ 13.3.4 Foundation - Walls, Beams, & Columns: Column(s) - Improper Support(s)
 - ⚠️ 13.3.5 Foundation - Walls, Beams, & Columns: Beam(s) - Damaged
 - 🚫 13.4.1 Foundation - Crawlspace: Access - Improper Material
 - 🚫 13.4.2 Foundation - Crawlspace: Crawlspace - Debris
 - 🚫 13.4.3 Foundation - Crawlspace: Vapor Barrier - Multiple Layers
 - 🚫 13.4.4 Foundation - Crawlspace: Vapor Barrier - Missing / Damaged / Improper
 - 🚫 13.4.5 Foundation - Crawlspace: Ground - Muddy
 - 🚫 13.6.1 Foundation - Evidence of Leaks: Leaks - Active
 - 🚫 14.2.1 Environmental - Animal Activity: Rodent Activity
 - 🚫 14.3.1 Environmental - Fungal Growth: Suspected Fungal Growth - Not Tested
 - ⚠️ 15.1.1 Fire Safety - Smoke Alarms: Smoke Alarm(s) - Insufficient Number
 - ⚠️ 15.1.2 Fire Safety - Smoke Alarms: Smoke Alarm(s) - Older Alarms Viewed
-

1: INSPECTION DETAILS

Information

Type of Building Detached, Single Family	Direction Structure Faces West	Precipitation Within Last Three Days? Rain
Weather Conditions Overcast, Light Rain, Soggy Conditions	Temperature 70-79	In Attendance Inspector(s), Client(s)
General Life Expectancy Charts Life Expectancies	Electrical Service Overhead, South Location and type of service entry for electricity to the structure.	



Occupancy
Vacant, Newly Renovated

If a property is furnished or has stored belongings, then access to some items such as electrical outlets, windows, wall/floor surfaces, and cabinet interiors will be restricted. It is likely that some deficiencies may be become evident once the house is empty.

Elevation Photos

Photos of around the structure at the time of inspection.



Water Meter / Well Head Location

Public, Yard Near Street

Listed here is the source and location of the water meter or well head if known and located at the time of inspection.



Exterior Drainage Clean-out

None Located

These are recommended in the event a sewer line problem occurs or a person needs access to the sewer lateral. A clean-out should be readily accessible at the building exterior and every 100' after until sewer lateral reaches city main or septic tank.

Fuel Type / Location

Natural Gas, North

The type of fuel systems and the location of the meter and tank if located. Some systems may have underground tanks, these tanks are outside the scope of a home inspection.



Interior Photos

Photos of the property are taken in order, starting on the uppermost floor of the building and rotating in a counterclockwise fashion around each floor, from top to bottom.



Limitations

Reference Photos & General Limitations

FINISHED INTERIOR

Interior of structure was noted as finished at the time of the inspection. This means that wall coverings block framing, electrical wiring, plumbing, and other hidden systems from view.

Reference Photos & General Limitations

NO EXTERIOR CLEAN OUT FOUND

No exterior clean-out was located at the time of inspection. A clean out should be readily accessible at the building exterior and every 100' after until sewer lateral reaches city main or septic tank.

Reference Photos & General Limitations

DETACHED BUILDING(S) PRESENT

Detached building(s) was / were present at the time of inspection. These systems are outside the scope of a standard home inspection. RHI can perform this service for an additional fee.



Reference Photos & General Limitations

FENCE PRESENT

A fence was present at the time of inspection. These systems are outside the scope of a standard home inspection unless a pool is present.

2: EXTERIOR

Information

Siding: Siding Material

Vinyl

Fascia, Soffit, Trim, & Columns: Wood Materials

Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other materials, as well as infestation by wood-destroying organisms. These materials require regular maintenance and upkeep to prevent premature damage and deterioration.

Windows: No Significant Defects Observed

Windows were inspected for damage, proper drainage, functional seals, etc. Please note it is common for painters to cover up rotted wood, sometimes making it difficult to identify at the time of inspection. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Observations

2.1.1 Siding



SIDING - MAINTENANCE NEEDED

Regular maintenance is required to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

Recommendation

Contact a qualified professional.

2.1.2 Siding



SIDING - EXPOSED FASTENERS

One or more exposed fasteners were noted on the siding at the time of inspection. This can lead to potential moisture intrusion. All exposed fasteners should be properly secured & sealed.

Recommendation

Contact a qualified siding specialist.



2.1.3 Siding



SIDING - UNSEALED PENETRATIONS

MULTIPLE LOCATIONS

Unsealed penetrations were noted at one or more locations at the time of inspection. Openings, spray foam, or other forms of unsealed penetrations leaves the structure below exposed to potential damage & pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



2.1.4 Siding

SIDING - LOOSE

MULTIPLE LOCATIONS

One or more sections of siding were noted as loose at the time of inspection. This could be due to missing or improper fasteners, damaged, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.

 Deficiencies



2.1.5 Siding

SIDING - DAMAGE

MULTIPLE LOCATIONS

Damage to siding was noted at one or more locations at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.

 Deficiencies



2.2.1 Fascia, Soffit, Trim, & Columns

 Maintenance / Recommendations

TRIM - MAINTENANCE NEEDED

Regular maintenance is required to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

Recommendation

Contact a qualified professional.



2.2.2 Fascia, Soffit, Trim, & Columns

 Deficiencies

TRIM - LOOSE

MULTIPLE LOCATIONS

Trim was noted as loose at one or more locations at the time of inspection. This can allow for potential moisture & pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



North

2.2.3 Fascia, Soffit, Trim, & Columns

 Deficiencies

TRIM - MISSING / DAMAGED

MULTIPLE LOCATIONS

Trim was noted as missing or damaged at one or more locations at the time of inspection. This includes conditions such as wood rot, exposed structure, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



2.2.4 Fascia, Soffit, Trim, & Columns

TRIM - IMPROPER OVERLAP / INSTALLATION

MULTIPLE LOCATIONS

Trim was noted as improperly overlapped or installed at one or more locations at the time of inspection. This can allow for potential moisture & pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



2.2.5 Fascia, Soffit, Trim, & Columns

SOFFIT(S) - UNSEALED PENETRATIONS

Unsealed penetrations were noted at one or more locations at the time of inspection. Openings, spray foam, or other forms of unsealed penetrations leaves the structure exposed to potential moisture damage & pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



2.2.6 Fascia, Soffit, Trim, & Columns



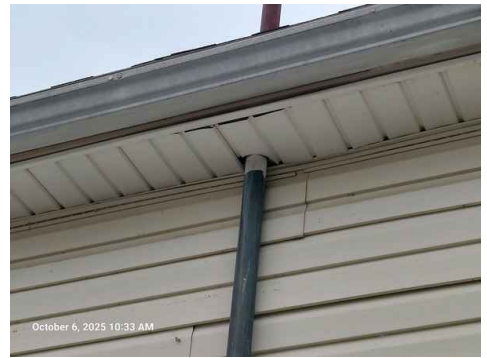
Deficiencies

SOFFIT(S) - LOOSE

Soffit was noted as loose at one or more locations at the time of inspection. This can allow for potential moisture & pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



2.2.7 Fascia, Soffit, Trim, & Columns



Deficiencies

VENT COVER(S) - LOOSE / UNSEALED

One or more exterior vent covers were noted as loose or unsealed at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



2.2.8 Fascia, Soffit, Trim, & Columns



Structural / Safety Hazard

COLUMN(S) - LEANING

MULTIPLE LOCATIONS

One or more columns were noted as leaning at the time of inspection. Columns may be part of the structural supports of a property which should be secured & maintained in good condition. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



2.3.1 Windows



Maintenance / Recommendations

WINDOW(S) - MAINTENANCE NEEDED

Regular maintenance is required to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

Recommendation

Contact a qualified professional.

2.4.1 Exterior Doors



DOOR(S) - MAINTENANCE NEEDED

Regular maintenance is required to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

Recommendation

Contact a qualified professional.

2.4.2 Exterior Doors

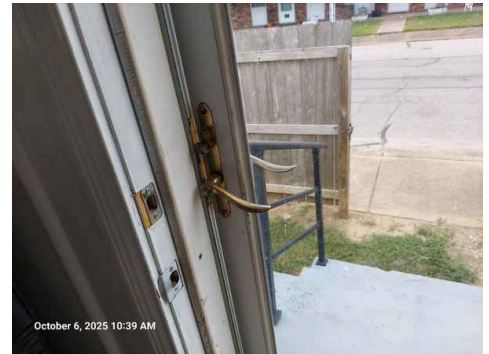


DOOR(S) - BINDING

One or more exterior doors were noted as binding on flooring or jamb at the time of inspection. This could be due to loose hardware, out of square frame, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



2.4.3 Exterior Doors



DOOR(S) - MISSING / DETERIORATED WEATHER-STRIPPING

Weather-stripping was noted as missing or damaged at one or more exterior doors at the time of inspection. This can result in moisture intrusion or loss of energy efficiency. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



2.4.4 Exterior Doors

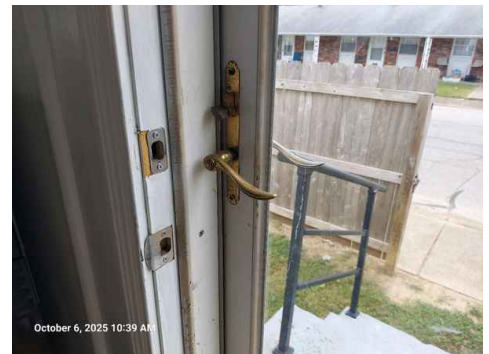


HARDWARE - LOOSE

One or more exterior doors were noted as having loose hardware at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



3: GROUNDS

Information

Driveways, Walkways & Patios:
Driveway, Walkway, & Patio
Material

Concrete, Street Parking

Porches: Porch Material
Concrete

Stairs, Ramps, & Railings: Stair /
Railing Types
Concrete

Fencing: Fence Material
Wood

Driveways, Walkways & Patios: Concrete / Asphalt Cracking

Concrete or asphalt surfaces were noted at the time of inspection, which often crack over time. This could be due to a variety of conditions, such as cracking during a curing process, weather, improper fill under surface, etc. Recommend proper maintenance of paved surfaces through regular sealing & water management.

Grading / Drainage: Lot Grading

Lot grading & drainage have a significant impact on the building(s) due to the direct & indirect damage that moisture can have on the foundation. Due to this, it is critical that surface runoff water be adequately diverted away from the building(s). Lot grading should slope away from building(s) a minimum of one inch for every foot of slope for at least 6 feet around the perimeter of the building(s).

Vegetation: No Significant Defects Observed

There were no areas visible where vegetation was negatively impacting the structure at the time of inspection.

Fencing: Wood Materials

Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other siding materials, as well as infestation by wood-destroying organisms. These materials require regular maintenance and upkeep to prevent premature damage and deterioration.

Fencing: Previous Repairs Observed

Previous repairs were noted at the time of the inspection. The inspector cannot guarantee the function or longevity of any repairs, and if any concerns are present recommend further evaluation by a qualified contractor.



Limitations

Driveways, Walkways & Patios

VEHICLE(S) / TRAILER(S)

Vehicle(s) and/or trailer(s) were parked on driveway at the time of inspection limiting the view of the driveway.

Driveways, Walkways & Patios

VEGETATION / LEAVES

Vegetation / leaves were hiding some parts of the driveway(s), walkway(s), or patio(s) at the time of inspection.

Fencing

OUTSIDE OF SCOPE

Fences and gates are considered outside the Standards of Practice for home inspectors (except when a pool is present).

Fencing

PROPERTY LINES

Fencing between property lines were noted on by the inspector. The inspector is not informed on property lines.

Observations

3.1.1 Driveways, Walkways & Patios

WALKWAY(S) - MINOR CRACKING

Minor cracks were noted on walkway surfaces at the time of inspection. These do not appear to be negatively impacting the function of the walkway. Recommend sealing the cracks to prolong the life of the walkway.

Recommendation

Contact a qualified handyman.



Maintenance / Recommendations

3.2.1 Grading / Drainage

GRADING - EROSION NEAR FOUNDATION



Deficiencies

Soil near the foundation was noted as eroded at one or more locations at the time of inspection. Ongoing erosion could compromise the structural integrity of the foundation. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified grading contractor.



3.4.1 Porches

PORCH - MAINTENANCE NEEDED



Maintenance / Recommendations

Regular maintenance is required to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

Recommendation

Contact a qualified handyman.

3.4.2 Porches

PORCH - MINOR CRACKING



Maintenance / Recommendations

Minor cracks were viewed on porch surfaces at the time of inspection. These do not appear to be negatively impacting the function of the porch. Recommend sealing the cracks to prolong the life of the porch.

Recommendation

Contact a qualified handyman.



3.4.3 Porches

PORCH - CRACKING



Deficiencies

Larger cracks were noted on the porch at the time of inspection. While some cracking is typical on almost every porch, the cracking present was of a size/configuration that would indicate some portions of the porch have settled or been damaged. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



3.5.1 Stairs, Ramps, & Railings

HANDRAIL - LOOSE



Structural / Safety Hazard

Handrail on staircase was noted as loose at the time of inspection. Whenever four or more stair risers are present a handrail is required to be in place and in good condition for the safety of those using the stairs. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



3.6.1 Fencing

FENCE - MAINTENANCE NEEDED



Maintenance / Recommendations

Regular maintenance is required to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

4: ROOF & CHIMNEYS

Information

Roof Coverings: Inspection Method

Climbed/Walked

Roof Coverings: Materials

Architectural Asphalt Shingles

Roof Coverings: General Photo(s)



Roof Coverings: Estimated Age of Roof

Roof appeared to be in the first third of service life

General estimates regarding the age of the roof are subjective and are intended to give our client an approximate idea of remaining service life.

Roof Coverings: Sagging / Bowing Roof

Roof covering was noted as sagging or bowing at the time of inspection. The exact cause of this condition could not be determined, however it is fairly common on older homes. If any defects which might be a contributing factor to this condition are found, they will be noted in the report. Recommend monitoring for worsening condition.



Chimneys & Vent Stacks: Type of Chimney

Brick, Metal B-Vent



Chimneys & Vent Stacks: No Significant Defects Observed

The chimney and/or vent stacks were viewed from ground level, a ladder, on the roof, or by drone. This is a limited inspection of the chimney - we do not remove chimney caps. Further evaluation of chimneys by a certified chimney sweep is always recommended. At the time of inspection, no reportable conditions were present at visible portions unless otherwise noted in this report.

Limitations

Flashings & Boots

LIMITED VISIBILITY

Inspector had limited visibility to boot(s) and flashing at the time of inspection.

Chimneys & Vent Stacks

NOT ACCESSIBLE

Areas of the chimney / vent stacks were not accessible to be inspected. Possible reasons include, roof not walked or chimney height. As noted in the inspection agreement, the inspector will not get on the roof if he/she feels it is unsafe to do so. This includes areas that are not walked for the same reason.

Recommend further evaluation by a qualified chimney contractor prior to the end of your due diligence.

Observations

4.1.1 Roof Coverings

SHINGLES - LIFTED SHINGLE(S)

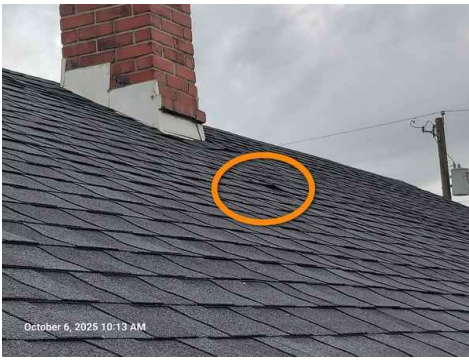
MULTIPLE LOCATIONS

One or more shingles appear to be lifted at the time of inspection. This could be due to a variety of reasons, such as nail pops, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified roofing professional.





4.3.1 Chimneys & Vent Stacks



CHIMNEY - MAINTENANCE NEEDED

Chimney was noted as rusted, weathered, or in need of maintenance at the time of the inspection. Recommend having the chimney maintained by cleaning, repainting, or resealing the chimney.

Recommendation

Contact a qualified handyman.



4.4.1 Gutters & Downspouts



GUTTER(S) - MISSING / DAMAGED

Missing or damaged gutters were noted at the time of the inspection. This can result in excessive moisture in the soil at the foundation, which can lead to moisture intrusion or damage to the foundation. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified gutter contractor



4.4.2 Gutters & Downspouts



DOWNSPOUT(S) - MISSING / IMPROPER EXTENSION

MULTIPLE LOCATIONS

One or more downspouts were noted as having missing or improperly installed splash block(s) at the time of the inspection. Downspout extensions are used to divert water away from the foundation. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



4.4.3 Gutters & Downspouts

DOWNSPOUT(S) - DISCONNECTED / GAPS



One or more downspout(s) were noted as disconnected or having gaps at the time of the inspection. Improperly connected downspout(s) can lead to moisture intrusion around foundation. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified gutter contractor



5: ATTIC

Information

Attic Access: Type

Ceiling Scuttle

Attic Access: Location(s)

Bathroom, Ceiling

Roof Structure: Type

Rafters, Plank Decking



Ventilation: Ventilation Type

Gable Vents, Fixed-Field Vents

Insulation: Insulation Type

Loose Fill, Fiberglass, Batts

Insulation: Approx. Depth

8"-10"

Attic Access: General Photo(s)



Roof Structure: Previous Repairs Observed

Previous repairs were noted at the time of the inspection. The inspector cannot guarantee the function or longevity of any repairs, and if any concerns are present recommend further evaluation by a qualified contractor.



Ventilation: No Significant Defects Observed

The attic ventilation was reported on by a visual inspection of ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

Evidence of Leaks: Inclement Weather

The weather conditions at the time of inspection can affect the discoveries of an inspection. Unusually dry or rainy weather will influence what the inspector is able to find.

Limitations

Attic Access

LIMITED ACCESS DUE TO INSULATION

Entering attics that are heavily insulated can cause damage to the insulation, attic framing, or other building components buried under the insulation. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only.

Attic Access

LOW CLEARANCE / INACCESSIBLE AREAS

Some parts of the attic were not readily accessible due to low clearance or framing configurations that made attempting access unsafe.

Attic Access

VIEWED FROM ACCESS

Attic was viewed from access due to inability to enter attic. This condition limits access and visibility to conditions near the entrance.

Evidence of Leaks

EXTENT OF DAMAGE

Inspector is unable to determine extent of any damage caused by leaks noted in the report. We recommend having a qualified contractor determine the cause and extent of the damage from noted areas.

Observations

5.2.1 Roof Structure

SHEATHING - DAMAGED

MULTIPLE LOCATIONS

Cracks / hole(s) or damaged areas of roof sheathing were noted at the time of inspection. Damaged areas of roof sheathing should typically be replaced before the roof covering were installed. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified roofing professional.



Deficiencies



5.2.2 Roof Structure

RAFTERS - COLLAR TIES MISSING

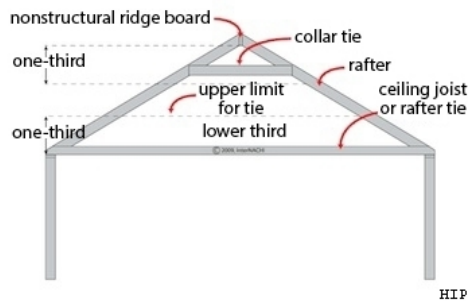
Collar ties were noted as missing on rafters in the upper third of the attic space at time of the inspection. Collar ties (a horizontal 2x4) are typically installed on every other set of rafters to resist wind uplift. Recommend monitoring for signs of movement & further evaluation if conditions change.

Recommendation

Contact a qualified carpenter.



Maintenance / Recommendations



5.4.1 Insulation

INSULATION - MISSING / OUT OF PLACE

Attic insulation was noted as missing or out of place in some areas at the time of the inspection. This will result in energy loss. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified insulation contractor.



Deficiencies



Laundry Utility Room

5.4.2 Insulation



Maintenance / Recommendations

INSULATION - DISTURBED

Insulation was noted as disturbed, sparse or compacted in some areas in the attic at the time of the inspection. This may be insulation being moved around so that work could've be done or so that a person could safely traverse the attic space. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified insulation contractor.



5.5.1 Evidence of Leaks



Deficiencies

LEAKS - INACCESSIBLE

MULTIPLE LOCATIONS

Evidence of leaking was viewed at the time of inspection. The stains were not readily accessible to test with a moisture meter and the inspector was unable to determine how long ago they occurred. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



6: HVAC & FIREPLACES

Information

Thermostats: Location
Bedroom



Thermostats: No Significant Defects Observed

Thermostat(s) appeared to operate normally.

AC / Heat Pump Unit: Location
North, East



AC / Heat Pump Unit: Manufacturer
Trane

AC / Heat Pump Unit: Manufacture Date
2025

AC / Heat Pump Unit: HVAC & Water Heater Database
[HVAC/Water Heater](#)



Heating Unit: Location
Laundry, Utility Room



Heating Unit: Manufacturer
Trane

Heating Unit: Manufacture Date
2025

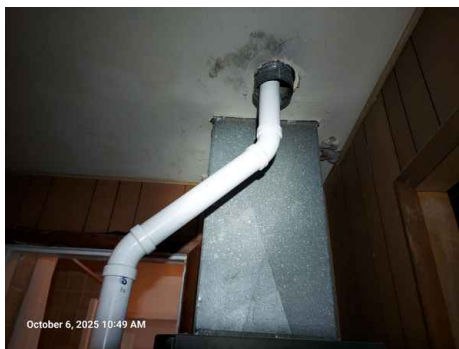
Heating Unit: Energy Source

Appliance in operation

Gas Furnace



Heating Unit: Furthest Flue Connection



Heating Unit: Filter Location

Above Unit, Cut into Ductwork



Heating Unit: Filter Size

16, x25, x4

Heating Unit: HVAC & Water Heater Database

HVAC/Water Heater

Ductwork: Ductwork Type

Rigid, Flex, Insulated

AC / Heat Pump Unit: Cooling Information

Appliance in operation

An infrared camera was used to show the system responded to normal operating controls, at the time of inspection. These images are not intended to show the exact temperature differential produced or the efficiency of the system; which lies beyond the scope of a home inspection. HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 14 - 20 degrees in cooling mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc. Heat pump setting was



AC / Heat Pump Unit: No Significant Defects Observed

The unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Heating Unit: No Significant Defects Observed

The interior heating unit(s) & filter(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that heat was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Limitations

Ductwork

INSULATION COVER

Ductwork was fully or partially covered by insulation at the time of inspection, limiting view.

Observations

6.4.1 Ductwork

Deficiencies

DUCTWORK - DAMAGED

One or more sections of ductwork were noted as damaged at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified HVAC professional.



Front Entry

6.4.2 Ductwork

Deficiencies

DUCTWORK - GROUND CONTACT

One or more sections of ductwork were noted as being in contact with the ground at the time of inspection. This can allow moisture and pests to enter the ductwork. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified HVAC professional.



6.4.3 Ductwork

Maintenance / Recommendations

REGISTER(S) - MISSING OR DAMAGED

One or more registers were noted as missing or damaged at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified HVAC professional.



7: ELECTRICAL

Information

Electrical Service : Service Voltage 240V	Grounding / Bonding: Type / Location Ground rod(s) at exterior, Bonding Screw at Main Panel	Main Distribution Panel(s): Main Panel Location Kitchen
---	--	---



Main Distribution Panel(s): Panel Type Circuit Breaker	Main Distribution Panel(s): Panel Capacity 100 AMP	Main Distribution Panel(s): Manufacturer General Electric
--	--	---



Main Distribution Panel(s): Service Conductors Copper	Branch Wiring: Wiring Method Copper non-metalic sheathed cable	Light Fixtures, Switches & Fans: Lighting Types Fixtures, Ceiling Fan
---	--	---

Electrical Service : No Significant Defects Observed

Power was supplied to the home via service conductors. The meter and protective conduit appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

Grounding / Bonding: No Significant Defects Observed

Grounding was inspecting to ensure proper connection to ground, as well as all applicable appliances or panels are properly grounded. No notable defects were observed unless otherwise noted in the report.

Main Distribution Panel(s): Breaker(s) Off / Fuse(s) Blown

0
Any breakers that are off will not be turned on by the inspector. Recommend inquiry with current owner or further evaluation by qualified contractor for the reason these breakers are off.

Outlets: GFCI Reset Locations

Bathroom(s), Kitchen(s)

GFCIs are required in any area that contains a water source or is considered unfinished. GFCIs may also be seen in interiors that were updated from 2 prong non-grounded outlets to 3 prong non-grounded outlets. These found in areas that are finished without water serve to protect people. These outlets may not always reset in the area they are tripped. Multiple areas may be protected by a single GFCI outlet or breaker.



Limitations

Grounding / Bonding

GROUND ROD BURIED

The ground rod connection was buried at the time of inspection and could not be viewed.

Outlets

220V/240V NOT TESTED

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

Observations

7.1.1 Electrical Service

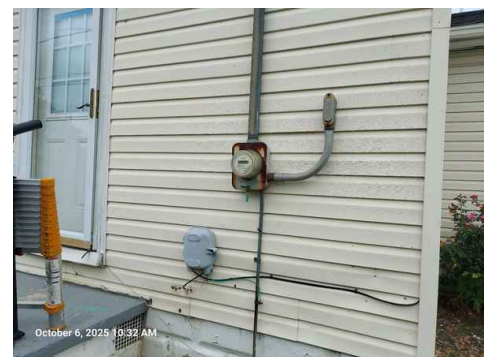
METER - MAINTENANCE NEEDED

Exterior meter box was noted as weathered or rusted at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

 Maintenance / Recommendations



7.3.1 Main Distribution Panel(s)

PANEL - MISSING / INCOMPLETE / IMPROPER LABELING

 Maintenance / Recommendations

Panel noted not have clear/complete labeling at the time of inspection. All fuse or breaker panels are required to have an accurate listing of what the circuits are connected to. An unsafe condition can exist if the homeowner turns off a breaker, believing to have killed the power on the circuit, only to find that they tripped the wrong breaker. Additionally, the inspector is not able to determine if breakers are properly sized for appliances if the panel is not labeled. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



7.3.2 Main Distribution Panel(s)

PANEL - MISSING SCREW(S)

Some of the panel cover screw(s) were noted as missing at the time of inspection. Recommend replacement of missing screws with appropriate flat-tipped screws.

Recommendation

Contact a handyman or DIY project



7.3.3 Main Distribution Panel(s)

PANEL - EXTERIOR MAINTENANCE NEEDED

Panel box exterior was noted as weathered or rusted at the time of inspection. Recommend further evaluation and maintenance be performed to ensure continued life of the box.

Recommendation

Contact a qualified electrical contractor.



7.3.4 Main Distribution Panel(s)

PANEL - MAINTENANCE NEEDED

Excessive dust, dirt or debris was noted inside the electric panel at the time of inspection. This can cause an arc flash in the panel. An arc flash occurs when a flash over of electric current leaves its intended path and travels through the air from one conductor to another, or to neutral or ground. An arc flash can cause a serious electrical burn. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



7.3.5 Main Distribution Panel(s)

PANEL - MISSING OR DAMAGED BUSHING(S)

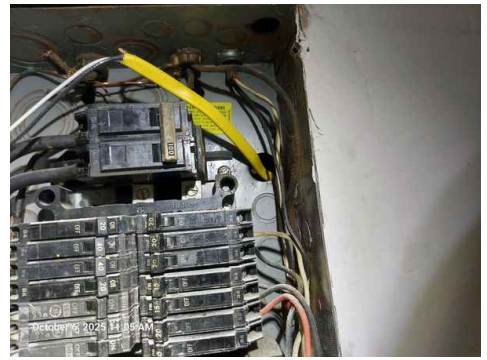


Bushings were noted as missing or damaged around branch wire(s) entering panel box at the time of inspection. These bushings are intended to provide strain relief on the conductors and to prevent the edge of the panel from damaging wiring. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

*Electrician deemed
no hazards, per seller*



7.3.6 Main Distribution Panel(s)

PANEL - CORROSION

Corrosion was viewed inside the distribution panel at the time of inspection. This is typically caused by water entry or moisture condensing inside the panel. Moisture inside electrical panels can create hazardous conditions. Recommend further evaluation & correction by a qualified contractor.

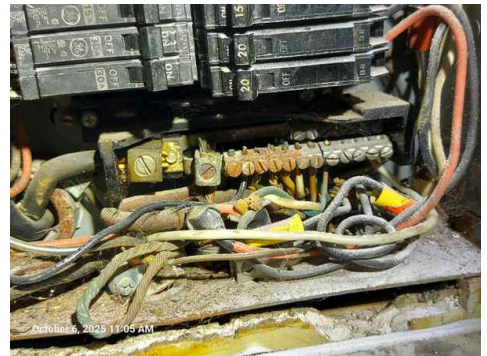
Recommendation

Contact a qualified electrical contractor.



Structural / Safety Hazard

*Electrician
deemed no hazards
per seller*



7.3.7 Main Distribution Panel(s)

PANEL - DOUBLE-TAPPED GROUND(S) AND NEUTRAL(S)

One or more equipment grounds and neutrals were noted as double tapped in the panel at the time of inspection. This is a potential safety hazard. Neutral current in the equipment ground wires can energize the casings and enclosures of appliances and equipment. Recommend further evaluation & correction by a qualified contractor.

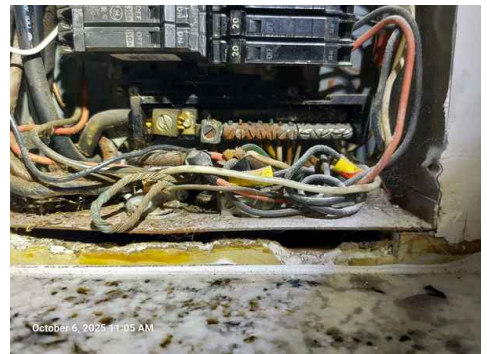
Recommendation

Contact a qualified professional.



Deficiencies

*Electrician deemed
no hazards, per seller*



7.3.8 Main Distribution Panel(s)

PANEL - ABANDONED WIRING

Abandoned wiring was noted in the panel at the time of inspection. The wiring should be capped or removed to prevent a safety hazard. Recommend further evaluation & correction by a qualified contractor.

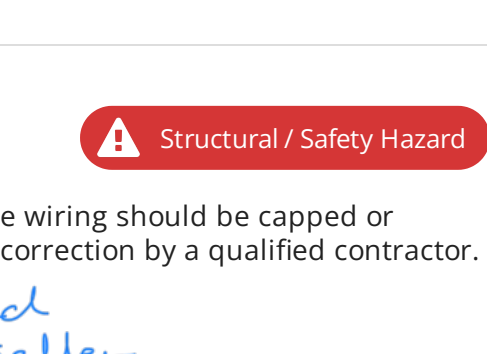
Recommendation

Contact a qualified electrical contractor.



Structural / Safety Hazard

*Electrician deemed
no hazards, per seller*



7.4.1 Branch Wiring

WIRING - IMPROPERLY SECURED

MULTIPLE LOCATIONS CRAWLSPACE



Deficiencies

Improperly secured electrical wiring was noted in one or more areas at the time of inspection. All electrical wiring should be properly secured to framing members to protect it from damage. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



7.4.2 Branch Wiring

JUNCTION BOX(ES) - LOOSE / IMPROPERLY SECURED



Deficiencies

One or more junction boxes were noted as being loose or improperly secured at the time of inspection. All junction boxes used to contain splices in branch wiring should be securely mounted to framing to ensure splices are not damaged. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



Attic

7.5.1 Outlets

OUTLET(S) - IMPROPERLY WIRED



Deficiencies

One or more outlets noted to be improperly wired as indicated by an outlet tester at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



7.5.2 Outlets

OUTLET(S) - 3-PRONG NON-GROUNDED OUTLET(S)



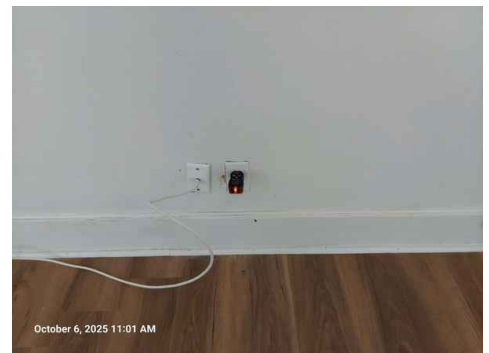
Structural / Safety Hazard

MULTIPLE LOCATIONS THROUGHOUT HOME

One or more open grounds were noted on 3-prong type electrical receptacles at the time of inspection. This could be due to potential older wiring not having grounding conductors. The 3-prong receptacles give the impression that there are equipment grounding conductors when none are present. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.





GFCIS - MISSING

Ground Fault Circuit Interrupter (GFCI) protected receptacles were noted as not installed in some areas where they are required at the time of inspection. While GFCI protection may not have been required by code when the house was built, this is now considered a safety hazard. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



Kitchen

8: PLUMBING

Information

Service: Location of Shut Off Valve

By the Water Heater, Kitchen



Service: Service Line Material

PEX

Fuel System: Fuel Type

Natural Gas

Water Heater: Location

Kitchen, Closet



Water Heater: Manufacturer

A.O. Smith

Water Heater: Manufacture Date

2024



Water Heater: Capacity

40 Gallon

Water Heater: Power Source

Appliance in operation

Gas



Water Heater: Furthest Flue Connection



Water Heater: HVAC & Water Heater Database

[Water Heater Database A-Z](#)

Supply Lines: Material

PEX, Copper

Drain, Waste, & Vent Systems:

Material

PVC, Cast Iron, Galvanized

Service: No Significant Defects Observed

Visible portions of the water service line were inspected for leaks and damage. Water pressure was tested and found to be within the acceptable range of 40-80 psi.

Water Heater: Strapping

Strapping was noted as missing at the time of inspection. Strapping is recommended on the top and bottom 1/3 of the tank in the event of seismic activity.

Water Heater: TPR Valve Drains Inside

The TPR (temperature and pressure relief) valve did not drain into an open drain at the time of inspection. In the event of a discharge this may cause moisture damage to flooring and building materials.

Water Heater: Leak Pan None Present

No leak pan was installed under the water heater. While building codes do not require a leak pan if the water heater is located in a unfinished area, they are recommend as damage to flooring / belongings in adjacent areas may occur if the water heater leaks.

Supply Lines: No Significant Defects Observed

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Drain, Waste, & Vent Systems: Sewer Scope Recommended

We recommend having the sewer line inspected. This separate inspection will show the condition of the buried sewer line from the structure to the city main or septic. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. Property owners are responsible for the line up to the attachment to the city main. RHI can also perform this service. <https://yourrhi.com/sewer-scope-inspections/>

Limitations

Hose Bibs / Spigots

NOT TESTED

VEGETATION

One or more exterior spigots were not tested at the time of the inspection. This could be do to inability to access the spigot, or some other condition which would prevent the inspector from operating the spigot.

CAST IRON DISCLAIMER

Cast iron waste lines typically have an expected service life of around 50 years. Corrosion is often present on the interior of older cast iron lines that is not visible to the inspector and it is likely that the lines may need to be replaced at some point in the near future.

Observations

8.1.1 Service

METER - LID MISSING OR DAMAGED



Structural / Safety Hazard

The water meter head was noted as damaged or missing at the time of inspection. This could pose as a tripping hazard. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



8.2.1 Fuel System

GAS LINE(S) - CORROSION / RUST



Deficiencies

One or more gas lines were corroded at the time of the inspection. This can lead to gas leaks if left unattended. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

*Plumber deemed
OK, per seller*



8.3.1 Hose Bibs / Spigots

SPIGOT - NOT FROST PROOF



Maintenance / Recommendations

One or more hose spigots were noted as not frost proof at the time of the inspection. These kind of spigots are required to be winterized to prevent freezing in winter weather conditions. Recommend winterizing prior to frost season.

Recommendation

Recommended DIY Project

8.6.1 Drain, Waste, & Vent Systems

DRAIN LINE(S) - LEAKING



Deficiencies

Drainage line was noted as leaking or showing signs of leaking at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

*Fixed by
plumber*

Recommendation

Contact a qualified plumbing contractor.



Bathroom

9: INTERIOR

Information

Ceilings: Ceiling Type

Drywall, Tile Squares

Walls: Wall Type

Drywall, Plaster, Paneling

Windows: Window Type(s)

Vinyl, Double Hung, Fixed

Doors: Door Types

Hollow Core, Hinged

Floors: Type

Floating

Windows: No Significant Defects Observed

The windows were inspected by operating a representative number (we will try and operate all accessible windows in the home, but personal belongings often block access to some). Operation was tested, along with looking for damage, broken glass, failed seals, etc. (Please note that "fogged windows" due to failed seals can become evident only during certain lighting/weather conditions. Dirty windows also make it very difficult to identify failed seals.) No reportable deficiencies were present unless otherwise noted in this report.

Evidence of Leaks: No Leaks Observed

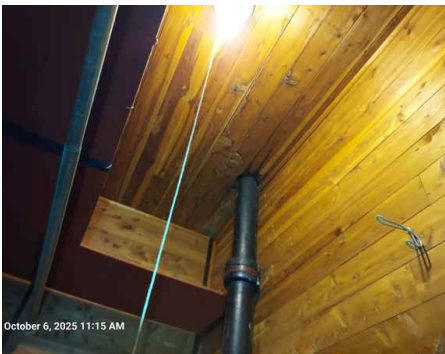
Accessible/visible portions of the interior were inspected for evidence of current or past leaks. No leaks were visible at the time of inspection.

Evidence of Leaks: Inclement Weather

The weather conditions at the time of inspection can affect the discoveries of an inspection. Unusually dry or rainy weather will influence what the inspector is able to find.

Evidence of Leaks: Dry Leaks

Evidence of leaking was viewed at the time of inspection. A moisture meter indicated that the stains were dry at the time of inspection.



Limitations

Evidence of Leaks

EXTENT OF DAMAGE

Inspector is unable to determine extent of any damage caused by leaks noted in the report. We recommend having a qualified contractor determine the cause and extent of the damage from noted areas.

Observations

9.1.1 Ceilings



Maintenance / Recommendations

CEILING(S) - DETERIORATED PAINT

Ceiling paint was noted as deteriorated at the time of inspection. This deterioration can appear as blistering, cracking, peeling, or any other surface blemish. Recommend further evaluation & correction by a qualified contractor.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified painting contractor.



9.1.2 Ceilings



Maintenance / Recommendations

CEILING(S) - MINOR DAMAGE

Minor damage was noted on interior ceiling(s) at the time of inspection. This Damage, such as nail pops, cracking tape seams, etc, appeared to be cosmetic and not of significant impact to ceiling coverings. Recommend monitoring for further degradation.

Recommendation

Recommend monitoring.

9.1.3 Ceilings



Deficiencies

CEILING(S) - OPEN TO ATTIC

Ceiling(s) noted as being open to attic at the time of inspection. This may cause unwanted energy loss. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Utility Room

9.2.1 Walls



Maintenance / Recommendations

WALL(S) - MINOR DAMAGE

Minor damage was noted on one or more walls, such as dings, scuffs, or hairline cracks, at the time of inspection. Damage appeared to be cosmetic and not of significant impact to wall coverings. Recommend monitoring for further degradation.

Recommendation

Contact a qualified professional.

9.2.2 Walls



Maintenance / Recommendations

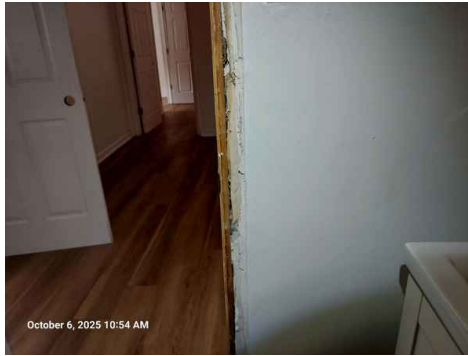
WALL(S)- MISSING / DAMAGED TRIM

MULTIPLE LOCATIONS

One or more pieces of interior trim were noted as missing or damaged at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



9.3.1 Windows

WINDOW(S) - MAINTENANCE NEEDED



Maintenance / Recommendations

Regular maintenance is required to keep property in good condition, which includes but is not limited to cleaning, caulking, sealing & painting. Recommend surfaces be washed & properly cleaned, gaps or holes be filled, & exposed surfaces, weathering, or peeling paint properly prepped & sealed or repainted as needed.

Recommendation

Contact a handyman or DIY project

9.4.1 Doors

DOOR(S) - BINDS IN JAMB

MULTIPLE LOCATIONS

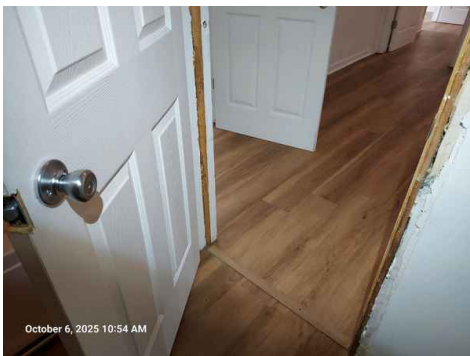


Deficiencies

Interior door(s) noted to bind in the jamb and were difficult to operate at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Bathroom

9.4.2 Doors

DOOR(S) - RUBBING

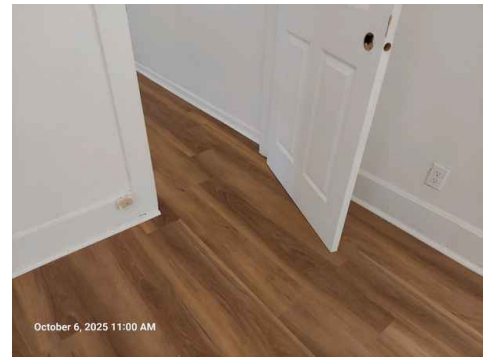


Maintenance / Recommendations

One or more interior doors were noted as dragging or rubbing on flooring or jamb at the time of inspection. Recommend monitoring and making adjustments as needed.

Recommendation

Contact a qualified door repair/installation contractor.



9.4.3 Doors

DOOR(S) - MISSING

UTILITY ROOM

Missing interior door(s) was noted as missing at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Maintenance / Recommendations

9.4.4 Doors

DOOR(S) - HARDWARE MISSING / DAMAGED

MULTIPLE LOCATIONS

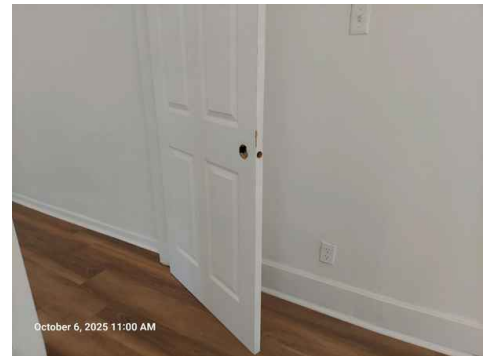
Hardware was noted as missing and/or damaged on interior door(s) at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Deficiencies



9.5.1 Floors

FLOORING - HEAVY WEAR

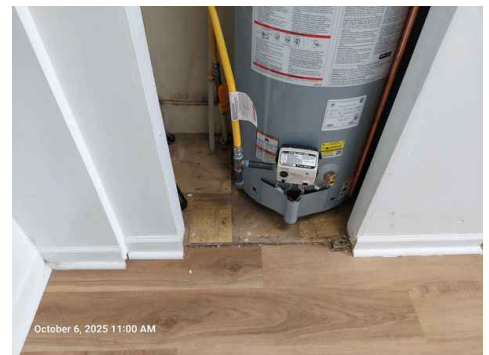
Flooring noted showing signs of heavy wear at the time of inspection. This is not effecting the function of the flooring. Recommend monitoring for further degradation of flooring.

Recommendation

Recommend monitoring.



Maintenance / Recommendations



9.5.2 Floors

TRANSITION STRIP - MISSING / DAMAGED

Transition strip was noted as missing or damaged at the time of inspection. Recommend further evaluation & correction by a qualified contractor.



Deficiencies

Recommendation

Contact a qualified flooring contractor



9.5.3 Floors

SUBFLOOR - UNEVEN

The flooring was noted as uneven at the time of inspection. The exact cause can be difficult to determine but it is typically caused by settlement of framing members over time. Although this condition does not affect the function of the floor, it usually can be corrected by adding additional supports to the flooring system. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Maintenance / Recommendations

10: BATHROOMS

Information

Cabinets & Counters: Counter Type
Solid-Surface

Sinks: Sink Features
None

Toilets: No Significant Defects Observed
All toilets were inspected for leaks and functionality.

Showers / Tubs: Bath Types
Fixed Tub/Shower

Mirrors: No Significant Defects Observed

Mirrors were inspected for damage, proper attachment, etc. No notable defects were found at the time of inspection unless otherwise noted in the report.

Sinks: No Significant Defects Observed

Sinks were inspected for functionality, leaks, and damage. No reportable defects were viewed at the time of inspection.

Bath Fans: No Significant Defects Observed

All bath fans were tested and were operable at the time of the inspection. Some ventilation defects, if any may be found in the attic portion of the report.

Limitations

Showers / Tubs

TILE SHOWER(S)

Our inspection of tiled showers is limited. The inspector is typically unable to determine if proper backer board or waterproofing is present behind the tile. Typically tile grout is not properly maintained. Grout should be re-sealed every six months or after every deep clean. You may want to obtain further evaluation by a professional tile contractor.

Bath Fans

INSULATION/ FLOORING COVER

Insulation and/or flooring cover in the attic prevented full inspection of bath fan(s) at the time of the inspection

Bath Fans

TERMINATION NOT VERIFIED

Termination for all bath fans was not verified at the time of inspection. This could be due to multiple reasons including insulation, vegetation on siding, multiple stories, etc.

Observations

10.2.1 Cabinets & Counters

Deficiencies

CABINET(S) - IMPROPERLY MOUNTED

Cabinets were noted as being improperly mounted at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified cabinet contractor.



10.5.1 Showers / Tubs

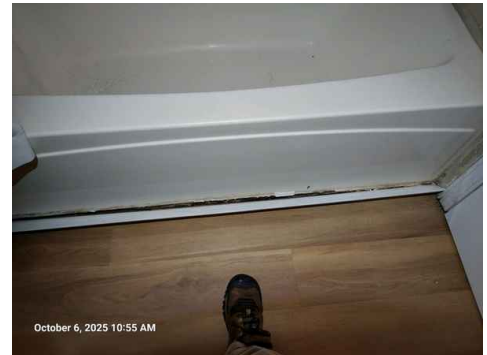
Maintenance / Recommendations

SURROUND - MISSING / DETERIORATED CAULKING

Caulking around one or more tubs or showers were noted as deteriorated / missing at the time of the inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a handyman or DIY project



10.5.2 Showers / Tubs

Deficiencies

SHOWER TILE - MISSING / DETERIORATED GROUT

The grout was noted as missing or deteriorated at the time of the inspection. This may allow for water penetration or further damage. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified tile contractor



10.5.3 Showers / Tubs

Deficiencies

FIXTURE - LEAKING

One or more tub / shower fixtures were noted as leaking at the time of the inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



11: KITCHEN

Information

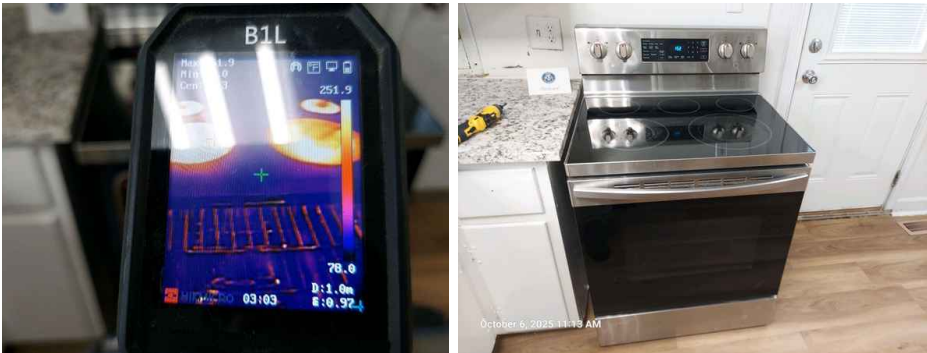
Cabinets & Counters: Counter Type Solid-Surface	Sinks: Sink Features Spray Wand, Soap Dispenser	Cooking Appliances & Ventilation: Appliance Energy Source Electric
---	---	--

Refrigerator: Fridge Components
Icemaker

Cabinets & Counters: Older Cabinets Noted
Older cabinetry noted at the time of inspection. Unless properly maintained older cabinets, drawers, etc. Tend to be difficult to operate or use.

Cabinets & Counters: No Significant Defects Observed
Cabinets and countertops were inspected for damage or deficiencies. No reportable defects were viewed at the time of inspection. We recommend double-checking inside cabinets during your final walkthrough since personal belongings are typically stored in these areas and are likely to limit our inspection.

Cooking Appliances & Ventilation: General Photo(s)
Appliance



Cooking Appliances & Ventilation: Exhaust Hood Type
None
If the exhaust fan is noted as the microwave, all associated defects will be noted in the Microwave section of the report.

Refrigerator: General Photo(s)

Appliance



Limitations

Sinks

NO SOAP PRESENT

Soap dispenser was empty, and therefore inoperable, at the time of inspection.

Observations

11.1.1 Cabinets & Counters

CABINET(S) - MISSING / DAMAGED HARDWARE

Hardware was noted as missing or damaged on one or more cabinets at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified cabinet contractor.



Maintenance / Recommendations



11.3.1 Cooking Appliances & Ventilation

APPLIANCE - MAINTENANCE NEEDED

One or more cooking appliances were dirty or in need of maintenance at the time of the inspection. Recommend proper cleaning and maintenance be performed.

Recommendation

Contact a qualified appliance repair professional.



Maintenance / Recommendations

11.3.2 Cooking Appliances & Ventilation



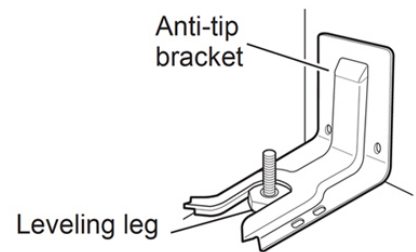
Structural / Safety Hazard

APPLIANCE - ANTI-TIP BRACKET MISSING / NON-FUNCTIONAL

Appliance was noted as not securely fastened to the floor or wall at the time of the inspection. This poses a safety hazard to children. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified appliance repair professional.



11.3.3 Cooking Appliances & Ventilation



Maintenance / Recommendations

VENT - NOT INSTALLED

No ventilation system was installed at the time of the inspection. Ventilation systems, such as range hoods, are recommended over cooking appliances to draw fumes and gases away from users, and should ideally be directed to the exterior of the structure. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.

11.4.1 Refrigerator



Deficiencies

FRIDGE - MISSING / DAMAGED PARTS

One or more parts on the refrigerator were noted as missing or damaged at the time of the inspection. This could be parts such as the control display, door gasket, handle, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified appliance repair professional.



12: LAUNDRY

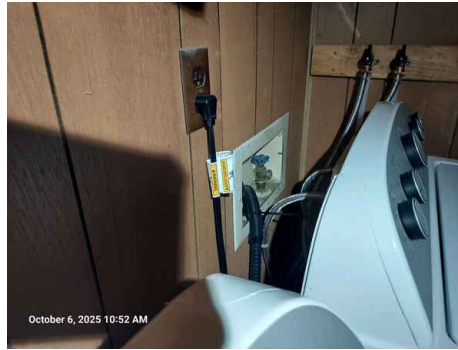
Information

Dryer Connections: Hook-Up Type

Electric, Gas, Both



Washer Hook-Ups: General Photos



Dryer Connections: Appliances Not Inspected

The washer and dryer are not fixed appliances and therefore not part of the home inspection. The comments in this section pertain to the hookups themselves.

Dryer Connections: No Significant Defects Observed

Dryer vents were inspected for functionality, leaks, and damage. No reportable defects were viewed at the time of the inspection.

Washer Hook-Ups: Appliances Not Inspected

The washer and dryer are not fixed appliances and therefore not part of the home inspection. The comments in this section pertain to the hookups themselves.

Washer Hook-Ups: Washer Pan Recommended

No leak pan was noted where the washing machine sits at the time of the inspection. Water damage may occur if the washing machine leaks. These are always recommended, but especially when present on a floor above another liveable area. Recommend further evaluation by a qualified contractor.

Washer Hook-Ups: No Significant Defects Observed

Washer fixtures were inspected for functionality, leaks, and damage. No reportable defects were viewed at the time of the inspection.

13: FOUNDATION

Information

Foundation: Type of Foundation Crawlspace	Foundation: Drainage Type None	Subfloor: Material Dimensional Lumber, Plank Subflooring, Plywood Sheathing
Walls, Beams, & Columns: Wall Material Cinder Blocks	Walls, Beams, & Columns: Columns and Beams Wooden Beams, Masonry Piers	Crawlspace: Crawlspace Access Location Exterior
Crawlspace: Floor Type Dirt	Ventilation: Ventilation Type Side Vents	



Foundation: General Photos



Subfloor: Previous Repairs Observed

Previous repairs were noted at the time of the inspection. The inspector cannot guarantee the function or longevity of any repairs, and if any concerns are present recommend further evaluation by a qualified contractor.



Walls, Beams, & Columns: Additional Support

Additional support(s) have been added to the foundation in an attempt to reinforce the floor framing at the time of inspection. This is typical in older homes. Inspector was unable to determine the structural integrity of the repair. Recommend inquiring with seller and obtaining paperwork from the seller to determine if there is any warranty on the foundation repairs if applicable.



Walls, Beams, & Columns: Previous Repairs Observed

Previous repairs were noted at the time of the inspection. The inspector cannot guarantee the function or longevity of any repairs, and if any concerns are present recommend further evaluation by a qualified contractor.



Evidence of Leaks: Inclement Weather

The weather conditions at the time of inspection can affect the discoveries of an inspection. Unusually dry or rainy weather will influence what the inspector is able to find.

Evidence of Leaks: Leaks - Dry

Multiple Locations

Evidence of leaking was viewed at the time of inspection. A moisture meter indicated that the stains were dry at the time of inspection.



Limitations

Foundation

LIMITED ACCESS TO FOUNDATION AREAS

< 25% Inaccessible

Portion selected of the foundation were noted as inaccessible at the time of inspection. This may be for various reasons including but not limited to standing water, vermin, belongings, low clearances, ductwork, and/or plumbing.



Crawlspace

LIMITED ACCESS

Limited access of the crawlspace at the time of inspection. This condition could be due to vermin activity, improperly sized areas, standing water, or other hazardous conditions, limiting access and visibility in these areas.

Evidence of Leaks

EXTENT OF DAMAGE

Inspector is unable to determine extent of any damage caused by leaks noted in the report. We recommend having a qualified contractor determine the cause and extent of the damage from noted areas.

Observations

13.1.1 Foundation

MUSTY SMELL

 Maintenance / Recommendations

A musty smell was noted in the foundation - this can be an indicator of potential mold in the foundation. RHI can perform mold sampling and air quality tests for an addition charge.

Recommendation

Contact a qualified mold inspection professional.

13.1.2 Foundation

DEHUMIDIFIER RECOMMENDED

 Maintenance / Recommendations

Recommend that a dehumidifier be run in foundation areas where there is not HVAC. This will help to prevent high humidity and potential mold growth.

Recommendation

Contact a qualified professional.

13.2.1 Subfloor

SUBFLOOR - DAMAGED

 Deficiencies

Damage was noted to the subfloor at the time of inspection. This damage may allow pest intrusion or promote weak spots in the flooring. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Kitchen

13.2.2 Subfloor

FRAMING - DAMAGED / CRACKED JOIST(S)

Deficiencies

MULTIPLE LOCATIONS

One or more damaged or cracked floor joist(s) were noted at the time of inspection. It is recommended that these be braced to prevent further damage. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Front Multiple Locations

13.2.3 Subfloor

FRAMING - JOIST(S) NOT SUPPORTED

Deficiencies

MULTIPLE LOCATIONS

Floor joist(s) noted with lack of proper support at the time of inspection. All joists should have 1.5" (wood / metal), 3.5"(masonry) bearing/support under the end. In older homes this condition is very common around obstructions such as staircases, fireplaces, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



13.3.1 Walls, Beams, & Columns

FOUNDATION WALL(S) - MAINTENANCE NEEDED

Maintenance / Recommendations

Foundation walls noted in need of regular maintenance including caulking, painting, and cleaning. Recommend regular maintenance to prevent unwanted deterioration.

Recommendation

Contact a handyman or DIY project



13.3.2 Walls, Beams, & Columns

Deficiencies

FOUNDATION WALL(S) - EROSION

FRONT PORCH

Evidence of erosion under the foundation was noted at the time of inspection. Determining the extent of the erosion is beyond the scope of this inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



13.3.3 Walls, Beams, & Columns

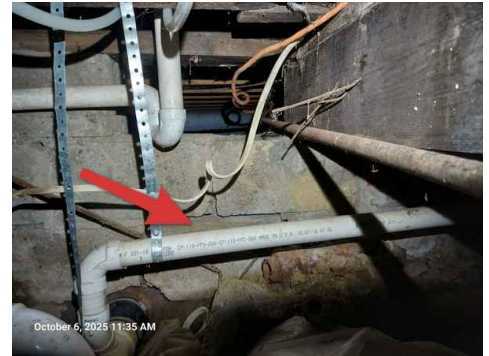
Structural / Safety Hazard

FOUNDATION WALL(S) - POTENTIAL MOVEMENT

Settlement, sloping, or gaps were noted on foundation walls at the time of inspection. These conditions are signs of movement, however it could not be confirmed at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



Bathroom

13.3.4 Walls, Beams, & Columns

Structural / Safety Hazard

COLUMN(S) - IMPROPER SUPPORT(S)

One or more columns or supports were noted as improper at the time of inspection. All structural supports should be attached in proper locations and have a proper footer underneath. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



13.3.5 Walls, Beams, & Columns

Structural / Safety Hazard

BEAM(S) - DAMAGED

One or more foundation beams noted as damaged at the time of inspection. Damaged beams may cause further structural problems. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



Front

13.4.1 Crawlspace

Deficiencies

ACCESS - IMPROPER MATERIAL

Crawlspace access door noted as made of an inappropriate material at the time of inspection. Crawlspace access door should be made of treated wood, metal, or appropriate plastics with a complete seal around the opening. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



13.4.2 Crawlspace

CRAWLSPACE - DEBRIS

MULTIPLE LOCATIONS

There is an excessive amount of debris / trash noted in the crawlspace at the time of inspection. This may attract pests and make it difficult for any, if necessary, work to be done. Recommend removal of debris and trash.

Recommendation

Contact a handyman or DIY project



Deficiencies

13.4.3 Crawlspace

VAPOR BARRIER - MULTIPLE LAYERS

Multiple layers of vapor barrier were noted at the time of inspection. This also includes excessive overlapping. Only one layer of vapor barrier should be present and overlapping should not exceed 12 inches because moisture can get trapped between the two layers. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



Deficiencies

13.4.4 Crawlspace

VAPOR BARRIER - MISSING / DAMAGED / IMPROPER

MULTIPLE LOCATIONS



Deficiencies

The vapor barrier was noted as missing, damaged, or improper at some locations in the crawlspace at the time of inspection. The vapor barrier is used to prevent excessive humidity / moisture in the crawlspace. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



13.4.5 Crawlspace

GROUND - MUDDY

Crawlspace ground was noted as muddy at the time of inspection. This may indicate moisture is having difficulty draining and drying out. Recommend further evaluation & correction by qualified contractor.

Recommendation

Contact a qualified professional.



Deficiencies



13.6.1 Evidence of Leaks

LEAKS - ACTIVE

Evidence of leaking was viewed and moisture was present at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Deficiencies



Kitchen

14: ENVIRONMENTAL

Information

Pest Activity: Pest Information

Inspecting for, and reporting on the presence of WDI activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. as well as other pests, is beyond the scope of a home inspection and is excluded by our Standards of Practice. It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. RHI offers this service for an additional charge.

More Info at <https://yourrhi.com/termite-inspections/>

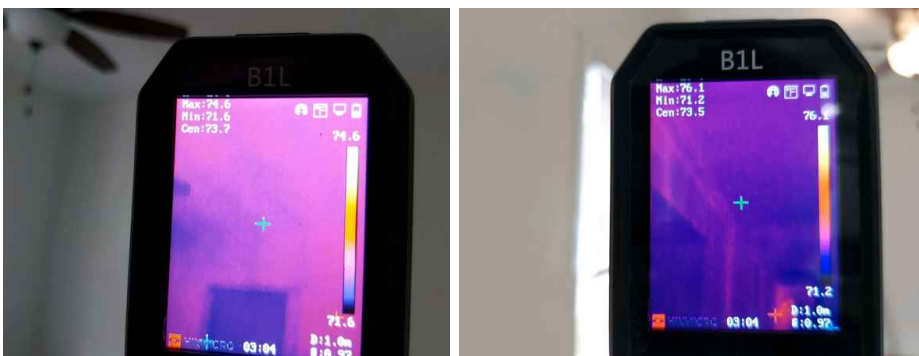
Pest Activity: Treatment Mark(s)

Suspected treatment marks noted on sections of patios, walkways, or foundations. Recommend inquiring with sellers about previous treatments and obtaining paperwork if possible.



Thermal Scan

A basic scan of the house was performed with an infrared camera to check for leaks, missing insulation, and overheated electrical conductors. This scan does not ensure the inspector will find all defects that may be hidden in walls or ceilings. Any specific defects that were found pertaining to specific components will be noted in their respective areas of the report.



Fungal Growth: Mold Testing Not Conducted

Mold sampling was not conducted. We recommend testing any items suspected to fungal growth to confirm the presence of mold or not. This is an additional service we offer.

More Info at <https://yourrhi.com/mold-services/>

Radon: Radon Test Recommended

The EPA and the Surgeon General recommend that all homes be tested for radon. Radon is the second leading cause of lung cancer in the United States. RHI can perform a radon test for you or refer you to another company for testing. You can also obtain a test kit and test on your own. If elevated radon levels are found a mitigation system can be installed to ensure safe levels within a home.

More Info at <https://yourrhi.com/radon-testing/>

Lead: Suspected Lead - Testing Recommended

Areas in the structure were noted to be suspected lead at the time of inspection. In 1978, the federal government banned consumer uses of lead-based paint, but some states banned it even earlier. RHI recommend have a swab test performed to tell wether lead paint has been properly encapsulated. Any following photos are examples of areas we at the minimum recommend having tested.

More Info at <https://yourrhi.com/lead-based-paint-testing/>



Lead: Lead in Structures Before 1978

If a structure was built before 1978, it is more likely to have lead-based paint. In 1978, the federal government banned consumer uses of lead-based paint, but some states banned it even earlier. This testing is beyond the scope of a standard inspection. RHI recommend have a swab test performed to tell weather lead paint has been properly encapsulated.

More Info at <https://yourrhi.com/lead-based-paint-testing/>

Asbestos: Asbestos in Structures Before 1980

Asbestos was widely used prior to the 1980s and is commonly found in older structures. Please note determining the existence of environmental hazards like asbestos is beyond the scope of this inspection. You may want to obtain further evaluation by a licensed asbestos abatement contractor or have the suspected asbestos sealed by a professional. RHI can perform testing to confirm the presence of asbestos for an additional charge.

Limitations

Pest Activity

EXTENT OF DAMAGE

Inspector is unable to determine extent of any damage caused by pest activity in and around the home. Recommend further evaluation & correction by a qualified contractor.

Observations

14.2.1 Animal Activity

RODENT ACTIVITY



Deficiencies

Evidence of rodent activity was noted at the time of inspection. It is common for rodents to enter areas during cold weather. The inspector is unable to determine how recent the activity might be. Recommend further evaluation & removal by a wildlife removal company.

Recommendation

Contact a qualified pest control specialist.



14.3.1 Fungal Growth

SUSPECTED FUNGAL GROWTH - NOT TESTED

MULTIPLE LOCATIONS

Suspected fungal growth was noted at the time of the inspection. Some types of mold can have negative health effects but proper remediation of any mold may eliminate negative side effects. Recommend further evaluation & correction by a qualified contractor. RHI can take a mold sample to have lab analysis performed to confirm this for an addition charge.

More Info at <https://yourrhi.com/mold-services/>

Recommendation

Contact a qualified mold remediation contractor



Utility Room



Crawlspace



Crawlspace

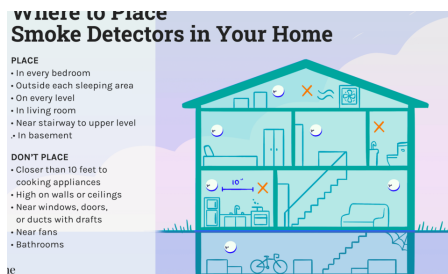
15: FIRE SAFETY

Information

Smoke Alarms: Locations

Living Room, Bedrooms

It is recommended that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the home, including the basement.



Smoke Alarms: Smoke Alarm Maintenance

Smoke alarms should be tested and have their batteries regularly replaced to ensure proper function of the system. Smoke alarms in general have around a 10 year lifespan and should be replaced when nearing this life, when changing ownership of a property, or when the units no longer function properly.

Limitations

Smoke Alarms

NOT TESTED

Smoke alarms were not tested at the time of the inspection. Recommend testing all smoke alarms and changing all batteries when you take possession of the house.

Observations

15.1.1 Smoke Alarms

SMOKE ALARM(S) - INSUFFICIENT NUMBER

An insufficient number of smoke alarms were noted in the property at the time of inspection. It is recommended that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the home, including the basement. Recommend properly placing for safety of occupants.

Recommendation

Contact a qualified professional.



15.1.2 Smoke Alarms

SMOKE ALARM(S) - OLDER ALARMS VIEWED



One or more smoke alarms noted as appearing to be older than 10 years at the time of the inspection. Smoke alarms are not intended to last longer than 10 years and may not be able to sense smoke even if the audible alarm still responds to a test. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



16: END OF INSPECTION CHECKLIST

Information

Checklist: All water fixtures double checked and off - Yes

Checklist: Lights Off (Or Returned As Found) - Yes

Checklist: GFCI Outlets Reset - Yes

Checklist: Kitchen Appliances Off - Yes

Checklist: Thermostats Returned to Original Settings - Yes

Checklist: All Exterior Doors Locked - Yes



Checklist: Ladder, Tools and Personal Belongings - Yes



Checklist: Leave Behind Card - Yes

STANDARDS OF PRACTICE

Inspection Details

1. Definitions and Scope 1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. I. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. II. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. 1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect. 1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations. 2. Limitations, Exceptions & Exclusions 2.1. Limitations: I. An inspection is not technically exhaustive. II. An inspection will not identify concealed or latent defects. III. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc. IV. An inspection will not determine the suitability of the property for any use. V. An inspection does not determine the market value of the property or its marketability. VI. An inspection does not determine the insurability of the property. VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. VIII. An inspection does not determine the life expectancy of the property or any components or systems therein. IX. An inspection does not include items not permanently installed. X. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports. 2.2. Exclusions: I. The inspector is not required to determine: A. property boundary lines or encroachments. B. the condition of any component or system that is not readily accessible. C. the service life expectancy of any component or system. D. the size, capacity, BTU, performance or efficiency of any component or system. E. the cause or reason of any condition. F. the cause for the need of correction, repair or replacement of any system or component. G. future conditions. H. compliance with codes or regulations. I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests. J. the presence of mold, mildew or fungus. K. the presence of airborne hazards, including radon. L. the air quality. M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall. N. the existence of electromagnetic fields. O. any hazardous waste conditions. P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes. Q. acoustical properties. R. correction, replacement or repair cost estimates. S. estimates of the cost to operate any given system. II. The inspector is not required to operate: A. any system that is shut down. B. any system that does not function properly. C. or evaluate low-voltage electrical systems, such as, but not limited to: 1. phone lines; 2. cable lines; 3. satellite dishes; 4. antennae; 5. lights; or 6. remote controls. D. any system that does not turn on with the use of normal operating controls. E. any shut-off valves or manual stop valves. F. any electrical disconnect or over-current protection devices. G. any alarm systems. H. moisture meters, gas detectors or similar equipment. III. The inspector is not required to: A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection. B. dismantle, open or uncover any system or component. C. enter or access any area that may, in the inspector's opinion, be unsafe. D. enter crawlspaces or other areas that may be unsafe or not readily accessible. E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used. F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets. G. inspect decorative items. H. inspect common elements or areas in multi-unit housing. I. inspect intercoms, speaker systems or security systems. J. offer guarantees or warranties. K. offer or perform any engineering services. L. offer or perform any trade or professional service other than a home inspection. M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy. N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements. O. determine the insurability of a property. P. perform or offer Phase 1 or environmental audits. Q. inspect any system or component that is not included in these Standards.

Exterior

I. The inspector **shall inspect**: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector **is not required to**: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-

stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof & Chimneys

I. The inspector **shall inspect from ground level or the eaves**: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is **not required to**: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Attic

I. The inspector **shall inspect**: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector **is not required to**: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

HVAC & Fireplaces

I. The inspector **shall inspect**: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector **is not required to**: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Electrical

I. The inspector **shall inspect**: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); II. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector **is not required to**: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

I. The inspector **shall inspect**: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector **is not required to**: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Interior

I. The inspector **shall inspect**: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector **is not required to**: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Foundation

I. The inspector **shall inspect**: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector **is not required to**: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.



SUMMARY

2501 N Lafayette Ave, Evansville, IN
47711
Lucas Roy
10/06/2025

Rowdy Abbott
HI02100086, F282058
RHI Home Inspections
8127740804
office@yourrhi.com



*Seller Addressed
items, NOT marked here.*



DEFICIENCIES



STRUCTURAL / SAFETY
HAZARD

2.1.3 Siding

SIDING - UNSEALED PENETRATIONS



MULTIPLE LOCATIONS

Unsealed penetrations were noted at one or more locations at the time of inspection. Openings, spray foam, or other forms of unsealed penetrations leaves the structure below exposed to potential damage & pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



2.1.4 Siding

SIDING - LOOSE



MULTIPLE LOCATIONS

One or more sections of siding were noted as loose at the time of inspection. This could be due to missing or improper fasteners, damaged, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



2.1.5 Siding **SIDING - DAMAGE**

MULTIPLE LOCATIONS

Damage to siding was noted at one or more locations at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified siding specialist.



2.2.2 Fascia, Soffit, Trim, & Columns **TRIM - LOOSE**

MULTIPLE LOCATIONS

Trim was noted as loose at one or more locations at the time of inspection. This can allow for potential moisture & pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified siding specialist.



North

2.2.3 Fascia, Soffit, Trim, & Columns

TRIM - MISSING / DAMAGED

MULTIPLE LOCATIONS

Trim was noted as missing or damaged at one or more locations at the time of inspection. This includes conditions such as wood rot, exposed structure, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



2.2.4 Fascia, Soffit, Trim, & Columns

TRIM - IMPROPER OVERLAP / INSTALLATION

MULTIPLE LOCATIONS

Trim was noted as improperly overlapped or installed at one or more locations at the time of inspection. This can allow for potential moisture & pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



2.2.5 Fascia, Soffit, Trim, & Columns

SOFFIT(S) - UNSEALED PENETRATIONS

Unsealed penetrations were noted at one or more locations at the time of inspection. Openings, spray foam, or other forms of unsealed penetrations leaves the structure exposed to potential moisture damage & pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



2.2.6 Fascia, Soffit, Trim, & Columns

SOFFIT(S) - LOOSE



Deficiencies

Soffit was noted as loose at one or more locations at the time of inspection. This can allow for potential moisture & pest intrusion. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



2.2.7 Fascia, Soffit, Trim, & Columns

VENT COVER(S) - LOOSE / UNSEALED



Deficiencies

One or more exterior vent covers were noted as loose or unsealed at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



2.2.8 Fascia, Soffit, Trim, & Columns

COLUMN(S) - LEANING



Structural / Safety Hazard

MULTIPLE LOCATIONS

One or more columns were noted as leaning at the time of inspection. Columns may be part of the structural supports of a property which should be secured & maintained in good condition. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



2.4.2 Exterior Doors

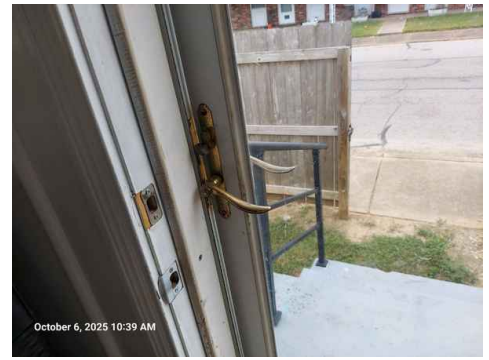
DOOR(S) - BINDING



Deficiencies

One or more exterior doors were noted as binding on flooring or jamb at the time of inspection. This could be due to loose hardware, out of square frame, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified door repair/installation contractor.



2.4.3 Exterior Doors

DOOR(S) - MISSING / DETERIORATED WEATHER-STRIPPING

Deficiencies

Weather-stripping was noted as missing or damaged at one or more exterior doors at the time of inspection. This can result in moisture intrusion or loss of energy efficiency. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified door repair/installation contractor.



3.2.1 Grading / Drainage

GRADING - EROSION NEAR FOUNDATION

Deficiencies

Soil near the foundation was noted as eroded at one or more locations at the time of inspection. Ongoing erosion could compromise the structural integrity of the foundation. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified grading contractor.



3.4.3 Porches

PORCH - CRACKING

Deficiencies

Larger cracks were noted on the porch at the time of inspection. While some cracking is typical on almost every porch, the cracking present was of a size/configuration that would indicate some portions of the porch have settled or been damaged. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified professional.



3.5.1 Stairs, Ramps, & Railings

HANDRAIL - LOOSE

Structural / Safety Hazard

Handrail on staircase was noted as loose at the time of inspection. Whenever four or more stair risers are present a handrail is required to be in place and in good condition for the safety of those using the stairs. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified professional.



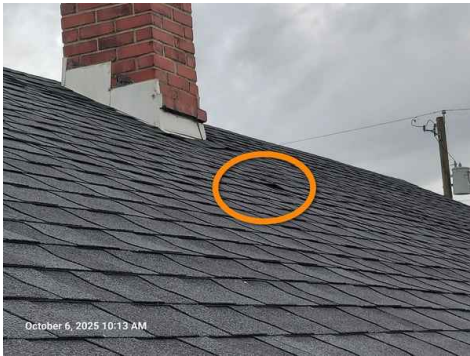
4.1.1 Roof Coverings

SHINGLES - LIFTED SHINGLE(S)

MULTIPLE LOCATIONS

One or more shingles appear to be lifted at the time of inspection. This could be due to a variety of reasons, such as nail pops, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified roofing professional.



4.4.1 Gutters & Downspouts

GUTTER(S) - MISSING / DAMAGED

Missing or damaged gutters were noted at the time of the inspection. This can result in excessive moisture in the soil at the foundation, which can lead to moisture intrusion or damage to the foundation. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified gutter contractor



4.4.2 Gutters & Downspouts

DOWNSPOUT(S) - MISSING / IMPROPER EXTENSION

MULTIPLE LOCATIONS

One or more downspouts were noted as having missing or improperly installed splash block(s) at the time of the inspection. Downspout extensions are used to divert water away from the foundation. Recommend further evaluation & correction by a qualified contractor.



Recommendation
Contact a qualified professional.



4.4.3 Gutters & Downspouts

DOWNSPOUT(S) - DISCONNECTED / GAPS



Deficiencies

One or more downspout(s) were noted as disconnected or having gaps at the time of the inspection. Improperly connected downspout(s) can lead to moisture intrusion around foundation. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified gutter contractor



5.2.1 Roof Structure

SHEATHING - DAMAGED



Deficiencies

MULTIPLE LOCATIONS

Cracks / hole(s) or damaged areas of roof sheathing were noted at the time of inspection. Damaged areas of roof sheathing should typically be replaced before the roof covering were installed. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified roofing professional.



5.4.1 Insulation

INSULATION - MISSING / OUT OF PLACE



Deficiencies

Attic insulation was noted as missing or out of place in some areas at the time of the inspection. This will result in energy loss. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified insulation contractor.



Laundry Utility Room

5.5.1 Evidence of Leaks **LEAKS - INACCESSIBLE**

MULTIPLE LOCATIONS

Evidence of leaking was viewed at the time of inspection. The stains were not readily accessible to test with a moisture meter and the inspector was unable to determine how long ago they occurred. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified professional.



Deficiencies

6.4.1 Ductwork **DUCTWORK - DAMAGED**

One or more sections of ductwork were noted as damaged at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified HVAC professional.



Deficiencies



Front Entry

6.4.2 Ductwork **DUCTWORK - GROUND CONTACT**

One or more sections of ductwork were noted as being in contact with the ground at the time of inspection. This can allow moisture and pests to enter the ductwork. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified HVAC professional.



Deficiencies



7.3.5 Main Distribution Panel(s) **PANEL - MISSING OR DAMAGED BUSHING(S)**

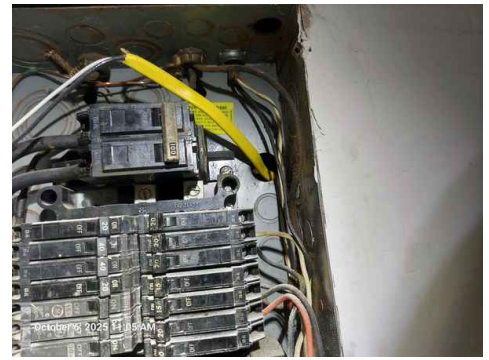


Structural / Safety Hazard

Bushings were noted as missing or damaged around branch wire(s) entering panel box at the time of inspection. These bushings are intended to provide strain relief on the conductors and to prevent the edge of the panel from damaging wiring. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



7.3.6 Main Distribution Panel(s)

PANEL - CORROSION



Structural / Safety Hazard

Corrosion was viewed inside the distribution panel at the time of inspection. This is typically caused by water entry or moisture condensing inside the panel. Moisture inside electrical panels can create hazardous conditions. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



7.3.7 Main Distribution Panel(s)

PANEL - DOUBLE-TAPPED GROUND(S) AND NEUTRAL(S)

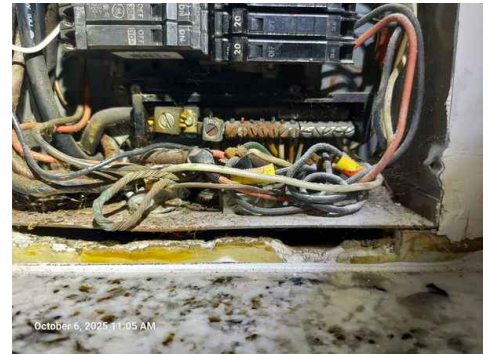


Deficiencies

One or more equipment grounds and neutrals were noted as double tapped in the panel at the time of inspection. This is a potential safety hazard. Neutral current in the equipment ground wires can energize the casings and enclosures of appliances and equipment. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



7.3.8 Main Distribution Panel(s)

PANEL - ABANDONED WIRING



Structural / Safety Hazard

Abandoned wiring was noted in the panel at the time of inspection. The wiring should be capped or removed to prevent a safety hazard. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

7.4.1 Branch Wiring

WIRING - IMPROPERLY SECURED



Deficiencies

MULTIPLE LOCATIONS CRAWLSPACE

Improperly secured electrical wiring was noted in one or more areas at the time of inspection. All electrical wiring should be properly secured to framing members to protect it from damage. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



7.4.2 Branch Wiring

JUNCTION BOX(ES) - LOOSE / IMPROPERLY SECURED



Deficiencies

One or more junction boxes were noted as being loose or improperly secured at the time of inspection. All junction boxes used to contain splices in branch wiring should be securely mounted to framing to ensure splices are not damaged. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



Attic

7.5.1 Outlets

OUTLET(S) - IMPROPERLY WIRED



Deficiencies

One or more outlets noted to be improperly wired as indicated by an outlet tester at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



7.5.2 Outlets

OUTLET(S) - 3-PRONG NON-GROUNDED OUTLET(S)



Structural / Safety Hazard

MULTIPLE LOCATIONS THROUGHOUT HOME

One or more open grounds were noted on 3-prong type electrical receptacles at the time of inspection. This could be due to potential older wiring not having grounding conductors. The 3-prong receptacles give the impression that there are equipment grounding conductors when none are present. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



7.5.3 Outlets

GFCIS - MISSING

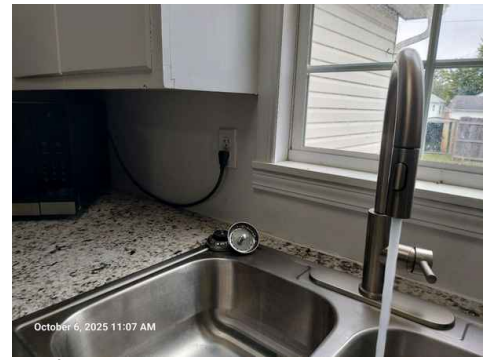


Structural / Safety Hazard

Ground Fault Circuit Interrupter (GFCI) protected receptacles were noted as not installed in some areas where they are required at the time of inspection. While GFCI protection may not have been required by code when the house was built, this is now considered a safety hazard. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.



Kitchen

8.1.1 Service

METER - LID MISSING OR DAMAGED



Structural / Safety Hazard

The water meter head was noted as damaged or missing at the time of inspection. This could pose as a tripping hazard. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



8.2.1 Fuel System

GAS LINE(S) - CORROSION / RUST



Deficiencies

One or more gas lines were corroded at the time of the inspection. This can lead to gas leaks if left unattended. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



8.6.1 Drain, Waste, & Vent Systems

DRAIN LINE(S) - LEAKING



Deficiencies

Drainage line was noted as leaking or showing signs of leaking at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Bathroom

9.1.3 Ceilings

CEILING(S) - OPEN TO ATTIC

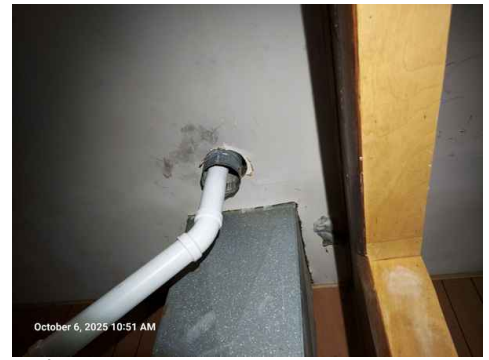


Deficiencies

Ceiling(s) noted as being open to attic at the time of inspection. This may cause unwanted energy loss. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Utility Room

9.4.1 Doors

DOOR(S) - BINDS IN JAMB



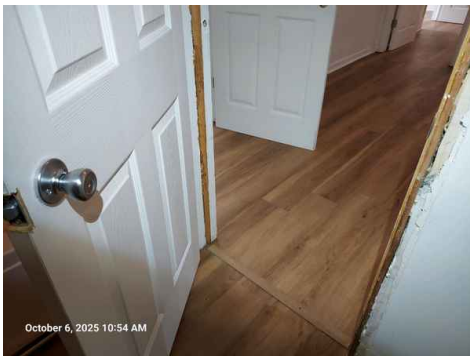
Deficiencies

MULTIPLE LOCATIONS

Interior door(s) noted to bind in the jamb and were difficult to operate at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Bathroom



9.4.4 Doors

DOOR(S) - HARDWARE MISSING / DAMAGED



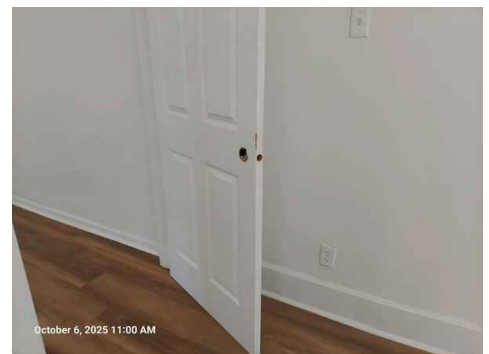
Deficiencies

MULTIPLE LOCATIONS

Hardware was noted as missing and/or damaged on interior door(s) at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



9.5.2 Floors

TRANSITION STRIP - MISSING / DAMAGED



Deficiencies

Transition strip was noted as missing or damaged at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified flooring contractor



10.2.1 Cabinets & Counters

CABINET(S) - IMPROPERLY MOUNTED



Deficiencies

Cabinets were noted as being improperly mounted at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified cabinet contractor.



10.5.2 Showers / Tubs

SHOWER TILE - MISSING / DETERIORATED GROUT



Deficiencies

The grout was noted as missing or deteriorated at the time of the inspection. This may allow for water penetration or further damage. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified tile contractor



10.5.3 Showers / Tubs

FIXTURE - LEAKING



Deficiencies

One or more tub / shower fixtures were noted as leaking at the time of the inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified plumbing contractor.



11.3.2 Cooking Appliances & Ventilation

APPLIANCE - ANTI-TIP BRACKET MISSING / NON-FUNCTIONAL

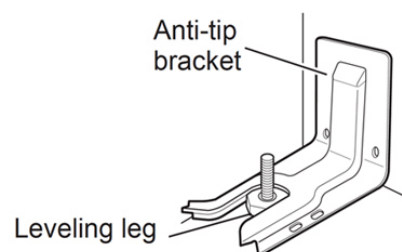


Structural / Safety Hazard

Appliance was noted as not securely fastened to the floor or wall at the time of the inspection. This poses a safety hazard to children. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified appliance repair professional.



11.4.1 Refrigerator

FRIDGE - MISSING / DAMAGED PARTS



Deficiencies

One or more parts on the refrigerator were noted as missing or damaged at the time of the inspection. This could be parts such as the control display, door gasket, handle, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified appliance repair professional.



13.2.1 Subfloor

SUBFLOOR - DAMAGED

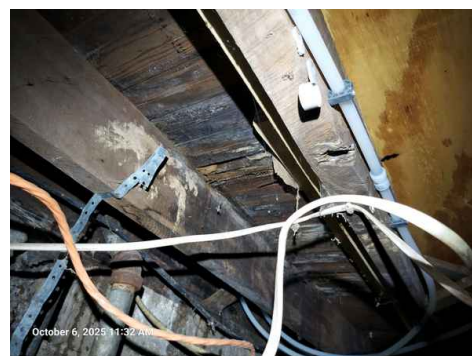


Deficiencies

Damage was noted to the subfloor at the time of inspection. This damage may allow pest intrusion or promote weak spots in the flooring. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Kitchen

13.2.2 Subfloor

FRAMING - DAMAGED / CRACKED JOIST(S)



Deficiencies

MULTIPLE LOCATIONS

One or more damaged or cracked floor joist(s) were noted at the time of inspection. It is recommended that these be braced to prevent further damage. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Front Multiple Locations

13.2.3 Subfloor

FRAMING - JOIST(S) NOT SUPPORTED

MULTIPLE LOCATIONS

Floor joist(s) noted with lack of proper support at the time of inspection. All joists should have 1.5" (wood / metal), 3.5"(masonry) bearing/support under the end. In older homes this condition is very common around obstructions such as staircases, fireplaces, etc. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Deficiencies



13.3.2 Walls, Beams, & Columns

FOUNDATION WALL(S) - EROSION

FRONT PORCH

Evidence of erosion under the foundation was noted at the time of inspection. Determining the extent of the erosion is beyond the scope of this inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



Deficiencies



13.3.3 Walls, Beams, & Columns

FOUNDATION WALL(S) - POTENTIAL MOVEMENT

Settlement, sloping, or gaps were noted on foundation walls at the time of inspection. These conditions are signs of movement, however it could not be confirmed at the time of inspection. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



Structural / Safety Hazard



Bathroom

13.3.4 Walls, Beams, & Columns

COLUMN(S) - IMPROPER SUPPORT(S)

One or more columns or supports were noted as improper at the time of inspection. All structural supports should be attached in proper locations and have a proper footer underneath. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



Structural / Safety Hazard



13.3.5 Walls, Beams, & Columns

BEAM(S) - DAMAGED



Structural / Safety Hazard

One or more foundation beams noted as damaged at the time of inspection. Damaged beams may cause further structural problems. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



Front

13.4.1 Crawlspace

ACCESS - IMPROPER MATERIAL



Deficiencies

Crawlspace access door noted as made of an inappropriate material at the time of inspection. Crawlspace access door should be made of treated wood, metal, or appropriate plastics with a complete seal around the opening. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



13.4.2 Crawlspace

CRAWLSPACE - DEBRIS



Deficiencies

MULTIPLE LOCATIONS

There is an excessive amount of debris / trash noted in the crawlspace at the time of inspection. This may attract pests and make it difficult for any, if necessary, work to be done. Recommend removal of debris and trash.

Recommendation

Contact a handyman or DIY project



13.4.3 Crawlspace

VAPOR BARRIER - MULTIPLE LAYERS



Deficiencies

Multiple layers of vapor barrier were noted at the time of inspection. This also includes excessive overlapping. Only one layer of vapor barrier should be present and overlapping should not exceed 12 inches because moisture can get trapped between the two layers . Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



13.4.4 Crawlspace

VAPOR BARRIER - MISSING / DAMAGED / IMPROPER

MULTIPLE LOCATIONS

The vapor barrier was noted as missing, damaged, or improper at some locations in the crawlspace at the time of inspection. The vapor barrier is used to prevent excessive humidity / moisture in the crawlspace. Recommend further evaluation & correction by a qualified contractor.

Recommendation

Contact a foundation contractor.



13.4.5 Crawlspace

GROUND - MUDDY

Crawlspace ground was noted as muddy at the time of inspection. This may indicate moisture is having difficulty draining and drying out. Recommend further evaluation & correction by qualified contractor.

Recommendation

Contact a qualified professional.



13.6.1 Evidence of Leaks

LEAKS - ACTIVE

Evidence of leaking was viewed and moisture was present at the time of inspection. Recommend further evaluation & correction by a qualified contractor.



Recommendation
Contact a qualified professional.



Kitchen

14.2.1 Animal Activity **RODENT ACTIVITY**



Deficiencies

Evidence of rodent activity was noted at the time of inspection. It is common for rodents to enter areas during cold weather. The inspector is unable to determine how recent the activity might be. Recommend further evaluation & removal by a wildlife removal company.

Recommendation
Contact a qualified pest control specialist.



14.3.1 Fungal Growth **SUSPECTED FUNGAL GROWTH - NOT TESTED**

MULTIPLE LOCATIONS



Deficiencies

Suspected fungal growth was noted at the time of the inspection. Some types of mold can have negative health effects but proper remediation of any mold may eliminate negative side effects. Recommend further evaluation & correction by a qualified contractor. RHI can take a mold sample to have lab analysis performed to confirm this for an addition charge.

More Info at <https://yourrhi.com/mold-services/>

Recommendation
Contact a qualified mold remediation contractor



Utility Room



Crawlspace



Crawlspace

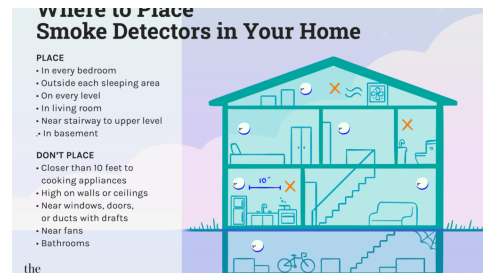
15.1.1 Smoke Alarms **SMOKE ALARM(S) - INSUFFICIENT NUMBER**



Structural / Safety Hazard

An insufficient number of smoke alarms were noted in the property at the time of inspection. It is recommended that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the home, including the basement. Recommend properly placing for safety of occupants.

Recommendation
Contact a qualified professional.



15.1.2 Smoke Alarms

SMOKE ALARM(S) - OLDER ALARMS VIEWED

 Structural / Safety Hazard

One or more smoke alarms noted as appearing to be older than 10 years at the time of the inspection. Smoke alarms are not intended to last longer than 10 years and may not be able to sense smoke even if the audible alarm still responds to a test. Recommend further evaluation & correction by a qualified contractor.

Recommendation
Contact a qualified electrical contractor.



Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
RHI Home Inspections
345 N 2nd St.
Elberfeld, IN 47613
8127740804

Company's Pest Control Business Lic. No.
254168

Date of Inspection
10/06/2025 11:30 am

Address of Property Inspected
2501 N Lafayette Ave, Evansville, IN 47711

Inspector's Name, Signature & Certification, Registration, or Lic. #
Rowdy Abbott, HI02100086, F282058 *Rowdy Abbott*

Structure(s) Inspected
House

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- ☒ **A. No Visible** evidence of wood destroying insects was observed.
☐ **B. Visible** evidence of wood destroying insects was observed as follows:

- ☐ 1. Live insects (description and location): _____

☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

☐ 3. Visible damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Section III. Recommendations

- ☒ No action and/or treatment recommended: (Explain if Box B in Section II is checked) _____

☐ Recommend action(s) and/or treatment(s) for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- ☐ Basement _____
☒ Crawlspace 4, 11, 13, 12, 21, 24, 25
☒ Main Level 1, 3, 4, 6, 9, 11, 13, 24, 26
☒ Attic 5, 11, 13, 7, 24
☐ Garage _____
☒ Exterior 11, 13, 12, 17, 16, 24, 26
☐ Porch _____
☐ Addition _____
☐ Other _____

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|-------------------------|
| 1. Fixed ceiling | 14. Cluttered condition |
| 2. Suspended ceiling | 15. Standing water |
| 3. Fixed wall covering | 16. Dense vegetation |
| 4. Floor covering | 17. Exterior siding |
| 5. Insulation | 18. Window well covers |
| 6. Cabinets or shelving | 19. Wood pile |
| 7. Stored items | 20. Snow |
| 8. Furnishings | 21. Unsafe conditions |
| 9. Appliances | 22. Rigid foam board |
| 10. No access or entry | 23. Synthetic stucco |
| 11. Limited Access | 24. Duct work, |
| 12. No access beneath | plumbing, and/or wiring |
| 13. Only visual access | 25. Spray foam |
| | insulation |
| | 26. Equipment |

Section V. Additional Comments and Attachments (these are an integral part of the report) No wood destroying organisms found, evidence of previous treatment noted, recommend annual pest inspection

Attachments None

Signature of Seller(s) or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history.

X

Signature of Buyer The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.
For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.
- Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**