Home Inspection Report

1656 W. Fourth St., Fort Wayne, IN 46808

Inspection Date:
Friday, July 9, 2021

Prepared For:
Ness Bros W Fourth

Prepared By:
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07092021-01

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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

No

Ground Cover

Dry

Approximate Age

70 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

Unconventional caulk/adhesive along the roof (Page 7).
Wood rot damage along the sheathing (Pages 8 & 26).
Moisture detected along the wall within the sunroom (Page 35).
Several cracked windows in the sunroom (Page 36).

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 ☐ Uneven risers/surfaces ☒ Cracks/deterioration/pitting
☐ No handrail ☐ Slopes ☐ Loose handrail ☒ Trip hazard

Photos


The handrail is loose.


Cracks/deterioration along the service walks.

Porch

Condition
☐ Satisfactory ☒ Marginal ☐ Poor ☐ Uneven risers ☐ Cracks/deterioration
☒ Missing/loose railing/handrail ☒ Slopes ☐ Improper spacing between railing ☐ Wood rot
☐ Defects with columns ☐ Loose/detached ☐ Trip hazard

Photos

The railing is loose.

Landscaping

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

Photos

Negative grade. A negative grade can cause moisture intrusion into the house and foundation problems due to excessive hydrostatic pressure.

Hose Bibs

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ No anti-siphon/frost free valve ☐ Leaks ☒ Inoperable
☐ Loose/detached ☐ Missing handle ☐ Damaged ☐ Not tested

Comments The lack of an anti-siphon valve can allow water back flow, thus contaminating potable water. This is a potential safety hazard.
The lack of a frost free valve can allow water to stay within the hose bib, which could potentially freeze during cold months and cause the pipe to rupture. This can cause property damage.

Photos

The hose bib is inoperable.

Roof

Roof

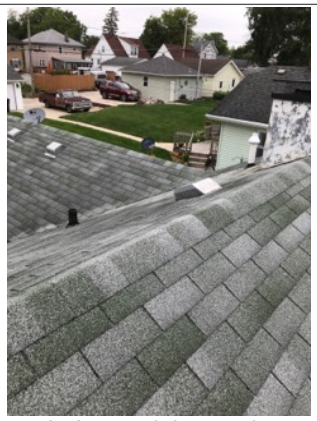
Visibility/Accessibility [X] All [ ] Limited visibility/accessibility [ ] Debris/tree branches along the roof [ ] Snow/ice along the roof [ ] Inclement weather [ ] Steep pitch roof

Layers [X] Appears to be 1 layer [ ] Appears to be 2+ layers

Approximate Age [ ] 1-5+ years [ ] 5-10+ years [ ] 10-15+ years [X] 15-20+ years [ ] 20+ years

Condition [ ] Satisfactory [X] Marginal [ ] Poor [ ] Curling [ ] Cracking [ ] Standing water [ ] Broken/loose tabs/shingles/tiles [ ] Exposed nails/staples [X] Granule loss [ ] Missing tabs/shingles/tiles [ ] Biological growth [ ] Evidence of leakage [X] Deterioration [ ] Lifted shingles [X] Aged [ ] Previous repairs [ ] Debris [ ] Bald spots [ ] Unconventional/excessive use of sealant [ ] Subpar repairs [ ] Vegetation in close proximity with roof [X] Defects with vents/flues [ ] Multiple layers [X] Brackets/anchor bolts on roof [ ] Creased shingles [X] Amateur craftsmanship [ ] Sagging ridge line [ ] Warping/wavy [X] Recommend licensed roofer evaluate

Photos



General photo of the roof.

Cracks/deterioration along the plumbing vent flashing. The cracks/deterioration are potential leak points.

Cracks/deterioration along the plumbing vent flashing. The cracks/deterioration are potential leak points.

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.

Unconventional and excessive application of roof sealant. This is an indication that the house has most likely experienced water intrusion along the gable. The current application of roof sealant is considered amateur craftsmanship.

Lifted shingle.

The roof decking is abnormally soft in this area. This is considered a defect.

Exterior

Chimney/Fireplace

Condition
☐ Satisfactory ☒ Marginal ☐ Poor ☐ Deterioration ☒ Flaking/peeling ☒ Rust/corrosion
☐ Rain cap/spark arrestor missing ☐ Holes ☐ Cracks ☐ 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 ☐ Inoperable ☐ Recommend chimney professional evaluate ☐ Safety hazard

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

Photos


General photo of the chimney.


Flaking/peeling along the chimney.


Rust/corrosion along the chimney.

Gutters

Condition
☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rust ☒ Downspout(s) needed ☐ Need to be cleaned
☐ Leaking ☐ Loose/detached ☐ Loose gutter spikes ☐ Downspout elbow(s) needed
☐ No gutter extensions ☐ Gutter system missing/partially missing ☐ Dents/damage ☐ Standing water
☐ Clogged ☐ Recommend general contractor evaluate

Photos


Missing downspout.


Unconventional gutter downspout. This is a low clearance, thus creating a potential safety hazard.


Detached downspout.

Siding

Condition
☐ Satisfactory ☒ Marginal ☐ Poor ☒ Loose/detached ☒ Cracks/gaps/holes ☐ Biological growth
☐ Damage ☐ Deterioration ☐ Low ground clearance ☒ Discoloration ☐ Dents ☐ Flaking/peeling
☐ Recommend refinishing/painting ☐ Wood rot ☐ Recommend general contractor evaluate

Comments Cracks and holes in siding, loose/detached siding, gaps in siding and missing siding have the potential to

Exterior

Siding cont.

Comments cont. allow water/moisture, insects, bats, mice, wood destroying insects, pests, and rodents into the framing of a house. The intrusion of water/moisture, insects, bats, mice, wood destroying insects, pests, and rodents has the potential to cause damage to a house, such as wood rot, mold, property damage and structural damage.

Photos


Damaged siding.


Damaged siding.


Loose siding.


Discoloration along the siding.

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. An active or intermittent water source, such as a leaking plumbing pipe, water intrusion from the exterior, or high levels of humidity, can cause mold growth. Mold eats the material it grows on. Mold has the potential to cause property damage, such as wood rot or structural 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

Exterior

Additional Services/Foundation cont.

Comments cont. 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 ☐ Recommend structural engineer evaluate

Photos

Crack along the slab/foundation. Cracks should be monitored for signs of additional movement. Cracks should be sealed to prevent the intrusion of moisture, insects, wood destroying organisms, etc.

Exterior Electrical/Receptacles/Lights

Exterior Electrical/Receptacles/Lights ☐ Satisfactory ☐ Marginal ☒ Poor ☐ GFCI protected
☒ Inoperable receptacles ☐ Reverse polarity ☐ Open ground/neutral
☐ Non GFCI ☒ GFCI inoperable ☐ Loose/detached
☐ Weather protective cover missing/damaged
☐ Cover plate loose/missing/cracked ☐ Inoperable lights
☐ No apparent exterior receptacles ☐ Recommend adding exterior receptacles
☐ Unconventional wiring ☒ Safety hazard ☐ Loose wires

Photos

Inoperable receptacle.

Exterior

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 1999.

☐ Satisfactory ☒ Marginal ☐ Poor ☒ Needs cleaning/serviced ☒ Aged ☐ Not level ☐ Inoperable
☐ Insulation missing/deteriorated ☐ No current service record ☒ Service recommended
☐ Dents/damage ☐ High supply temperature ☒ Recommend licensed HVAC technician evaluate
☐ Rust/corrosion

Refrigerant Type ☒ R22 ☐ R410a

Evaporator Coil ☒ Sealed ☒ Not visible

Comments The temperature drop for the air conditioning was approximately 4 degrees. This is considered low for a temperature drop. Recommend licensed HVAC technician further evaluate.

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

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

Photos

Condenser.

Condenser data plate.

The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 61 degrees Fahrenheit.

The photo identifies the temperature of the return air while the air conditioner was in operation. The approximate temperature of the return air was 65 degrees Fahrenheit.

Unconventional buckets underneath the condensation lines. One of the buckets has water in it. This might be an indication that the condensation lines have a leak or had a leak in the past. No moisture or leaks observed during the inspection.

Garage

Garage

Photos

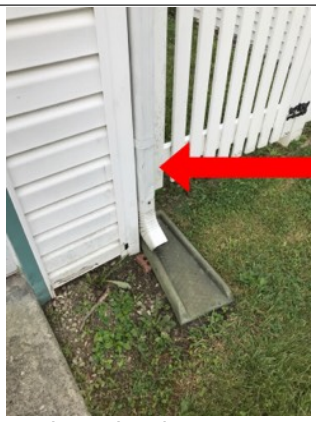
Partially missing weatherstrip and damaged siding.

Please note, there was restricted access into the garage as the service door and overhead door were locked. Systems and components within the garage could not be inspected.

Damaged siding.

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.

Gap along the siding.



Dents along the downspout.

Overhead Door(s)

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☒ Weatherstrip missing/damaged ☐ Deterioration ☐ Flaking/peeling ☐ Broken/defective spring/cables ☐ Dents ☐ Damage ☐ Noisy ☐ Aged

Exterior

Roof ☒ 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

Garage

Exterior cont.

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Aged ☒ Granule loss ☒ Deterioration
☐ Broken/loose tabs/shingles/tiles ☐ Missing tabs/shingles/tiles ☐ Debris ☐ Exposed nailheads/staples
☐ Biological growth ☐ Lifted shingles

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

Gutters ☐ 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

Windows

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn/displaced 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 ☐ Wood rot ☐ Condensation

Floor/Slab

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☒ Limited visibility ☐ Uneven surfaces
☐ Signs of moisture intrusion ☐ Trip hazard

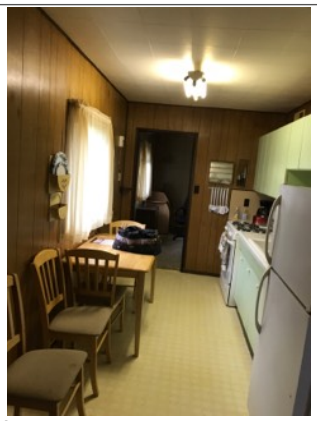
Doors

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/loose hardware ☐ Defective storm door ☐ Damaged/dents ☐ Drags the carpet/floor
☐ Loose/detached threshold ☐ Wood rot ☒ Aged ☐ Safety hazard

Kitchen

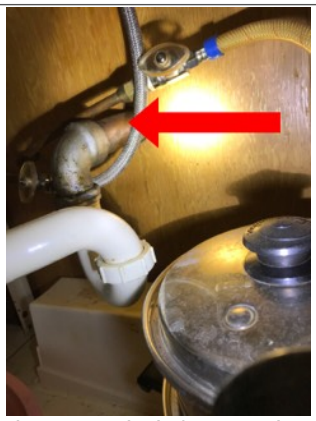
Kitchen

Photos

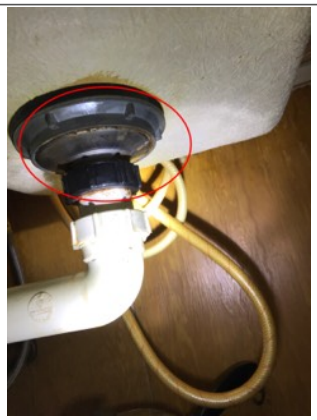


Kitchen.

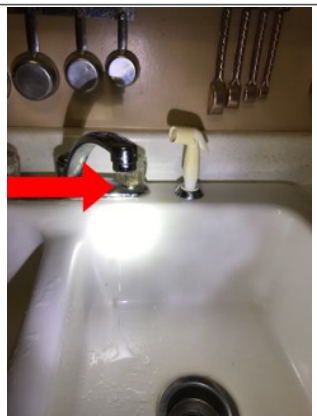
Negative sloped drain pipe. A negative sloped pipe can cause slow drainage and potential blockage.



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.



Corrosion underneath the sink.



The faucet has a slow leak when turned off.

Open ground receptacles.


Open ground receptacles.


Discoloration along the window.

Cabinets/Countertops

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Loose/detached ☒ Aged ☐ Flaking/peeling ☐ Delaminated ☐ Mold like substance ☐ Signs of previous water damage under sink ☐ Gaps/holes

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 ☐ Mold like substance

Floor

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

Windows

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn/displaced 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 ☐ Loose window sash ☐ Wood rot ☐ Condensation

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 ☐ Loose/missing/cracked ☐ Inoperable lights ☐ Exposed wires ☒ Safety hazard

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

Range/Stove ☒ Operable ☐ Inoperable ☐ Uneven flames ☐ Inoperable burners ☒ Aged

Laundry

Laundry

Dryer Vented [X] Wall [ ] Ceiling [ ] Floor [ ] Not vented [ ] Not vented to exterior
[ ] Unconventional bends in dryer ductwork [X] Recommend cleaning ductwork [ ] Sags/improperly sloped
[ ] Safety hazard

Receptacles/Lights [ ] Satisfactory [X] Marginal [ ] Poor [ ] Inoperable [ ] Reverse polarity [X] Open ground/neutral
[ ] Loose/missing/cracked [ ] Inoperable lights [ ] Non GFCI protected [ ] Exposed wires
[X] Safety hazard

Washer Hook-Up Lines/Valves [ ] Satisfactory [X] Marginal [ ] Poor [ ] Leaks [X] Rust/Corrosion
[ ] Broken/damaged/missing hardware [X] Limited visibility [ ] No visibility

Washing Machine [ ] Operable [X] Inoperable [X] Aged

Dryer [X] Operable [ ] Inoperable [X] Aged

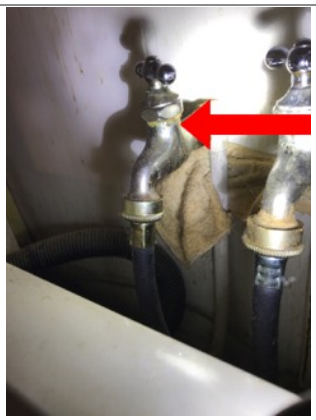
Walls/Ceiling [ ] Satisfactory [X] Marginal [ ] Poor [ ] Cracks [ ] Damage [X] Discoloration [ ] Holes
[ ] Flaking/peeling [ ] Signs of previous repairs [ ] Signs of water intrusion

Floor [ ] Satisfactory [X] Marginal [ ] Poor [ ] Slopes [ ] Squeaks [X] Asbestos based tiles [ ] Sags/spongy
[ ] Gaps/holes [ ] Uneven surfaces [ ] Loose/torn carpet [ ] Trip hazard

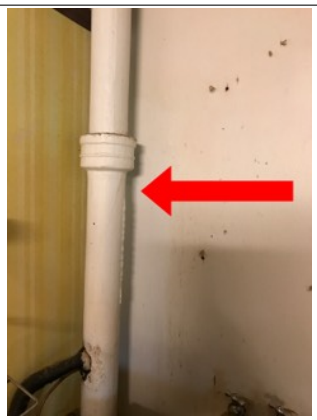
Photos


Laundry room.


The washer is inoperable. It did not call for water when turned on.


Corrosion along the washer hook up lines.


Unconventional plumbing connection in the cast iron drain pipe. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure.


Aged cast iron drain pipes.


2 prong receptacles. 2 prong receptacles are not grounded.

9" X 9" floor tiles. These tiles are most likely asbestos based tiles.

Exposed wires.

Discoloration 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/dents

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

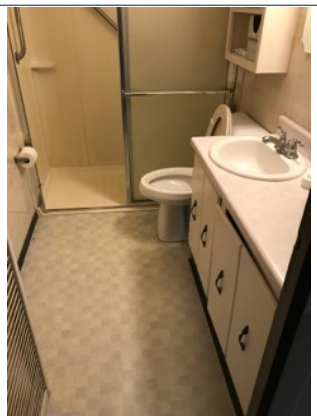
Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Cracks ☐ Sags/spongy ☐ Gaps/holes ☐ Uneven surfaces ☐ Loose/torn carpet ☐ Trip hazard

Receptacles/Lights ☐ Satisfactory ☒ Marginal ☐ Poor ☐ GFCI protected ☐ Inoperable ☐ Reverse polarity ☐ Open ground/neutral ☐ Non GFCI ☐ GFCI inoperable ☐ 2 prong ☐ Cracked/broken ☐ Loose/missing/cracked ☐ Inoperable lights ☐ Double GFCI protected ☒ No apparent receptacles ☐ Exposed wires ☒ Safety hazard

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

Heating Source ☒ Yes ☐ No

Photos



Bathroom.

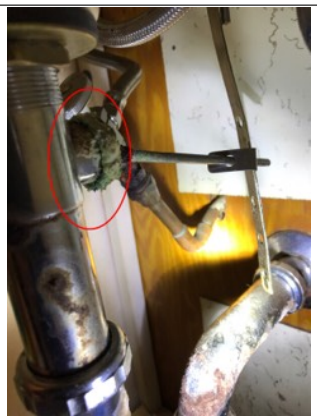
Mold like substance along the toilet.

Discoloration along the ceiling.

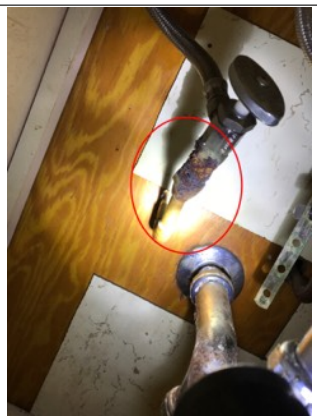
The drain stopper is inoperable.

Mold like substance underneath the sink. An active or intermittent water source can cause mold growth.

Corrosion along the plumbing lines. This is located underneath the sink.



Corrosion along the plumbing lines. This is located underneath the sink.



Corrosion along the plumbing lines. This is located underneath the sink.

Bedroom 1

Bedroom

Walls/Ceiling ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracks ☐ Damage ☒ Displaced ceiling tiles ☐ Holes ☐ Flaking/peeling ☐ Low clearance ☐ Signs of previous repairs ☐ Safety hazard

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing/loose hardware ☐ Door latch defective ☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Missing ☐ Low clearance ☐ Damaged/holes/dents ☐ Drags the carpet/floor ☐ Safety hazard

Windows ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn/displaced 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/defective window sash ☐ Wood rot ☐ Condensation

Switches/Receptacles/Lights ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Reverse polarity ☒ Open ground/neutral ☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☒ 2 prong ☐ Cracked/broken ☐ Loose/missing/cracked ☐ Inoperable lights ☐ Exposed wires ☒ Safety hazard

Heating Source ☒ Yes ☐ No

Photos

Bedroom.

Displaced ceiling tiles.

2 prong receptacles. 2 prong receptacles are not grounded.

Insulated glass seal failure.

Bedroom 2

Bedroom

Walls/Ceiling ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracks ☐ Damage ☒ Displaced ceiling tiles ☐ Holes ☐ Flaking/peeling ☐ Low clearance ☐ Signs of previous repairs ☐ Safety hazard

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

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing/loose hardware ☐ Door latch defective ☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Missing ☐ Low clearance ☐ Damaged/holes/dents ☐ Drags the carpet/floor ☐ Safety hazard

Windows ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn/displaced 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/defective window sash ☐ Wood rot ☐ Condensation

Switches/Receptacles/Lights ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Reverse polarity ☒ Open ground/neutral ☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☒ 2 prong ☐ Cracked/broken ☐ Loose/missing/cracked ☐ Inoperable lights ☐ Exposed wires ☒ Safety hazard

Heating Source ☒ Yes ☐ No

Photos


Bedroom.


Displaced ceiling tiles.


Discoloration along the windows.


The ceiling is sagging.


2 prong receptacles. 2 prong receptacles are not grounded.

Interior

Hallway

Walls/Ceiling/Floor ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracks ☐ Discoloration ☐ Asbestos based tiles ☒ Uneven surfaces ☐ Slopes ☐ Squeaks

Photos

9" X 9" floor tiles. These tiles are most likely asbestos based tiles.

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 ☐ None
☐ Recommend adding insulation ☒ Recommend exterminator further evaluate

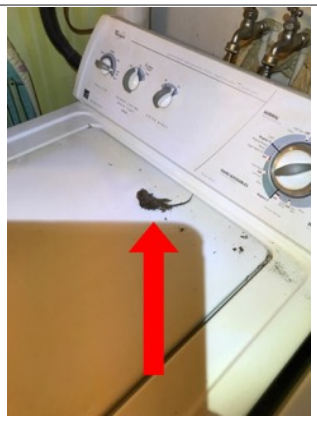
Ventilation ☒ Ventilation appears adequate ☐ Ventilation appears inadequate ☐ Crystallized sap ☐ Sap
☐ Inadequate ventilation can create moisture problems

Fans Exhausted to ☐ Attic ☐ Exhaust vents observed on exterior ☒ No exterior bathroom exhaust vents observed
☒ Not vented to exterior can cause mold

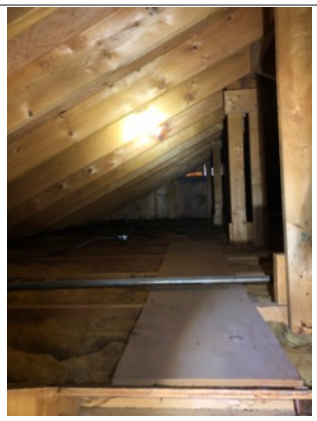
Sheathing/Framing ☐ Structural modifications observed ☐ Unconventional cuts/alterations ☒ Defects observed
☒ Discoloration ☒ Moisture detected ☒ Delaminated ☒ Limited visibility ☐ Mold like substance
☐ Signs of previous water damage ☐ Signs of previous fire damage
☐ Recommend structural engineer evaluate

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

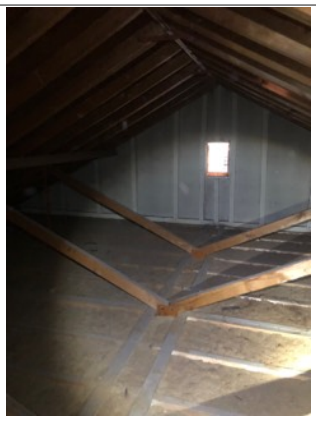
Photos



Apparent dead mouse fell from the attic when removing the access panel.



General photo of the attic.



General photo of the attic.

Loose/unused wires.

Delaminated sheathing and discolored and compressed insulation. This is an indication of previous water intrusion.

Wood rot/mold like substance along the sheathing. Wood rot can cause structural damage. An active or intermittent water source can cause mold growth. This is about the same area where the roof decking was soft when walking the roof. See roof section.

Plumbing

Water Service

Main Shut-Off Location ☐ Basement ☐ Garage ☐ Crawl space ☒ Interior ☐ Unable to locate ☐ Check with owner or plumber for location

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 ☐ Accordion drain pipes ☒ Negative sloped drain pipes ☒ Aged pipes ☐ Polybutylene plastic ☐ Please review entire report ☒ Recommend licensed plumber evaluate ☐ Partially visible

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 ☐ Uncapped fuel line ☒ Safety hazard

Photos

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 119 degrees Fahrenheit.

Main water shut off valve.

The clean out has a hole in the top. The hole will allow debris, small animals, etc into the drain line, thus creating potential problems with proper drainage.

Rust/corrosion along the fuel lines. Excessive rust can cause leaks, thus creating a potential safety hazard.

Plumbing

Main Fuel Shut-Off Location

Location [X] Exterior

Photos

Main fuel shut off valve.

Water Heater

General Brand: AO Smith

Approximate Age:The approximate manufactured date of the water heater is 2005.

Type [X] Gas [ ] Electric [ ] Oil [ ] LP

Condition [ ] Satisfactory [X] Marginal [ ] Poor [ ] No drip leg/sediment trap [ ] Defects with flue
[ ] Negative sloped flue [ ] Rust/corrosion [ ] Holes in flue [X] Aged [ ] Leaks [ ] Backdrafting
[ ] Defects with T & P valve extension [ ] PEX within 18 inches of water heater [ ] Noisy
[ ] Recommend licensed plumber evaluate [ ] Safety hazard

Photos

Water heater.

Water heater data plate.

Discoloration along the water heater.

Heating System

Heating System

Unit Brand: Lennox
Approximate Age:The approximate manufactured date of the furnace is 2004.
☐ Satisfactory ☒ Marginal ☐ Poor ☐ Aged ☐ Inoperable ☐ 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 ☒ Unconventional wiring ☐ Noisy
☐ Dents/damage ☒ Ductwork needs cleaning ☐ Defects with thermostat ☐ Leaks
☒ Recommend licensed HVAC technician evaluate

Energy Source ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Geothermal

Heat Exchanger ☒ Sealed ☒ Not visible

Comments The temperature rise for the furnace was approximately 30 degrees Fahrenheit.

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

Please note, there is no indication that the furnace or air conditioning has experienced annual routine preventative maintenance. It is recommended that the furnace and air conditioning have annual maintenance to prolong the life of the appliances, ensure the appliances are operating at optimal performance, keep warranties valid, and help avoid unexpected/costly repairs.

Photos


Furnace.


Furnace data plate.

Wires routed through the furnace cabinet without a clamp or bushing. This is a potential safety hazard as the metal edge of the knockout can penetrate the wires, thus creating spark and/or fire.

The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 101 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 71 degrees Fahrenheit.

Electrical

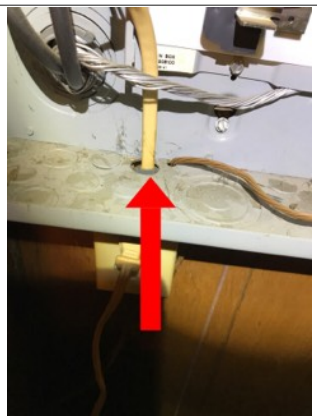
Electrical/Panels

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 ☐ Noisy ☐ Ground/neutral busbars not separate
☐ Aged ☐ Loose/displaced circuit breakers ☒ Unconventional wiring ☐ Debris
☐ Deterioration along conduit ☒ Recommend licensed electrician evaluate
☒ Safety hazard

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

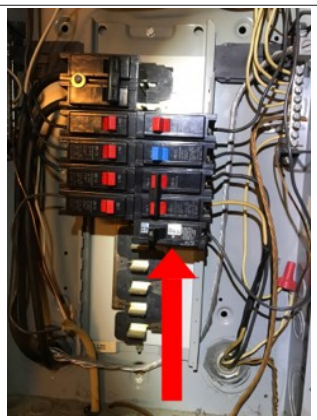
Photos

Main circuit breaker.



Unconventional wiring. The wire is routed through the knockout without the proper installation of a bushing or clamp. It appears, someone attempted to install a clamp, however, it's not properly installed. The lack of a proper installed clamp can cause the wires to be penetrated by the metal edge of the knockout, thus causing spark and/or fire.

Unconventional ground wires. The ground wires should be routed to the ground/neutral bar.



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.

Living Room

Room

Walls/Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracks [ ] Damage [ ] Discoloration [ ] Holes [ ] Flaking/peeling [ ] Signs of previous repairs

Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Slopes [ ] Squeaks [ ] Sags/spongy [ ] Gaps/holes [ ] Uneven surfaces [ ] Loose/torn carpet [ ] Trip hazard

Switches/Receptacles/Lights [ ] Satisfactory [X] Marginal [ ] Poor [ ] Reverse polarity [X] Open ground(s) [ ] Inoperable switch(es) [ ] Inoperable receptacle(s) [X] 2 prong [ ] Cracked/broken [ ] Loose/missing/cracked [ ] Inoperable lights [ ] Exposed wires [X] Safety hazard

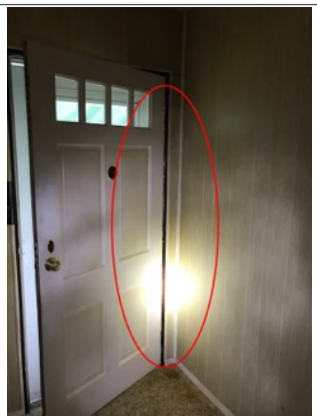
Doors [ ] Satisfactory [X] Marginal [ ] Poor [X] Broken/missing/loose hardware [ ] Door latch defective [ ] Difficult to open/close [ ] Flaking/peeling [X] Door/lock out of alignment [ ] Defects with storm/screen door [ ] Double-keyed lock [ ] Damaged/dents [ ] Drags the carpet/floor [ ] Wood rot [X] Aged entry door [ ] Safety hazard

Windows [ ] Satisfactory [X] Marginal [ ] Poor [ ] Inoperable [ ] Missing/torn/displaced screen(s) [ ] Broken/missing hardware [ ] Defective crank [ ] Cracked glass [X] Discoloration [ ] Does not stay open [ ] Deterioration [ ] Insulated glass seal failure [ ] Aged [ ] Window/lock out of alignment [ ] Difficult to operate [ ] Loose window sash [ ] Wood rot [ ] Condensation

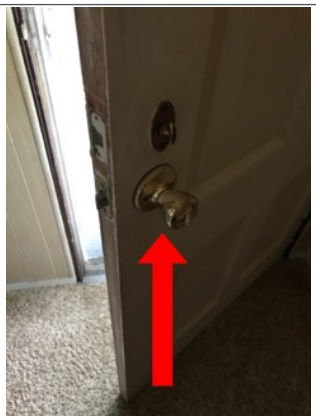
Heating Source [X] Yes [ ] No

Photos

Living room.



The door is loose along the hinges.



Loose door knob.

Flipping the switch creates a loud chirping sound from the kitchen. I was unable to determine what the noise was coming from.

Discoloration along the windows.

2 prong receptacles. 2 prong receptacles are not grounded.

Family Room

Room

Walls/Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Cracks [ ] Damage [ ] Discoloration [ ] Holes [ ] Flaking/peeling [ ] Signs of previous repairs

Floor [ ] Satisfactory [X] Marginal [ ] Poor [ ] Slopes [ ] Squeaks [X] Loose step [ ] Gaps/holes [ ] Uneven surfaces [ ] Loose/torn carpet [ ] Trip hazard

Ceiling Fan [X] Satisfactory [ ] Marginal [ ] Poor [ ] Noisy [ ] Shakes during operation [ ] Inoperable [ ] Inoperable light(s)

Switches/Receptacles/Lights [X] Satisfactory [ ] Marginal [ ] Poor [ ] Reverse polarity [ ] Open ground/neutral [ ] Inoperable switch(es) [ ] Inoperable receptacle(s) [ ] 2 prong [ ] Cracked/broken [ ] Loose/missing/cracked [ ] Inoperable lights [ ] Exposed wires [ ] Safety hazard

Doors [ ] Satisfactory [X] Marginal [ ] Poor [ ] Broken/missing/loose hardware [ ] Door latch defective [ ] Difficult to open/close [X] Door/lock out of alignment [ ] Damaged/dents [ ] Drags the carpet/floor [ ] Wood rot [ ] Defects with storm/screen door [ ] Flaking/peeling

Windows [ ] Satisfactory [X] Marginal [ ] Poor [ ] Inoperable [ ] Missing/torn/displaced screen(s) [ ] Broken/missing hardware [ ] Defective crank [ ] Cracked glass [X] Discoloration [ ] Does not stay open [ ] Deterioration [ ] Insulated glass seal failure [ ] Aged [ ] Window/lock out of alignment [ ] Loose window sash [ ] Wood rot [ ] Condensation

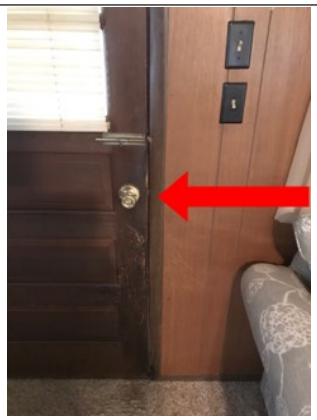
Heating Source [X] Yes [ ] No

Photos

Family room.

Loose step/detached step. This is a potential trip hazard.

I was unable to determine what the top switch operates.



The door rubs the frame during operation.

Discoloration along the windows.

Sunroom

Room

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

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Sags/spongy ☐ Gaps/holes ☐ Uneven surfaces ☐ Loose/torn carpet ☐ Trip hazard

Switches/Receptacles/Lights ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Reverse polarity ☒ Open ground/neutral ☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken ☐ Loose/missing/cracked ☐ Inoperable lights ☐ Exposed wires ☒ Safety hazard

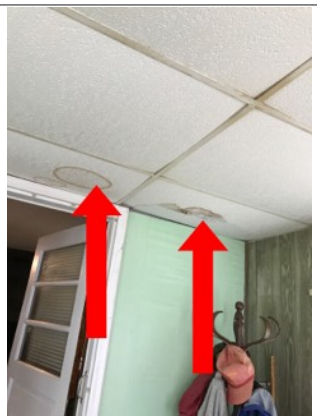
Doors ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Broken/missing/loose hardware ☐ Door latch defective ☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Damaged/dents ☐ Drags the carpet/floor ☒ Wood rot ☐ Defects with storm/screen door ☐ Flaking/peeling

Windows ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Inoperable ☒ Missing/torn/displaced 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 ☐ Loose window sash ☐ Wood rot ☐ Condensation

Heating Source ☐ Yes ☒ No

Photos

Sunroom.



Discoloration along the ceiling. This is an indication of previous water intrusion. An active or intermittent water source can cause mold growth. This is underneath the excessive areas of roof sealant along the gable. See roof section for photos and details.

Moisture detected along the interior wall. This is underneath the excessive areas of roof sealant along the gable. See roof section for photos and details. An active or intermittent water source can cause mold growth.


Cracked window glass.


Cracked window glass.


Cracked window glass.


Cracked window glass.


Wood rot damage along the door frame.


Open ground receptacles.