

Home Inspection Report



5309 Tall Timber Trail, Fort Wayne, IN 46804

Inspection Date:

Thursday, August 26, 2021

Prepared For:

Ness Bros

Prepared By:

FamilyGuard

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Report Number:

08262021-02

Inspector:

Alex Bishop

License/Certification #:

HI01600042

Inspector Signature:

A handwritten signature in black ink, appearing to read 'Alex Bishop', written over a horizontal line.

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

48 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

Defects with the chimney (Pages 8 & 9).

Low supply temperature from the heat pump (Pages 13 & 14).

Grounds

Driveway

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

Photos



Service Walks/Steps

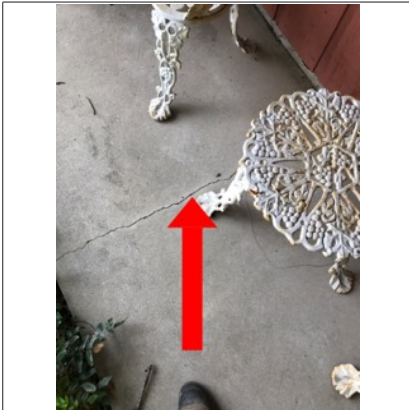
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Uneven risers/surfaces ☒ Cracks/deterioration/pitting
☐ No handrail ☐ Slopes ☐ Loose handrail ☒ Trip hazard

Photos



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

Cracks along the porch.

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 ☒ Wood rot ☐ Loose/detached ☐ Amateur craftsmanship
☐ Safety hazard

Photos

Wood rot damage along the door frame.



Unconventional application of foam spray.

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

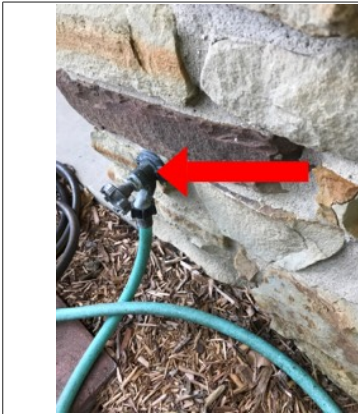
Hose Bibs**Condition**

- ☐ 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



No anti-siphon/frost free valve.



The handle is loose.

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 ☐ Standing water
☐ 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 ☒ Vegetation in close proximity with roof
☒ Defects with vents/flues ☒ Spongy roof decking ☐ Brackets/anchor bolts on roof ☐ Creased shingles
☒ Amateur craftsmanship ☐ Sagging ridge line ☐ Warping/wavy
☒ Recommend licensed roofer evaluate

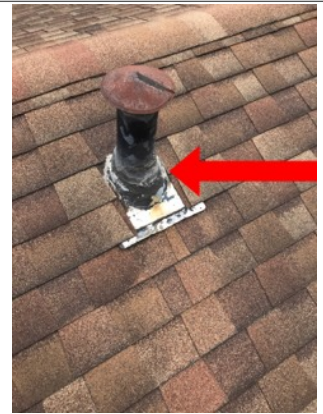
Photos



General photo of the roof.



Upon walking the roof. There were some soft/spongy areas along the decking. This is considered a defect.



Excessive and unconventional application of roof sealant. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.



Unconventional application of sealant around the rubber flashing. Rubber flashing is designed to be caulkless. Adding sealant along the rubber flashing can cause the flashing to prematurely deteriorate, especially if the sealant is petroleum based.



Rust/corroded bolts along the roof system. Rusty and corroded nails are considered leak points. Also, the flashing is considered unconventional and amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.



Vegetation growing in contact with the house. This can allow access to the house for small animals, rodents, mice, insects, wildlife, etc, which can result in property damage.

Exterior

Chimney/Fireplace

Condition

- ☐ Satisfactory
 ☐ Marginal
 ☒ Poor
 ☒ Deterioration
 ☐ Loose brick
 ☐ 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



Detached stone from the chimney.



Crack along the chimney top with signs of amateur repairs. Cracks are potential leak points.



Unconventional cap on the flue.



Subpar flashing. This is considered amateur craftsmanship.



Unconventional caulk along the chimney. This is considered amateur craftsmanship.



Biological growth along the roof. Biological growth has the potential to hold water, thus creating a potential leak point.



The fireplace is covered and taped shut. This is an indication that the fireplace has not been used or serviced for an extended period of time.

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



Dents along the gutter system.

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 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



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.



Unconventional foam board along the exterior. Foam board is not rated for exterior use. This is considered amateur craftsmanship.



Apparent nesting within the electrical box.



Discoloration along the siding.



Gap along the siding.



Detached stone from the siding.



Flaking and peeling along the exterior shed door.

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 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

Exterior Electrical/Receptacles/Lights

Exterior Electrical/Receptacles/Lights ☐ Satisfactory ☐ Marginal ☒ Poor ☐ GFCI protected
☒ Inoperable receptacles ☐ Reverse polarity ☐ Open ground/neutral
☒ Non GFCI ☒ GFCI reset 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 GFCI does not reset. The receptacle is inoperable.



The receptacle along the soffit is recessed.



The exterior receptacle is 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/Heat Pump

Air Conditioning/Heat Pump

Unit Brand: Bryant
 Approximate Age: [The approximate manufactured date of the condenser is 2009.](#)
☐ 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
☒ Defects with heat pump

Refrigerant Type ☒ R22 ☐ R410a

Evaporator Coil ☒ Sealed ☒ Not visible

Comments [The temperature drop for the air conditioning was approximately 9 degrees.](#)

[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 \[www.epa.gov\]\(http://www.epa.gov\) for additional information about the phase out process.](#)

Photos



Condenser.



Condenser data plate.



The condenser is not level. Refrigerant within an air conditioner also acts as a lubricant. When the condenser is leaning, some internal components may not get properly lubricated thus shortening the lifespan of the condenser.



The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 62 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 71 degrees Fahrenheit.



The supply temperature for the heat pump was approximately 65 degrees Fahrenheit. This is considered low and a defect. The heat pump was left on for about 30 minutes and the supply temperature did not rise.

Garage

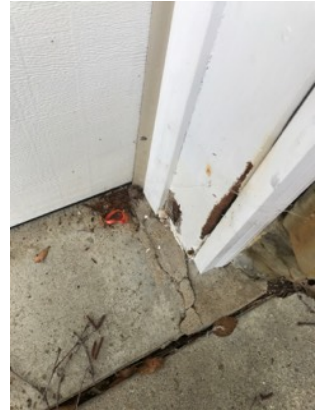
Garage Photos



Rust/corrosion along the overhead garage door.



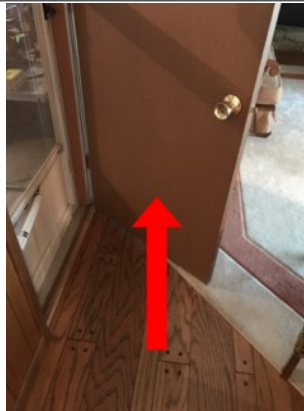
Partially missing/torn weatherstrip. This is a potential entry point for moisture, insects, mice, etc.



Damage along the trim/siding.



Missing keypad cover.



The door that separates the house from the garage is a hollow door. This door is not a proper fire rated door and is considered a safety hazard.



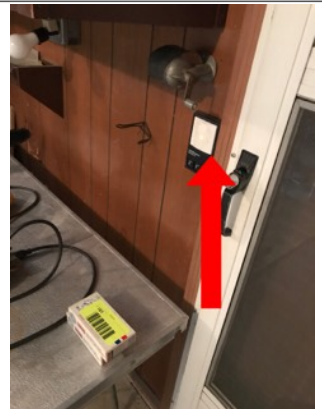
Crack along the slab/floor.



Non GFCI protected receptacles.



No photo eye sensors.



The push button has to be held down for the overhead garage door to close. This is normally a defect with the photo eye sensors.

Garage

Overhead Door(s)

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☒ Weatherstrip missing/damaged ☐ Deterioration
☐ Flaking/peeling ☐ Broken/defective spring/cables ☒ Rust/corrosion ☐ Damage ☐ Noisy ☐ Aged
Automatic Opener ☒ Operable ☐ Inoperable ☐ Noisy ☐ Defective ☐ None
Safety Reverse ☐ Operable ☒ Inoperable ☐ Photo eye sensors too high ☐ Not present ☒ Safety hazard

Floor/Slab

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

Walls/Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes/gaps
☐ Signs of movement ☐ Flaking/peeling ☐ Signs of previous repairs ☐ Mold like substance

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 ☒ Aged service door ☐ Damaged/dents ☐ Drags the carpet/floor
☐ Loose/detached threshold ☒ Non fire rated door ☐ Aged ☒ Safety hazard

Electrical/Receptacles/Lights

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

Kitchen

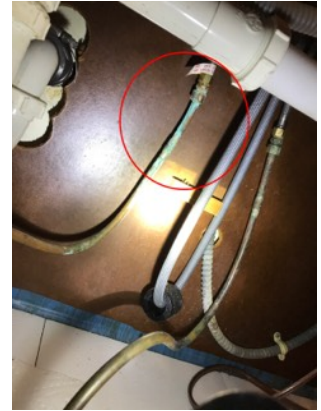
Kitchen Photos



Kitchen.



Unconventional tape along the window tracks. This restricted the window from opening. The window is inoperable.



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



Discoloration along the sink.



The garbage disposal is noisy.



Missing splash guard.



Crack along the ceiling.



Non GFCI protected receptacles.

Kitchen

Cabinets/Countertops

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

Doors

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

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
Dishwasher Drain Line Looped ☒ Yes ☐ No ☐ Safety hazard
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
Dishwasher ☒ Operable ☐ Inoperable ☐ Leaks ☐ Rust/corrosion ☐ Aged

Laundry

Laundry

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

Receptacles/Lights ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Reverse polarity ☐ Open ground/neutral
☐ Loose/missing/cracked ☐ Inoperable lights ☐ Non GFCI protected ☐ Exposed wires
☐ 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

Photos



Laundry area that is located within bathroom 3.



Corrosion along the washer hook up lines.

Bathroom 1

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

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
☐ No safety glass markings observed ☐ Window/lock out of alignment ☐ Difficult to operate
☐ Loose window sash ☐ Wood rot ☐ Condensation ☐ Safety hazard

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 tiles ☐ 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

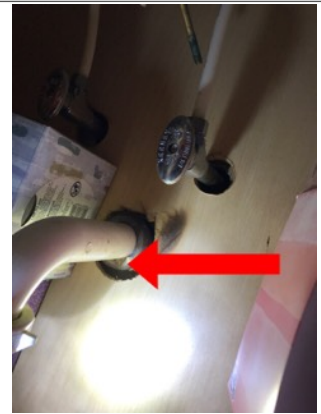
Photos



Bathroom.



The drain stopper is inoperable.



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



Unconventional tape along the window tracks. This restricted the window from opening. The window is inoperable.



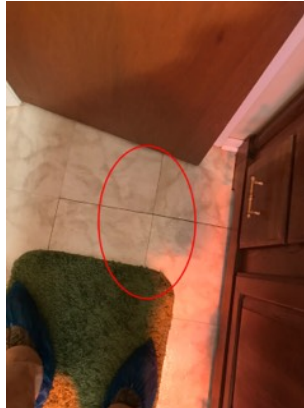
The bathtub faucet leaks while the showerhead is in operation. A properly functioning diverter will not allow any water through the bathtub faucet while the showerhead is in operation.



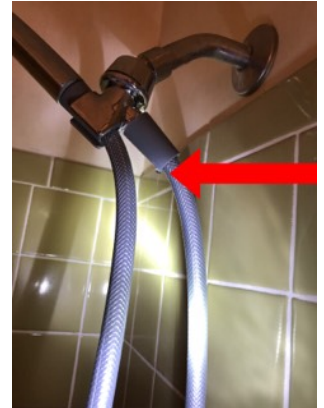
The drain stopper is inoperable.



Non GFCI protected receptacles.



Loose floor tiles.



The showerhead leaks.



Mold like substance along the base of the bathtub wall tile.



The heating element is operable, but the exhaust fan is inoperable.

Bathroom 2

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 loose ☐ Faucet/handle leaks
☐ Abnormal water pressure ☐ Loose sink/vanity ☐ Hot and cold reversed ☐ Rust/corrosion
☒ Unconventional tape on sink

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.



Unconventional cover to the exhaust fan.



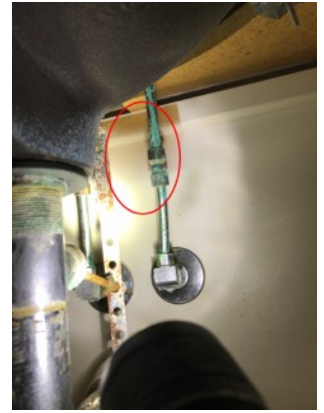
Unconventional tape along the sink.



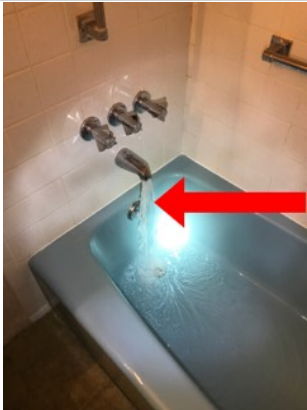
Corrosion along the drain pipe. This is located underneath the sink.



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



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



Unconventionally high water pressure.



The drain stopper is inoperable.



Non GFCI protected receptacles.



Rust/corrosion along the toilet tank. Also, the tank is slightly loose.

Bathroom 3

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
- 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.



The door does not latch properly.



The exhaust fan is inoperable and there is an unconventional cover along the fan.



There are no apparent receptacles adjacent to the sink.



Discoloration along the sink.

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/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

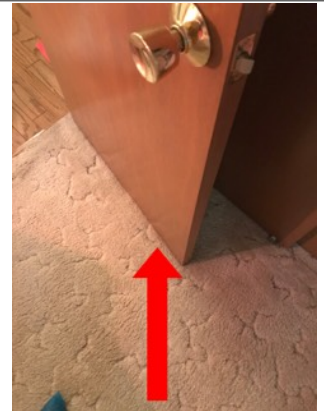
Photos



Bedroom.



Unconventional tape along the window tracks. This restricted the window from opening. The window is inoperable.



The door drags the carpet during operation.

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/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.



Unconventional tape along the window tracks. This restricted the window from opening. The window is inoperable.

Bedroom 3

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/spongy ☐ Gaps/holes
☐ Uneven surfaces ☐ Cracks ☐ Loose/torn carpet ☐ Trip hazard

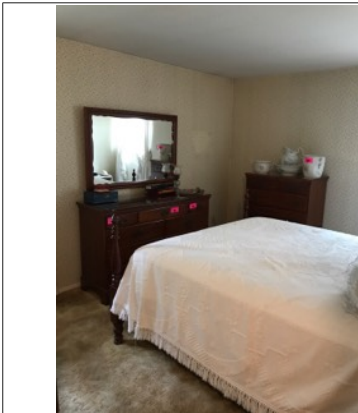
Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing/loose hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Missing ☐ Low clearance
☐ Damaged/holes/dents ☐ Drags the carpet/floor ☐ Safety hazard

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

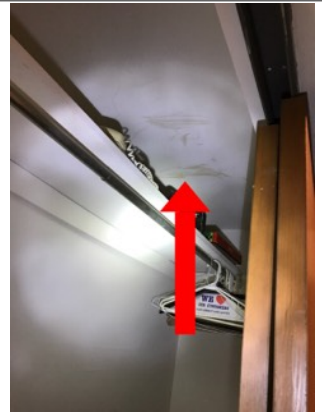
Photos



Bedroom.



Crack along the ceiling.



Discoloration along the ceiling.

Foyer

General

- 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
- 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 ☐ Difficult to open/close
☒ Weatherstrip torn/missing ☒ Door/lock out of alignment ☐ Defects with storm/screen door
☐ Double-keyed lock ☐ Flaking/peeling ☐ Damaged/holes/dents ☐ Drags the carpet/floor ☐ Wood rot
☐ Defective door latch ☐ Safety hazard

Photos



Foyer.



The door rubs the frame during operation.



Torn weatherstrip along the main entry door.

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 ☐ 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

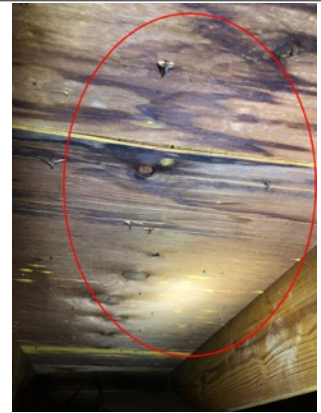
Photos



General photo of the attic.



Abnormal discoloration along the sheathing. This is possible mold like substance.



Areas of delaminated and spongy sheathing. An active or intermittent water source can cause sheathing to delaminate, become soft, and lose its structural integrity.



Various areas along the sheathing have been replaced with new decking.



Exhaust ductwork venting into the attic. Exhaust, such as bathroom exhaust fans, should vent to the exterior. Failure to vent to the exterior can cause mold growth within the attic.



Unconventional tape along the plumbing vent. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.



Unconventional rag wrapped along the plumbing vent. This is considered amateur craftsmanship. Amateur craftsmanship is prone to failure and leakage.

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. There is some corrosion along the main shut off valve.

Main Fuel Shut-Off Location

Location ☒ Exterior

Photos



Main fuel shut off valve.

Plumbing

Water Heater

General

Brand: AO Smith

Approximate Age: The approximate manufactured date of the water heater is 2016.

Type

☒ Gas ☐ Electric ☐ Oil ☐ LP

Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☒ No drip leg/sediment trap ☒ Defects with flue
☐ Negative sloped flue ☐ Rust/corrosion ☐ Holes in flue ☐ 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.



Improper flue. There should be a minimum of 12 inches between the draft hood outlet and the first elbow or connector. The current design of the flue is a potential safety hazard as it could release carbon monoxide into the house.



The temperature and pressure relief valve extension is not within 6 inches of the floor.



No drip leg/sediment trap adjacent to the gas valve.

Heating System

Heating System

Unit

Brand: Bryant

Approximate Age: [The approximate manufactured date of the furnace is 2009.](#)

- ☐ 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 ☐ Rust/corrosion ☐ 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 17 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.



The HVAC ductwork is dirty.



Furnace data plate.



The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 100 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 83 degrees Fahrenheit.

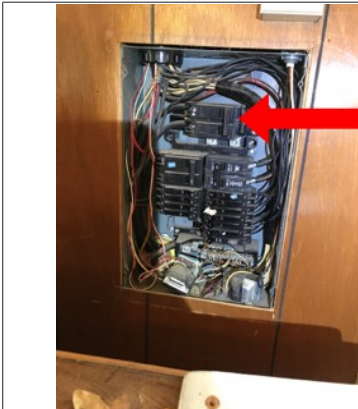
Electrical

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.

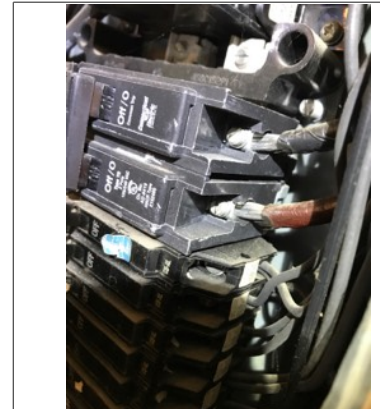
Photos



Main circuit breaker.



Double tapped circuit breakers.



Aluminum branch wiring.



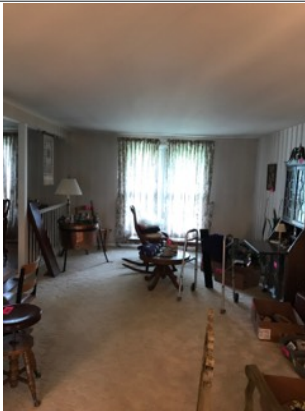
Double tapped neutrals.

Living Room

Room

- Walls/Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling ☐ Signs of previous repairs
- 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(s)
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Loose/missing/cracked ☐ Inoperable lights ☐ Exposed wires ☐ 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 ☐ Aged
☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash ☐ Wood rot
☐ Condensation
- Heating Source** ☒ Yes ☐ No

Photos



Living room.



Unconventional tape along the window tracks. This restricted the window from opening. The window is inoperable.

Dining 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/spongy <input type="checkbox"/> Gaps/holes <input type="checkbox"/> Uneven surfaces <input type="checkbox"/> Loose/torn carpet <input type="checkbox"/> Trip hazard
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/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"/> Loose/missing/cracked <input type="checkbox"/> Inoperable lights <input type="checkbox"/> Exposed wires <input type="checkbox"/> Safety hazard
Windows	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Inoperable <input type="checkbox"/> Missing/torn/displaced 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"/> Loose window sash <input type="checkbox"/> Wood rot <input type="checkbox"/> Condensation
Heating Source	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Photos	



Dining room.



Unconventional tape along the window tracks. This restricted the window from opening. The window is inoperable.



Crack along the ceiling.

Family Room

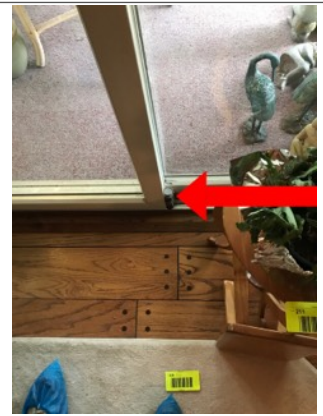
Room	
Walls/Ceiling	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracks <input type="checkbox"/> Damage <input checked="" type="checkbox"/> Discoloration <input type="checkbox"/> Holes <input type="checkbox"/> 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/spongy <input type="checkbox"/> Gaps/holes <input type="checkbox"/> Uneven surfaces <input type="checkbox"/> Loose/torn carpet <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"/> Defective dimmer switch <input checked="" type="checkbox"/> Inoperable switch(es) <input type="checkbox"/> Inoperable receptacle(s) <input type="checkbox"/> 2 prong <input type="checkbox"/> Cracked/broken <input type="checkbox"/> Loose/missing/cracked <input checked="" type="checkbox"/> Inoperable lights <input type="checkbox"/> Exposed wires <input type="checkbox"/> Safety hazard
Doors	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Broken/missing/loose hardware <input type="checkbox"/> Door latch defective <input type="checkbox"/> Difficult to open/close <input type="checkbox"/> Flaking/peeling <input type="checkbox"/> Door/lock out of alignment <input type="checkbox"/> Defects with storm/screen door <input type="checkbox"/> Double-keyed lock <input type="checkbox"/> Damaged/dents <input type="checkbox"/> Drags the carpet/floor <input type="checkbox"/> Wood rot <input type="checkbox"/> Torn/missing weatherstrip <input type="checkbox"/> Safety hazard
Heating Source	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Photos	



Family room.



The dimmer switch is inoperable.



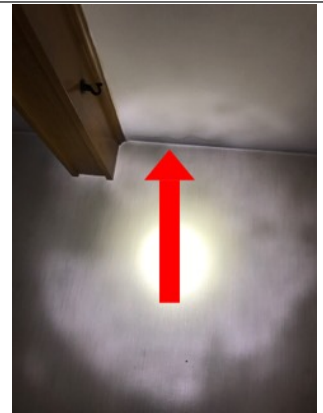
The lock is loose.



The lights are inoperable.



I was unable to find a function for the switch. It might be linked with the inoperable lights above the fireplace.



Discoloration and signs of previous water damage along the ceiling. This appears to be below the unconventional flashing that is noted in the roof section.