

Home Inspection Report



10615 Wild Flower Pl., Fort Wayne, IN 46845

Inspection Date:

Tuesday, October 22, 2019

Prepared For:

Ness Bros

Prepared By:

FamilyGuard

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Report Number:

10222019-02

Inspector:

Alex Bishop

License/Certification #:

HI01600042

Inspector Signature:

Alex Bishop

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to provide a home buyer additional knowledge of the home. The knowledge from the inspection report is equipped to help a home buyer make a more informative decision during a real estate transaction. Not all improvements will be identified during the inspection. Unexpected repairs should still be anticipated. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection.

Visual Inspection Only

As noted in the pre-inspection agreement, some components/systems throughout the house will be rated Satisfactory, Marginal, Poor, Safety Hazard, Aged or as a Significant Finding. Please refer to the pre-inspection agreement or the below list for a more detailed description of the definitions.

DEFINITIONS

Apparent Condition: Systems and components are rated as follows:

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component does not meet the industry standard or the component is not equivalent to its original design and will probably require maintenance, repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

SIGNIFICANT FINDING - A system or component that is considered significantly deficient, inoperable or unsafe.

AGED - Indicates the component is at the end of its lifespan and will need replacement or repair in the near future.

A system or component that is indicated as MARGINAL or POOR can also be simultaneously deemed as AGED, as a SIGNIFICANT FINDING and/or as a SAFETY HAZARD.

Weather Conditions

Cloudy

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

34 years

Report Summary

Overview of Summary

The summary page identifies potentially notable findings. **Please review all pages of the report as the summary page is not a complete listing of all the findings in the report.** FamilyGuard recommends all home repairs, regardless of difficulty or size, be performed by a licensed professional. It is also recommended that all systems/components connected, joined, affixed, related to and/or in conjunction with any home repairs be further evaluated by a licensed professional. FamilyGuard recommends obtaining a copy of all receipts, warranties, permits, technician notes and a description of work performed for all home repairs and/or evaluations.

Significant Findings

Detached dryer ductwork in the attic.
The bathroom exhaust fan vents into the attic.

Roof

Roof

Visibility/Accessibility ☒ All ☐ Limited visibility/accessibility ☐ Debris/tree branches along the roof
☐ Snow/ice along the roof ☐ Inclement weather ☐ Steep pitch roof

Layers ☒ 1 layer ☐ 2+ layers

Approximate Age ☐ 1-5+ years ☐ 5-10+ years ☒ 10-15+ years ☐ 15-20+ years ☐ 20+ years

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Curling ☒ Cracking ☐ Ponding
☐ Broken/loose tabs/shingles/tiles ☒ Exposed nails/staples ☒ Granule loss
☒ Missing tabs/shingles/tiles ☒ Biological growth ☐ Evidence of leakage ☒ Deterioration
☐ Lifted shingles ☐ Aged ☐ Previous repairs ☐ Debris ☒ Bald spots
☐ Unconventional/excessive use of sealant ☐ Subpar repairs
☐ Tree limbs/vegetation in contact with roof ☐ Defects with vents/flues

Photos



General photo of the roof.



Some bald spots/granule loss along the shingles.



Exposed nailheads along the roof.



Missing tabs along the valleys.

Skylights

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked/broken ☒ Evidence of leakage/moisture

Comments Please note - while skylights are an attractive feature for a home because of their ability to allow natural light into the house, skylights carry some disadvantages. Skylights are prone to leakage. Skylights are poor insulators. Skylights are prone to breaking/cracking during heavy storms, such as a hail storm. Skylights are prone to breaking/cracking from falling debris, such as a falling tree limb. Skylights are also prone to condensation during winter months because the warm air from within the house comes in contact with the cold surface of the skylight thus creating condensation. Home owners sometimes mistake condensation along a skylight for a leak. FamilyGuard recommends annual maintenance on all skylights and unexpected repairs should be anticipated.

Photos



Evidence of moisture detected below the skylight. This is an indication of a current or previous leak.

Grounds

Driveway

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Deterioration ☒ Uneven surface ☒ Cracks ☒ Trip hazard

Service Walks/Steps

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Uneven risers/surfaces ☐ Cracks/deterioration ☐ No handrail
☐ Slopes ☐ Loose handrail ☐ Safety hazard

Photos



Uneven surfaces along the service walks. This is a potential trip hazard.



The bricks are loose. This is a potential trip hazard.

Patio/Deck

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose board(s) ☒ Cracked board(s) ☐ Burn marks
☐ Raised nails ☐ Missing board(s) ☐ Gaps/holes ☐ Flaking/peeling ☐ Recommend refinishing
☐ Missing handrail/railing ☐ Deterioration ☐ Cracks ☐ Uneven surfaces ☐ Safety hazard

Photos



Cracked/damaged boards.

Landscaping

Landscaping ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Trim back trees/shrubberies ☒ Mulch in contact with siding
☐ Remove wood/debris from around house ☐ Standing water ☐ Negative grade

Photos

Vegetation along and against the siding. This is not a recommended practice. Vegetation has the potential to harbor insects, harbor pests and hold moisture. Insects, pests and moisture have the potential to create future problems for a house.

Hose Bibs**Condition**

☐ Satisfactory ☒ Marginal ☐ Poor ☒ No anti-siphon valve ☐ Leaks ☐ Inoperable
☒ Loose/detached

Photos

The hose bib is loose.

Exterior

Chimney/Fireplace

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Deterioration ☐ Loose brick ☒ Rust
☐ Rain cap/spark arrestor missing ☐ Hole(s) in metal ☐ Crack(s) along top plate ☐ Loose mortar joints
☐ Cracked/shifted clay tiles ☒ Needs cleaning ☐ Subpar/improper flashing
☐ Unconventional/excessive use of sealant ☐ Inadequate hearth ☒ Type - wood burning

Comments Maintenance Tip - FamilyGuard recommends all fireplaces have an annual inspection by a licensed professional.

Photos



Rust along the top plate and some deterioration along the chimney.



Deterioration along the chimney.



The door is out of alignment. It has to be lifted to properly close.

Gutters

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rust ☐ Downspout(s) needed ☐ Need to be cleaned
☐ Leaking ☐ Loose/detached ☐ Gutter spike(s) pulling away ☐ Downspout elbow(s) needed
☐ No gutter extensions ☐ Gutter system missing/partially missing ☐ Dents/damage ☐ Standing water

Siding

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Loose/detached ☒ Cracks/gaps/holes ☐ Biological growth
☐ Damage ☒ Deterioration ☐ Low ground clearance ☐ Discoloration ☐ Dents

Comments Cracks and holes in siding, loose/detached siding, gaps in siding and missing siding have the potential to allow water/moisture, insects, pests/rodents into the framing of a house. The intrusion of water/moisture, insects, pests/rodents has the potential to cause damage to a house.

Photos



Deterioration and biological growth along the siding.



Damaged siding.



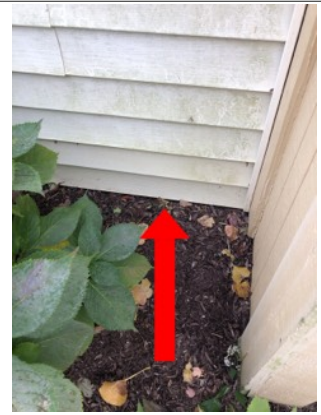
Deterioration along the siding.



Deterioration along the siding.



The siding is loose/detached.



Some areas of the siding are in close proximity to the ground or in contact with the ground. Siding should have at least 6 to 8 inches of clearance above the ground. Maintaining proper clearances reduces access to wood structures behind the siding and helps preserve the structure. The proper clearances help restrict access from wood destroying insects/pests and/or moisture/water that might find its way behind the siding.

Foundation

Concrete Slab ☒ Satisfactory ☐ Marginal ☐ Monitor ☒ Partially visible ☐ Cracks/crevices ☐ Deterioration

Exterior Electrical/Receptacles/Lights

Exterior Receptacles ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☐ Reverse polarity ☐ Open ground(s)
☐ Loose/detached ☒ Weather protective cover missing/damaged
☐ Cover plate loose/missing/cracked ☐ Inoperable lights ☒ Safety hazard

Photos



Foreign object within the receptacle and also the receptacle is missing its weather protection cover.

WDI

Wood Destroying Insects ☐ Yes ☒ None apparent ☐ Live insects ☐ Dead insects ☐ Frass ☐ Mud tubes
☒ Limited visibility ☒ Finished walls/ceilings/floors ☒ Cabinetry/shelving
☒ Furniture/stored items ☐ Cluttered condition ☒ Exterior siding ☒ Dense vegetation
☐ Wood pile ☐ Moisture/dampness in basement/crawl space

Cooling System

Air Conditioning

Unit Brand/Model #: Bryant/561CJ024-D
 Approximate Age: [The approximate manufactured date of the condenser is 1999.](#)
☐ Satisfactory ☒ Marginal ☐ Poor ☐ Needs cleaning ☒ Aged ☐ Not level ☐ Inoperable
☐ Insulation missing/deteriorated ☐ No service record ☐ Service recommended Serial #: 5099E15171

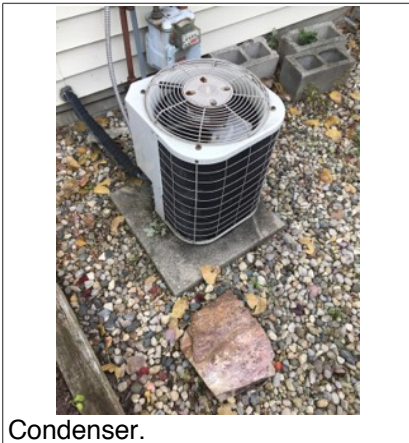
Refrigerant Type ☒ R22 ☐ R410a

Evaporator Coil ☒ Sealed ☒ Not visible

Comments [The outdoor temperature during the time of the inspection was approximately 54 degrees Fahrenheit. Due to the weather conditions during the time of inspection. The performance level of the air conditioner could not be determined.](#)

[The air conditioner uses R22 refrigerant. R22 refrigerant is being phased out by the Environmental Protection Agency \(EPA\). Please visit \[www.epa.gov\]\(http://www.epa.gov\) for additional information about the phase out process.](#)

Photos



Condenser.

Garage

Garage Photos



The weatherstrip is partially torn/missing along the overhead garage door. Weatherstrip is important because it reduces/eliminates drafts from outside and restricts moisture/insects from potentially entering the house.

Overhead Door(s)

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☒ Weatherstrip missing/damaged ☐ Deterioration
☐ Dents

Automatic Opener ☒ Operable ☐ Inoperable

Safety Reverse ☒ Operable ☐ Inoperable ☐ Photo eye sensors too high ☐ Not present ☐ Safety hazard

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Cracks ☐ Deterioration ☐ Trip hazard

Walls/Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Signs of movement ☐ Flaking/peeling

Electrical Receptacles

☒ Satisfactory ☐ Marginal ☐ Poor ☒ GFCI protected ☐ Inoperable ☐ Reverse polarity
☐ Open ground(s) ☐ Non GFCI ☐ GFCI inoperable ☐ Cover plates loose/missing/cracked
☐ Safety hazard ☐ None apparent

Kitchen

Kitchen Photos



Kitchen.



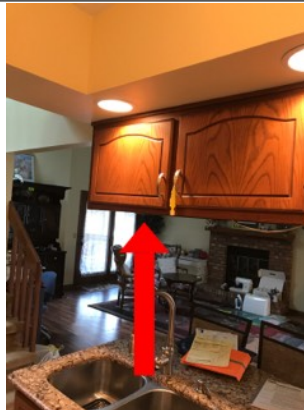
Corrosion along the drain/waste pipes. This is located underneath the sink.



The surface lights are inoperable. The bulbs might be burned out.



The filter needs replaced and the ice dispenser is inoperable.



The cabinet door is loose.



The refrigerator light does not come on when the right door is open. It only comes on when the left door is open.

Cabinets/Countertops

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Loose/detached ☐ Discoloration ☐ Flaking/peeling

Plumbing

Pipe Leaks/Corrosion ☐ Leaks ☒ Corrosion ☐ None apparent ☒ Partially visible

Sink/Faucet ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Faucet leaks ☐ Rust/corrosion ☐ Cracks/chips
☐ Spray hose inoperable ☐ Defective diverter ☐ Abnormal water pressure

Walls/Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Cracks ☐ Trip hazard

Doors

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Weatherstrip torn/missing ☐ Door/lock out of alignment

Kitchen

Miscellaneous

Exhaust Fan ☒ Operable ☐ Inoperable

Dishwasher Drain Line Looped ☒ Yes ☐ No ☐ Safety hazard

Switches/Receptacles ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Receptacles GFCI protected ☐ Reverse polarity
☐ Open ground(s) ☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong
☐ Cracked/broken ☐ Non GFCI ☐ GFCI inoperable ☐ Cover plates loose/missing/cracked
☐ Safety hazard

Refrigerator ☒ Operable ☐ Inoperable ☒ Inoperable water/ice dispenser ☐ Aged

Range/Stove ☒ Operable ☐ Inoperable ☐ Uneven flames ☒ No anti-tip bracket ☐ Safety hazard ☐ Aged

Dishwasher ☒ Operable ☐ Inoperable ☐ Leaks ☐ Rust/corrosion ☐ Aged

Microwave ☒ Operable ☐ Inoperable ☐ Aged

Laundry

Laundry

Dryer Vented ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☒ Not vented to exterior
☐ Unconventional bends in dryer ductwork ☒ Recommend cleaning ductwork ☒ Safety hazard

Receptacles ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☒ Not visible ☐ Open ground(s)
☐ Cover plates loose/missing/cracked ☐ Safety hazard

Washer Hook-Up Lines/Valves ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Limited visibility ☐ Leaks ☐ Corrosion

Washing Machine ☒ Operable ☐ Inoperable

Dryer ☒ Operable ☐ Inoperable

Photos



Laundry area.

Bathroom 1

Bath

Sinks Pipe leaks/corrosion: ☐ Leaks ☒ Corrosion ☐ None apparent ☒ Partially visible Condition of sinks:
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Drain stopper inoperable/missing ☐ Clogged drain
☐ Discoloration ☐ Cracks/chips ☐ Faucet/handle loose ☐ Faucet/handle leaks
☐ Abnormal water pressure ☐ Loose sink/vanity

Shower/Tub Pipe leaks/corrosion: ☐ Leaks ☐ Corrosion ☒ None apparent ☒ Partially visible
Condition of shower/tub: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Drain stopper inoperable/missing
☐ Showerhead/faucet leaks ☐ Clogged drain ☐ Discoloration ☐ Cracks/chips ☐ Defective diverter
☐ Showerhead/faucet loose ☐ Abnormal water pressure ☒ Shower door leaks

Toilet ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Loose bowl/tank ☐ Bowl/tank leaks
☐ Continuously calls for water ☐ Cracks/chips ☐ Rust/corrosion ☐ Seat/lid loose ☐ Discoloration
☐ Defective valves/flapper/internal components

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment

Walls/Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling

Floor ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☒ Cracks ☐ Sags ☐ Trip hazard

Receptacles ☒ Satisfactory ☐ Marginal ☐ Poor ☒ GFCI protected ☐ Inoperable ☐ Reverse polarity
☐ Open ground(s) ☐ Non GFCI ☐ GFCI inoperable ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Safety hazard ☐ None apparent

Exhaust Fan ☒ Operable ☐ Inoperable ☐ Noisy ☐ Missing/cracked cover ☐ None

Photos



Bathroom.



Cracked floor tiles.



Corrosion along the water supply line. This is located underneath the sink.



Corrosion along the drain/waste pipe. This is located underneath the sink.



The shower door leaks.

Bathroom 2

Bath

Sinks Pipe leaks/corrosion: ☐ Leaks ☐ Corrosion ☒ None apparent ☒ Partially visible Condition of sinks:
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Drain stopper inoperable/missing ☐ Clogged drain
☐ Discoloration ☐ Cracks/chips ☐ Faucet/handle leaks ☐ Faucet/handle loose
☐ Abnormal water pressure ☐ Loose sink/vanity

Shower/Tub Pipe leaks/corrosion: ☐ Leaks ☐ Corrosion ☒ None apparent ☒ Partially visible
Condition of shower/tub: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Drain stopper inoperable/missing
☐ Showerhead/faucet leaks ☐ Clogged drain ☐ Discoloration ☐ Cracks/chips ☒ Defective diverter
☐ Showerhead/faucet loose ☐ Abnormal water pressure

Toilet ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Loose bowl/tank ☐ Bowl/tank leaks
☐ Continuously calls for water ☐ Cracks/chips ☐ Rust/corrosion ☐ Seat/lid loose ☐ Discoloration
☐ Defective valves/flapper/internal components

Doors ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Broken/missing hardware ☒ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment

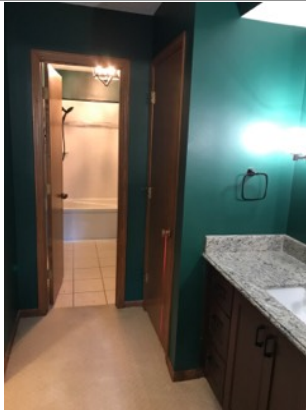
Walls/Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Cracks ☐ Sags ☐ Trip hazard

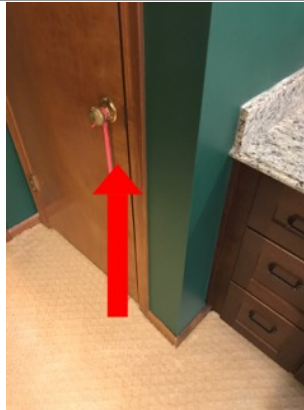
Receptacles ☒ Satisfactory ☐ Marginal ☐ Poor ☒ GFCI protected ☐ Inoperable ☐ Reverse polarity
☐ Open ground(s) ☐ Non GFCI ☐ GFCI inoperable ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Safety hazard ☐ None apparent

Exhaust Fan ☒ Operable ☐ Inoperable ☐ Noisy ☐ Missing/cracked cover ☐ None

Photos



Bathroom.



The door does not properly latch.



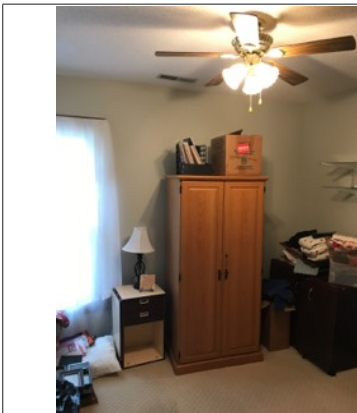
The bathtub faucet leaks while the showerhead is in operation. A properly functioning diverter will not allow any water through the bathtub faucet while the showerhead is in operation.

Bedroom 1

Bedroom

- Walls/Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling
- Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Sags ☐ Trip hazard
- Ceiling Fan** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Noisy ☒ Shakes ☐ Inoperable ☐ Inoperable light(s)
- Doors** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Missing
- Windows** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Egress restricted ☐ Aged
☐ Window/lock out of alignment ☒ Plastic on window
- Switches/Receptacles** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground(s)
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Safety hazard

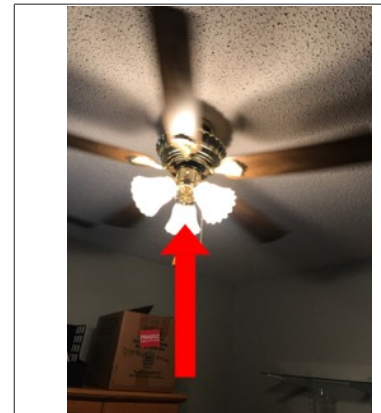
Photos



Bedroom.



Plastic along the window. This is an indication that the window is drafty/not well insulated.



The ceiling fan shakes during operation.

Bedroom 2

Bedroom

- Walls/Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling
- Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Sags ☐ Trip hazard
- Ceiling Fan** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Noisy ☒ Shakes ☐ Inoperable ☐ Inoperable light(s)
- Doors** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Missing
- Windows** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☒ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Egress restricted ☐ Aged
☐ Window/lock out of alignment ☐ Difficult to operate
- Switches/Receptacles** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground(s)
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Safety hazard

Photos



Bedroom.



The ceiling fan shakes during operation.

Loft

Bedroom

Walls/Ceiling ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Cracks ☐ Damage ☒ Discoloration ☐ Holes
☐ Flaking/peeling

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☒ Squeaks ☐ Sags ☐ Trip hazard

Ceiling Fan ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Noisy ☐ Shakes ☒ Inoperable ☐ Inoperable light(s)

Switches/Receptacles ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Reverse polarity ☒ Foreign object in receptacle
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Safety hazard

Photos



Loft.



Discoloration along the ceiling/walls. This is most likely from the skylight leaking.



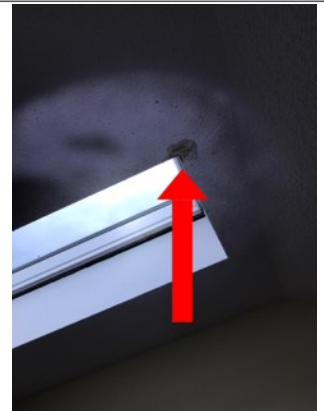
The receptacle has a foreign substance/object within it.



Discoloration along the ceiling.



Crack along the ceiling.



Discoloration along the ceiling.



The spacing between the railing exceeds 4 inches. This is a potential safety hazard as a small child or pet could fall between the railing. It is recommended that the spaces between rails does not exceed 4 inches.



The ceiling fan is inoperable. There might be a remote that operates the fan.

Interior

Stairs

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Loose handrail ☒ No 3 way switch ☐ Risers/treads uneven
☐ Low overhead clearance ☒ Safety hazard

Smoke/Carbon Monoxide Detectors

Comments Safety Tip - FamilyGuard recommends a smoke detector be present in all bedrooms and an additional smoke detector outside each sleeping location. In addition, FamilyGuard recommends a carbon monoxide detector and smoke detector be present on each living floor level, including habitable attics and basements.

Attic/Structure/Framing/Insulation

Attic ☐ No access ☒ Restricted access
 Access limited by:

Some portions of the attic had limited access due to the lack of floor decking.

Insulation ☐ Fiberglass ☐ Batts ☒ Loose ☒ Cellulose ☐ Foam ☐ Vermiculite ☐ Rockwool
 Depth: Appx. 8 inches ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☐ Damp/Wet
☐ Signs of rodent droppings ☐ Signs of nesting ☐ Signs of rodent tracks ☐ Debris

Ventilation ☒ Ventilation appears adequate ☐ Ventilation appears inadequate ☐ Mold like substance
☐ Crystallized sap ☐ Sap ☐ Inadequate ventilation can create moisture problems
☐ Client declined mold test

Fans Exhausted to ☒ Attic ☐ Exhaust vents observed on exterior ☐ No exterior bathroom exhaust vents observed

Sheathing/Framing ☐ Structural modifications observed ☐ Unconventional cuts/alterations ☐ Defects observed
☐ Discoloration ☐ Moisture detected ☐ Delaminated ☒ Partially visible ☐ Not visible

Photos



The bathroom exhaust fan vents into the attic. This is not a recommended practice as it can cause mold growth within the attic. Bathroom exhaust fans should be vented to the exterior.



The dryer ductwork is detached. This is a potential safety hazard. The dryer exhaust should be vented to the exterior.



Apparent wasp nest within the attic. Some wasps build their nest from mud.

Plumbing

Water Service

Main Shut-Off Location ☐ Basement ☒ Garage ☐ Crawl space ☐ Interior

Visible Water Distribution Piping ☒ Copper ☐ Galvanized ☐ PVC plastic ☐ CPVC plastic ☒ PEX plastic
☐ Polybutylene plastic

Visible Drain/Waste/Vent Piping ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC plastic ☐ Brass ☐ ABS

Condition of Water Distribution/Drain/Waste/Vent Piping ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Corrosion

☐ Leaks ☐ S-traps/unconventional traps

☐ Improper fittings ☒ Hot water present

☐ No hot water present ☒ Partially visible

☐ Negative sloped drain pipes

☒ Please review entire report

Visible Fuel Lines ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☐ CSST ☐ Galvanized ☐ Not visible

Condition of Fuel Lines ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Rust ☐ Gas leak/carbon monoxide detected

☐ Safety hazard

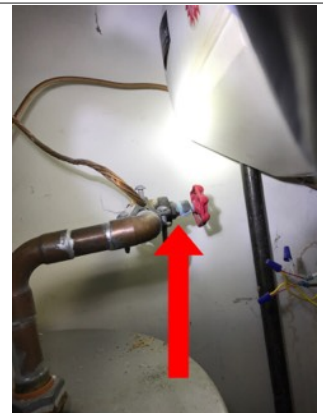
Photos



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 122 degrees Fahrenheit.



Main water shut off valve.



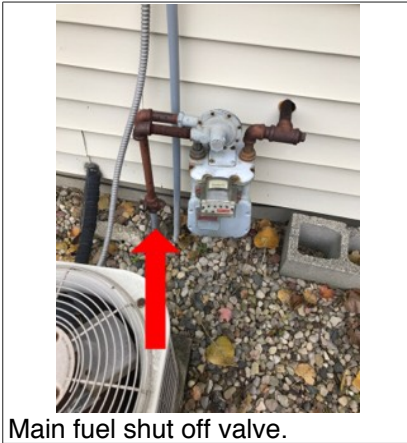
Rust/corrosion along the water supply line. This is located above the water heater.



Rust along the fuel lines. This is adjacent to the furnace.

Main Fuel Shut-Off Location

Location ☒ Exterior

Photos

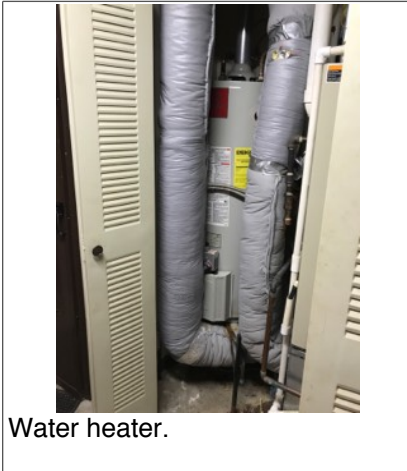
Main fuel shut off valve.

Water Heater**General**

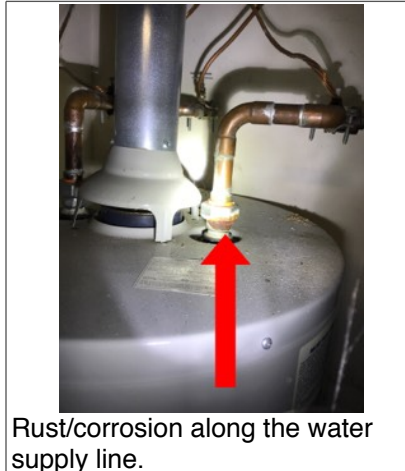
Brand/Model #: State/

Approximate Age: The approximate manufactured date of the water heater is 2000.

Serial #:

Type☒ Gas ☐ Electric ☐ Oil ☐ LP**Condition**☐ Satisfactory ☒ Marginal ☐ Poor ☐ No drip leg ☐ Loose/detached flue ☐ Negative sloped flue☒ Rust/corrosion ☐ Holes in flue ☒ Aged ☐ Leaks ☐ Backdrafting☐ T & P extension missing/improper length ☐ Safety hazard**Photos**

Water heater.



Rust/corrosion along the water supply line.

Heating System

Heating System

Unit Brand/Model #: Bryant/355MAV042060
 Approximate Age: The approximate manufactured date of the furnace is 1999.
☐ Satisfactory ☒ Marginal ☐ Poor ☒ Aged ☐ Inoperable ☐ Short cycles ☒ No service record
☒ Recommend service ☐ Low supply temperature ☐ Defects with flue/fresh air pipe
☒ Filter needs cleaning/replacement ☒ Ductwork needs cleaning ☐ Ductwork needs insulation
☐ Defects with ductwork ☒ Rust/corrosion Serial #: 3599A03530
Energy Source ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Geothermal
Heat Exchanger ☒ Sealed ☒ Not visible
Comments The temperature rise for the furnace was approximately 35 degrees Fahrenheit.

Note - Temperature rise is calculated by the following formula. (Temperature of Supply Air - Temperature of Return Air = Temperature Rise).

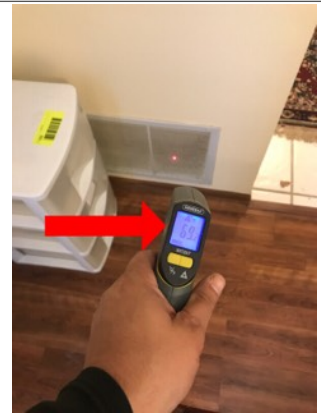
Photos



Furnace.



The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 104 degrees Fahrenheit.



The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 69 degrees Fahrenheit.



Rust along the plenum. This is located underneath the furnace. The rust is an indication of a past or current moisture source.

Electrical

Electrical/Panels

Location of Panels/Subpanels ☐ Basement ☒ Garage ☐ Interior ☐ Exterior

Amperage/Voltage ☐ Unknown ☐ 60a ☒ 100a ☐ 125a ☐ 150a ☐ 200a ☒ 120v/240v

Branch Wire ☒ Copper ☐ Aluminum ☐ Not visible

Condition of Electrical/Panel ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Double tap(s)

☐ Panel/breaker manufacturer mismatch ☐ Improper wire gauge/oversized breakers

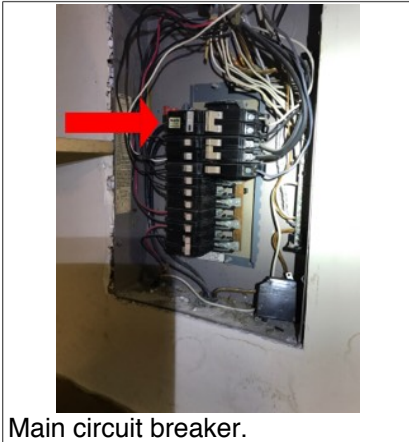
☐ Loose/unused wire(s) ☐ Rust ☐ Unused knockouts ☐ Sharp-end screws

☐ Inadequate clearance to panel ☐ Open ground/reverse polarity receptacles

☐ Ground/neutral busbars not separate ☐ Safety hazard ☐ Aged

Comments 100 amp circuit breaker panels might not be able to meet modern day electrical demands.

Photos



Main circuit breaker.

Living Room

Room

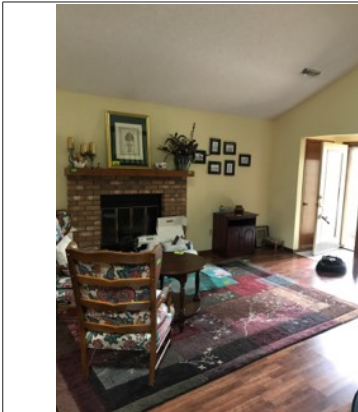
Walls/Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Sags ☐ Trip hazard

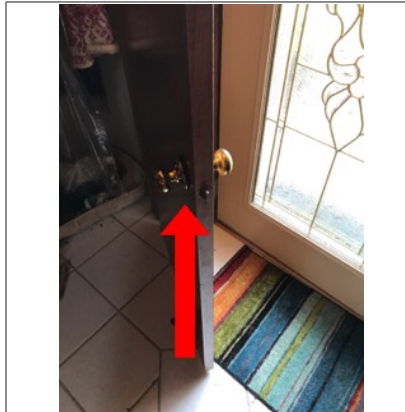
Switches/Receptacles ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground(s)
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Safety hazard

Doors ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Weatherstrip torn/missing ☐ Door/lock out of alignment
☐ Defective storm door ☒ Loose handle ☐ Safety hazard

Photos



Living room.



The handle is loose.

Sunroom

Room

Walls/Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes

☐ Flaking/peeling

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Sags ☐ Trip hazard

Ceiling Fan ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Noisy ☒ Shakes ☐ Inoperable ☐ Inoperable light(s)

Switches/Receptacles ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground(s)

☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken

☐ Cover plates loose/missing/cracked ☐ Safety hazard

Doors ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Double keyed lock ☐ Door latch defective

☐ Difficult to open/close ☐ Weatherstrip torn/missing ☐ Door/lock out of alignment

☐ Defective storm door ☐ Double-keyed lock ☒ Safety hazard

Windows ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☒ Missing/torn screen(s)

☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration

☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Aged

☐ Window/lock out of alignment ☐ Difficult to operate

Photos



Sunroom.



The ceiling fan shakes during operation.



The baseboard is partially missing.



Double-keyed deadbolt on the door. Double-keyed deadbolts are potential safety hazards because they restrict egress. Having time to find a key to a deadbolt lock and inserting the key into the keyhole for unlocking is not always possible during an emergency, such as a fire.



The suspension to the screen door needs adjustment. The door closes very slowly.

Dining Room

Room

Walls/Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Sags ☐ Trip hazard

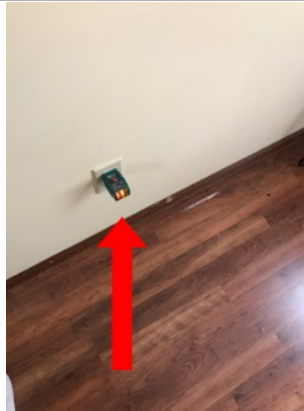
Switches/Receptacles ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Reverse polarity ☐ Open ground(s)
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☒ Safety hazard

Windows ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☒ Does not stay closed ☐ Deterioration ☐ Insulated glass seal failure ☐ Aged
☐ Window/lock out of alignment ☐ Difficult to operate

Photos



Dining room.



The receptacle has reverse polarity.



The top window sash does not stay closed when the window is unlocked. The top sash falls down as soon as the window is unlocked.