

Home Inspection Report



5123 Joan Dr., Fort Wayne, IN 46835

Inspection Date:

Wednesday, October 21, 2020

Prepared For:

Ness Bros

Prepared By:

FamilyGuard

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Report Number:

10212020-02

Inspector:

Alex Bishop

License/Certification #:

HI01600042

Inspector Signature:

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

Sunny

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

51 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

Oversized circuit breaker (Page 27).
Aged fuse panel within the garage (Page 28).

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 ☒ Appears to be 1 layer ☐ Appears to be 2+ layers

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

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Curling ☐ Cracking ☒ Dents along roof vents
☒ 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 ☐ Multiple layers
☒ Brackets/anchor bolts on roof ☐ Creased shingles

Photos



General photo of the roof.



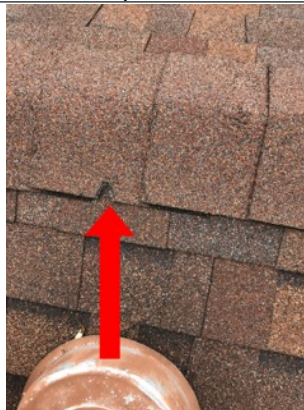
Dish mounted to the roof. While mounting a dish to a roof is a common practice, it is not a recommended practice due to the anchor bolts that penetrate the roof shingles, underlayment and sheathing thus creating a potential leak point.



Debris and tree branches along the roof. Excessive debris can restrict the ability of the roof to shed water. Falling tree branches can damage the roof shingles.



Damaged shingles.



Torn shingle.



Dents along the roof vents.

Grounds

Driveway

Condition

- ☐ Satisfactory
 ☒ Marginal
 ☐ Poor
 ☒ Cracks/deterioration/pitting
 ☐ Uneven surface
☐ Grass/dirt/gravel surface
 ☐ Potholes
 ☐ Trip hazard

Photos



Cracks along the driveway.

Service Walks/Steps

Condition

- ☐ Satisfactory
 ☒ Marginal
 ☐ Poor
 ☒ Loose stones
 ☐ Cracks/deterioration/pitting
 ☐ No handrail
☐ Slopes
 ☐ Loose handrail
 ☒ Safety hazard

Photos



Loose stones.



Uneven surfaces along the service walks.

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/loose handrail/railing
 ☐ Deterioration
 ☒ Cracks
 ☐ Uneven surfaces
☐ Improper spacing between railing
 ☐ Safety hazard

Photos

Cracks along the patio.

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/frost free valve ☐ Leaks ☐ Inoperable
☐ Loose/detached ☐ Missing handle ☐ Damaged

Photos

The hose bib is displaced. It appears someone used some caulk to hold it in place. This is considered amateur craftsmanship.

Exterior

Chimney/Fireplace

- Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Deterioration ☐ Loose brick ☒ Rust
☐ Rain cap/spark arrestor missing ☐ Holes ☒ Dents along the flue ☐ Loose mortar joints
☐ Cracked/shifted clay tiles ☐ Needs cleaning/serviced ☐ Subpar/improper flashing
☐ Unconventional/excessive use of sealant ☐ Inadequate hearth ☐ Top plate improperly sloped
☐ Holding water ☐ Safety hazard

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

Photos



Rust/corrosion along the chimney.

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

Photos



Detached gutter extension.

Siding

- Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Wood rot ☒ Cracks/gaps/holes ☐ Biological growth
☐ Damage ☒ Deterioration ☐ Low ground clearance ☒ Discoloration ☒ Dents ☐ Flaking/peeling
☐ Recommend refinishing/painting

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



Rotted fascia.



Hole along the siding.



Rotted soffit/fascia.



Rotted siding.



Holes/damage along the gable vent.

Additional Services/Foundation

Radon Test ☐ Yes ☒ No

Mold Test ☐ Yes ☒ No

Comments FamilyGuard always recommends performing a radon test and mold air quality test before purchasing a home.

Radon is a colorless, odorless, tasteless, and chemically inert radioactive gas. It is formed by the natural radioactive decay of uranium in rock, soil, and water. It can be found in all 50 states. Radon is the number one cause of lung cancer for non-smokers. Testing for radon is the only way of knowing how much radon is present in the house.

Mold is a living organism. Mold grows wherever it gets enough moisture/water to grow. Mold eats the material it grows on. Mold has the potential to cause property damage. In addition, mold spores can be released into the air and can cause respiratory problems, coughing, headaches, eye irritation, skin irritation and other health issues for those dwelling in the house. Performing a mold air quality test is the only way to know if mold levels are abnormal in the house. A mold air quality test can also sometimes help identify concealed surface mold, such as mold hidden behind drywall and insulation.

If you did not already and want a radon test or a mold air quality test, contact FamilyGuard at your earliest convenience. Please note - testing for radon and mold are additional expenses and are not covered in a general home inspection.

Concrete Slab ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Limited visibility ☐ Cracks/crevices ☐ Deterioration
☐ Signs of movement ☐ Monitor

Exterior Electrical/Receptacles/Lights

Exterior Electrical/Receptacles/Lights ☐ Satisfactory ☒ Marginal ☐ Poor ☐ GFCI protected ☐ Inoperable
☐ Reverse polarity ☐ Open ground/neutral ☒ Non GFCI ☐ GFCI inoperable
☐ Loose/detached ☐ Weather protective cover missing/damaged

Exterior

Exterior Electrical/Receptacles/Lights cont.

Exterior Electrical/Receptacles/Lights cont.

- ☐ Cover plate loose/missing/cracked ☐ Inoperable lights
☐ No apparent exterior receptacles
☐ Recommend adding exterior receptacles ☐ Unconventional wiring
☒ **Safety hazard** ☐ Loose wires

Photos



The exterior receptacles are non GFCI protected.

WDI

Wood Destroying Insect Damage/Signs of Treatment

- ☐ Yes ☒ None apparent ☐ Frass ☐ Mud tubes
☐ Exit holes ☒ Finished walls/ceilings/floors
☒ Cabinetry/shelving ☐ Furniture/stored items
☐ Cluttered condition ☒ Exterior siding ☒ Dense vegetation
☐ Wood pile ☐ Moisture/dampness in basement/crawl space
☐ Please review report for damage/treatment ☐ Termites
☐ Powderpost beetles ☐ Carpenter ants ☐ Carpenter bees
☒ Limited visibility

Cooling System

Air Conditioning

Unit

Brand: Amana

Approximate Age: [The approximate manufactured date of the condenser is 2019.](#)

- ☐ Satisfactory
 ☒ Marginal
 ☐ Poor
 ☐ Needs cleaning/serviced
 ☐ Aged
☒ Unconventional condensation line
 ☐ Inoperable
 ☐ Insulation missing/deteriorated
☐ No current service record
 ☐ Service recommended
 ☐ Dents/damage
 ☐ High supply temperature

Refrigerant Type

☐ R22 ☒ R410a

Evaporator Coil

☒ Sealed ☒ Not visible

Photos



Unconventional hose being used as a condensation line. This is considered amateur craftsmanship. Condensation lines should be routed to a proper drain. This appears to just be draining underneath the slab. If a drain is not near by, a condensation pump can route the water to a drain or to the exterior.



Condenser.



Condenser data plate.



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.

Garage

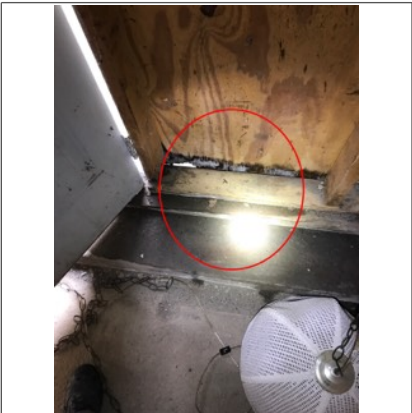
Garage
Photos



Cracks/deterioration along the floor.



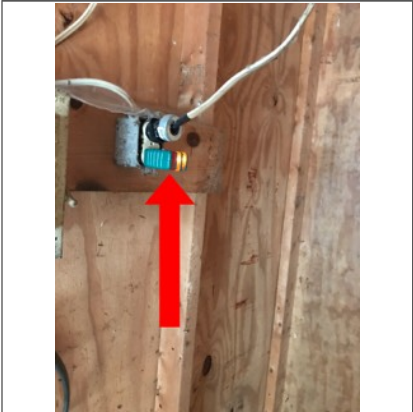
Signs of previous water intrusion. An active or intermittent water source can cause mold growth.



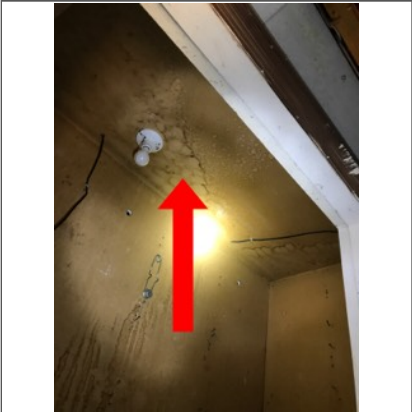
Water damage.



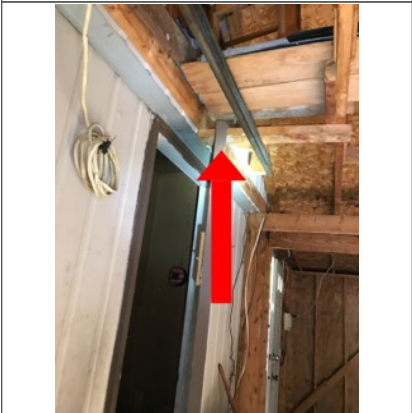
The door does not properly close.



Non GFCI protected receptacles. Also, missing cover plates.



Discoloration along the ceiling.



The door cannot fully open. It hits the track to the overhead garage door.



Apparent mud dauber nests.

Overhead Door(s)

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☐ Weatherstrip missing/damaged ☐ Deterioration
☐ Flaking/peeling ☐ Broken/defective spring ☐ Dents ☐ Damage ☒ Aged overhead garage door
Automatic Opener ☒ Operable ☐ Inoperable ☐ Noisy

Garage

Overhead Door(s) cont.

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

Floor

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

Doors

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Inoperable ☐ Weatherstrip missing/damaged
☐ Difficult to open/close ☒ Door/lock out of alignment ☐ Double-keyed lock ☐ Door latch defective
☐ Broken/missing hardware ☐ Defective storm door ☒ Damaged ☐ Drags the carpet/floor
☐ Loose/detached threshold ☐ Safety hazard

Electrical/Receptacles/Lights

☐ Satisfactory ☒ Marginal ☐ Poor ☐ GFCI protected ☐ Inoperable ☐ Reverse polarity
☐ Open ground/neutral ☒ Non GFCI ☐ GFCI inoperable ☒ Cover plates loose/missing/cracked
☐ No apparent receptacles ☐ Inoperable lights ☐ Exposed wires ☐ Open junction boxes
☒ Safety hazard

Kitchen

Kitchen Photos



Kitchen.



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



The receptacle is loose.



Aged copper drain/waste pipes. Copper pipes make good water supply lines, however, they are not as effective for drain/waste pipes due to some cleaning chemicals and house hold products are acidic which causes them to corrode. Also, urine is acidic which can also cause copper pipes to corrode.



Non GFCI protected receptacles.



Cracks along the ceiling.



The drawer is missing panels.

Cabinets/Countertops

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

Plumbing

Pipe Leaks/Corrosion ☐ Leaks ☒ Corrosion ☐ None apparent ☒ Limited visibility
Sink/Faucet ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Faucet leaks ☐ Faucet loose ☐ Cracks/chips
☐ Spray hose inoperable ☐ Defective diverter ☐ Abnormal water pressure ☐ Hot and cold reversed
☐ Rust/corrosion

Walls/Ceiling

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

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Cracks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard

Miscellaneous

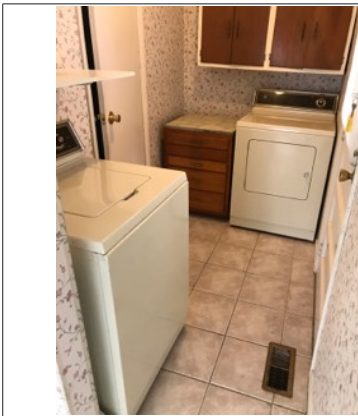
Exhaust Fan ☐ Operable ☐ Inoperable ☐ Noisy ☒ None
Switches/Receptacles/Lights ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Receptacles GFCI protected
☐ Reverse polarity ☐ Open ground/neutral ☐ Inoperable switch(es)
☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken ☒ Non GFCI receptacles
☐ GFCI inoperable ☐ Cover plates loose/missing/cracked ☐ Inoperable lights
☒ Safety hazard
Refrigerator ☒ Operable ☐ Inoperable ☐ Inoperable water/ice dispenser ☒ Aged
Range/Stove ☒ Operable ☐ Inoperable ☐ Uneven flames ☒ 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/Lights** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Reverse polarity ☐ Open ground/neutral
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Non GFCI protected
☐ Safety hazard
- Washer Hook-Up Lines/Valves** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Leaks ☒ Rust/Corrosion
☐ Broken/damaged/missing hardware ☐ Limited visibility ☐ No visibility
- Washing Machine** ☒ Operable ☐ Inoperable ☒ Aged
- Dryer** ☒ Operable ☐ Inoperable ☒ Aged
- Doors** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Dents/holes ☒ Aged rear entry door
- Walls/Ceiling** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling ☐ Signs of previous repairs
- Floor** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☒ Cracks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard

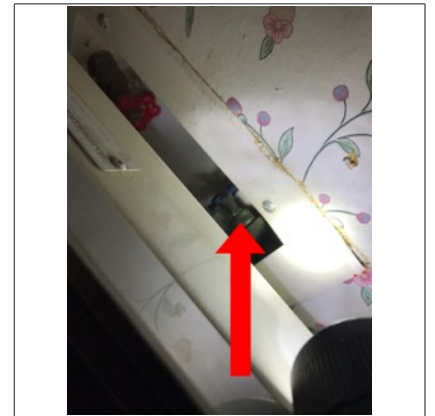
Photos



Laundry.



Damage along the rear entry door with subpar repairs.



Corrosion along the washer hook up lines.



Cracked floor tile.



Cracks along the ceiling.

Bathroom

Bath

Sinks Pipe leaks/corrosion: ☐ Leaks ☒ Corrosion ☐ None apparent ☒ Limited visibility 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 ☐ Hot and cold reversed ☐ Rust/corrosion

Shower/Tub Pipe leaks/corrosion: ☐ Leaks ☐ Corrosion ☒ None apparent ☒ Limited visibility
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 ☐ Hot and cold reversed ☐ Rust/corrosion
☐ 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 ☐ Crooked ☐ Not level

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Drags the carpet/floor ☐ Damaged/holes

Walls/Ceiling ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracks ☐ Damage ☒ Discoloration ☐ Holes
☐ Flaking/peeling ☐ Signs of previous repairs

Floor ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☒ Cracks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard

Receptacles/Lights ☐ Satisfactory ☒ Marginal ☐ Poor ☐ GFCI protected ☐ Inoperable ☐ Reverse polarity
☒ Open ground/neutral ☒ Non GFCI ☐ GFCI inoperable ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☒ Unconventional wiring
☒ Safety hazard

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

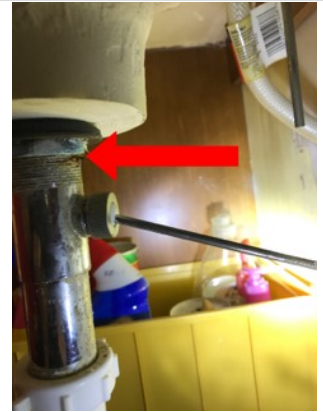
Photos



Bathroom.



The drain stopper is inoperable.



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



Open ground receptacles.



Spliced wires not within an enclosed junction box.



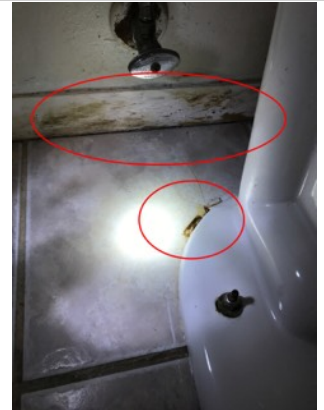
Small chips along the bathtub.



The drain stopper is inoperable.



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.



Rust/corrosion along the toilet shims and discoloration along the baseboard. This is an indication of previous moisture intrusion. An active or intermittent water source can cause mold growth. No moisture observed on the day of the inspection.



Cracked floor tile.

Bedroom 1

Bedroom

- Walls/Ceiling** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracks ☐ Damage ☒ Discoloration ☐ Holes
☐ Flaking/peeling ☐ Low clearance ☐ Signs of previous repairs ☐ Safety hazard
- Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard
- Doors** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Missing ☐ Low clearance ☐ Damaged/holes
☐ Drags the carpet/floor ☐ 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 ☐ Egress restricted ☐ Aged
☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash
- Switches/Receptacles/Lights** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground/neutral
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Safety hazard

Photos



Bedroom.



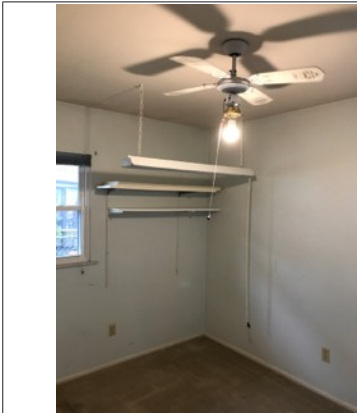
Discoloration along the ceiling.

Bedroom 2

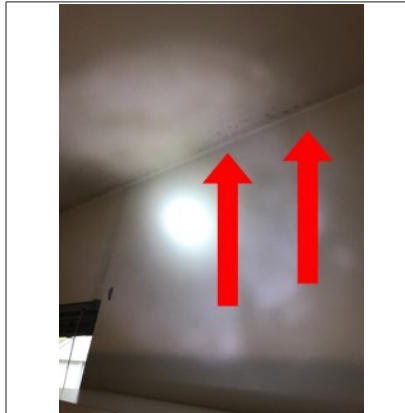
Bedroom

- Walls/Ceiling** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracks ☐ Damage ☒ Discoloration ☐ Holes
☐ Flaking/peeling ☐ Low clearance ☐ Signs of previous repairs ☐ Safety hazard
- Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard
- Ceiling Fan** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Noisy ☒ Shakes during operation ☐ Inoperable
☒ Missing globe
- Doors** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Missing ☐ Low clearance ☐ Damaged/holes
☐ Drags the carpet/floor ☐ Safety hazard
- Windows** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
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☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash
- Switches/Receptacles/Lights** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground/neutral
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Safety hazard

Photos



Bedroom.



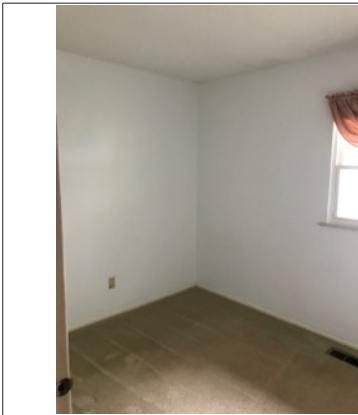
Discoloration along the ceiling.

Bedroom 3

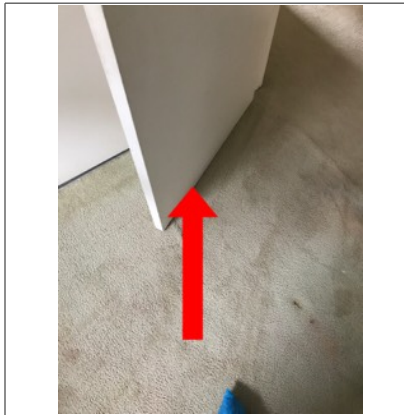
Bedroom

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☐ Uneven surfaces ☐ Trip hazard
- Doors** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Missing ☐ Low clearance ☐ Damaged/holes
☒ Drags the carpet/floor ☐ 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 ☐ Egress restricted ☐ Aged
☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash
- Switches/Receptacles/Lights** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground/neutral
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Safety hazard

Photos



Bedroom.



The door drags the carpet during operation.

Interior

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. 6+ 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 ☐ 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 ☒ Limited visibility ☐ Mold like substance
☒ Signs of previous water damage

Electrical ☐ Open junction box(es) ☒ Exposed wires ☐ Knob and tube wiring observed
☐ Loose/unconventional wires ☒ Safety hazard

Photos



General photo of the attic.



The bathroom exhaust fan vents into the attic. An active or intermittent water source can cause mold growth.



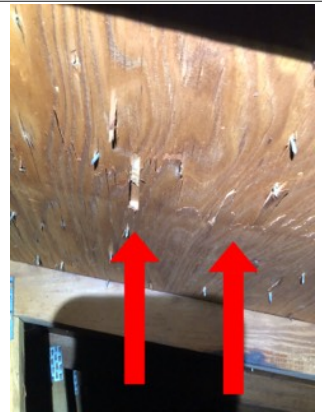
Spliced wires within the attic. Spliced wires should be within an enclosed junction box.



Vegetation growing within the attic. This is from the vegetation along the front of the house. This is an entry point for mice, rodents, insects, etc.



Delaminated sheathing.



Delaminated sheathing.



Clutter within the attic.

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 ☒ Aged pipes

☐ Polybutylene plastic ☐ Please review entire report

Visible Fuel Lines ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☐ CSST ☐ Galvanized

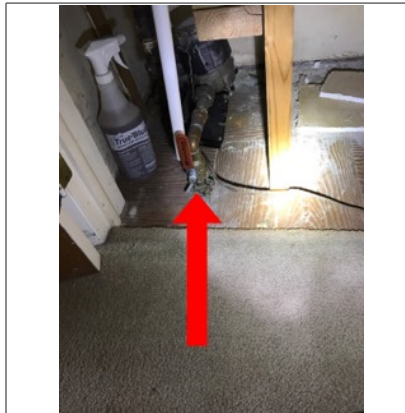
Condition of Fuel Lines ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rust/corrosion

☐ Gas leak/carbon monoxide detected ☐ Unconventional location ☐ Safety hazard

Photos



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 98 degrees Fahrenheit.



Main water shut off valve.

Main Fuel Shut-Off Location

Location ☒ Exterior

Photos



Main fuel shut off valve.

Water Heater

General

Brand: Richmond

Approximate Age: The approximate manufactured date of the water heater is 2017.

Plumbing

Water Heater cont.

General cont. Model/Serial #:

Type ☒ Gas ☐ Electric ☐ Oil ☐ LP

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ No drip leg ☒ Defects with flue ☐ Negative sloped flue

☒ Rust/corrosion ☐ Holes in flue ☐ Aged ☐ Leaks ☐ Backdrafting

☐ T & P extension missing/improper length ☐ PEX within 18 inches of water heater ☒ Safety hazard

Photos



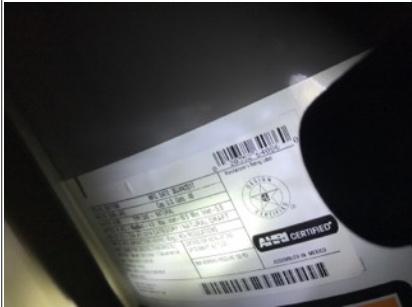
Water heater.



Gap along the flue. This is a potential safety hazard as it could release carbon monoxide into the house.



Corrosion along the water supply line.



Water heater data plate.

Heating System

Heating System

Unit Brand: Amana
 Approximate Age: The approximate manufactured date of the furnace is 2019.
☐ Satisfactory ☒ Marginal ☐ Poor ☐ Aged ☒ Needs cleaning ☐ Short cycles
☐ No current service record ☐ Recommend service ☐ Low supply temperature
☐ Defects with flue/fresh air pipe ☐ Filter needs cleaning/replacement ☐ Furnace needs cleaning
☐ Ductwork needs insulation ☐ Defects with ductwork ☐ Rust/corrosion ☐ Noisy ☐ Dents/damage
☒ Ductwork needs cleaning
Energy Source ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Geothermal
Heat Exchanger ☒ Sealed ☒ Not visible
Comments The temperature rise for the furnace was approximately 19 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 98 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 79 degrees Fahrenheit.



The HVAC ductwork is dirty.



Debris within the furnace cabinet.



Furnace data plate.

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/corrosion ☒ Unused knockouts ☐ Sharp-end screws
☐ Inadequate clearance to panel ☐ Open ground/reverse polarity receptacles
☐ Ground/neutral busbars not separate ☒ Aged ☐ Loose circuit breakers
☐ Unconventional wiring ☒ Debris ☒ Safety hazard

Comments

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

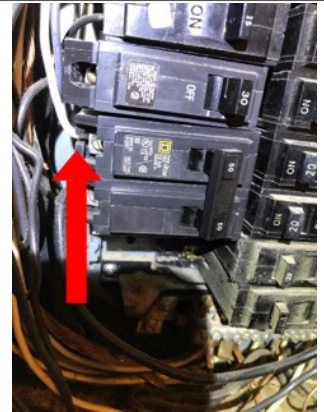
Photos



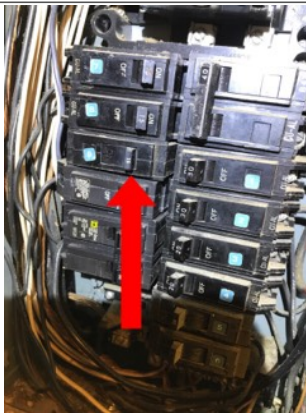
Unused knockout.



Main circuit breaker.



Oversized circuit breaker. A 50 amp circuit breaker should not have a wire that is smaller than a 6 gauge.



Loose circuit breaker.



Electrical panel/circuit breaker manufacturer mismatch within the circuit breaker panel. The defect is because not all busbars are the same size/dimensions. A circuit breaker from another manufacturer might not properly fit the busbar thus creating a poor/loose connection.



Missing fasteners.



Aged fuse panel. Fuse panels are considered obsolete. Upgrading the panel is recommended.

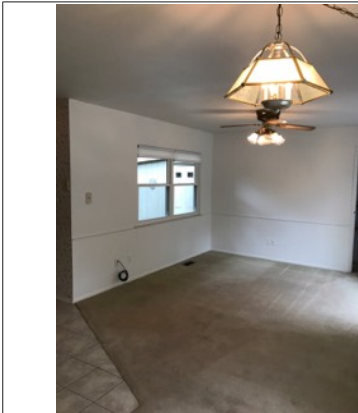


Unconventional double tap along the terminals. This is located in the garage.

Living Room

Room	
Walls/Ceiling	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Cracks <input type="checkbox"/> Damage <input type="checkbox"/> Discoloration <input type="checkbox"/> Holes <input type="checkbox"/> Flaking/peeling <input type="checkbox"/> Signs of previous repairs
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Slopes <input type="checkbox"/> Squeaks <input type="checkbox"/> Sags <input type="checkbox"/> Gaps/holes <input type="checkbox"/> Uneven surfaces <input type="checkbox"/> Trip hazard
Ceiling Fan	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Noisy <input checked="" type="checkbox"/> Shakes during operation <input type="checkbox"/> Inoperable <input type="checkbox"/> Inoperable light(s)
Switches/Receptacles/Lights	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Reverse polarity <input type="checkbox"/> Open ground(s) <input type="checkbox"/> Inoperable switch(es) <input type="checkbox"/> Inoperable receptacle(s) <input type="checkbox"/> 2 prong <input type="checkbox"/> Cracked/broken <input type="checkbox"/> Cover plates loose/missing/cracked <input type="checkbox"/> Inoperable lights <input type="checkbox"/> Safety hazard
Doors	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Broken/missing hardware <input type="checkbox"/> Door latch defective <input type="checkbox"/> Difficult to open/close <input type="checkbox"/> Weatherstrip torn/missing <input type="checkbox"/> Door/lock out of alignment <input type="checkbox"/> Defective storm door <input type="checkbox"/> Double-keyed lock <input type="checkbox"/> Damaged <input checked="" type="checkbox"/> Drags the carpet/floor <input type="checkbox"/> Safety hazard
Windows	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Inoperable <input checked="" type="checkbox"/> Missing/torn screen(s) <input type="checkbox"/> Broken/missing hardware <input type="checkbox"/> Defective crank <input type="checkbox"/> Cracked glass <input type="checkbox"/> Discoloration <input type="checkbox"/> Does not stay open <input type="checkbox"/> Deterioration <input type="checkbox"/> Insulated glass seal failure <input type="checkbox"/> Aged <input type="checkbox"/> Window/lock out of alignment <input type="checkbox"/> Difficult to operate <input type="checkbox"/> Loose window sash

Photos



Living room.



Torn window screen.



Cracks along the ceiling.



The door drags the carpet during operation.

Family Room

Room	
Walls/Ceiling	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Cracks <input type="checkbox"/> Damage <input type="checkbox"/> Discoloration <input type="checkbox"/> Holes <input type="checkbox"/> Flaking/peeling <input type="checkbox"/> Signs of previous repairs
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Slopes <input type="checkbox"/> Squeaks <input type="checkbox"/> Sags <input type="checkbox"/> Gaps/holes <input type="checkbox"/> Uneven surfaces <input type="checkbox"/> Trip hazard
Switches/Receptacles/Lights	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Reverse polarity <input checked="" type="checkbox"/> Open ground/neutral <input type="checkbox"/> Inoperable switch(es) <input type="checkbox"/> Inoperable receptacle(s) <input type="checkbox"/> 2 prong <input type="checkbox"/> Cracked/broken <input type="checkbox"/> Cover plates loose/missing/cracked <input type="checkbox"/> Inoperable lights <input checked="" type="checkbox"/> Safety hazard
Windows	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Inoperable <input type="checkbox"/> Missing/tear screen(s) <input type="checkbox"/> Broken/missing hardware <input type="checkbox"/> Defective crank <input type="checkbox"/> Cracked glass <input type="checkbox"/> Discoloration <input type="checkbox"/> Does not stay open <input type="checkbox"/> Deterioration <input type="checkbox"/> Insulated glass seal failure <input type="checkbox"/> Aged <input checked="" type="checkbox"/> Window/lock out of alignment <input type="checkbox"/> Loose window sash
Doors	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Drags the carpet during operation <input type="checkbox"/> Damage <input type="checkbox"/> Discoloration <input type="checkbox"/> Holes <input type="checkbox"/> Flaking/peeling
Photos	



Family room.



Open ground receptacle.



The window locks do not properly catch the latch keeper. It took several attempts to get the window locked.



The door drags the carpet during operation.



Cracks along the ceiling.