Home Inspection Report

1903 Majestic Ln., Fort Wayne, IN 46815

Inspection Date:
Friday, September 24, 2021

Prepared For:
Diana Dudley

Prepared By:
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Report Number:
09242021-01

Inspector:
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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

Yes

Ground Cover

Damp

Approximate Age

54 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 in the circuit breaker panel (Page 29).

Grounds

Driveway

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

Photos


Cracks/deterioration along the driveway.


Uneven surfaces along the driveway.

Service Walks/Steps

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

Photos


Cracks 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

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

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

Grounds

Hose Bibs

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

Photos

The hose bib is missing a fastener.

The hose bib leaks during operation.

Roof

Roof

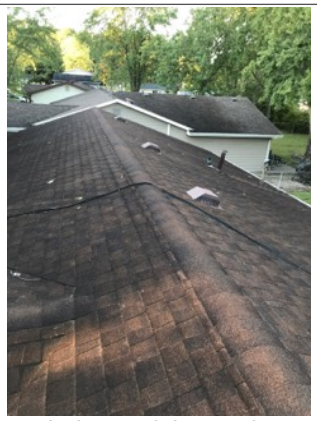
Visibility/Accessibility [X] All [ ] Limited visibility/accessibility [ ] Debris/tree branches along the roof [ ] Snow/ice along the roof [ ] Inclement weather [ ] Steep pitch roof

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

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

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

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.

Vegetation in contact with the roof. This is not a recommended practice. Falling tree branches can damage the roof shingles. Also, the vegetation enables small animals and rodents access to the roof, which could potentially lead to property damage.

Rust/corrosion along the exhaust flue and flashing. Excessive rust/corrosion can create holes, thus causing leak points.

Unconventional cables along the roof. The cable is underneath a shingle. This is a potential leak point.

Granule loss along the shingles.

Exposed nailheads. Exposed nailheads are potential leak points.

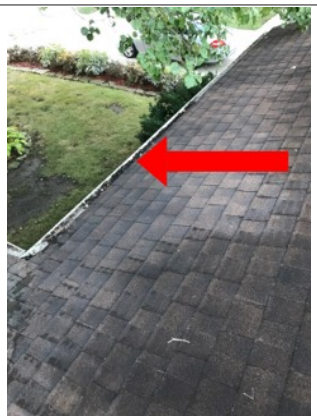
Biological growth along the roof shingles. Biological growth can restrict the ability of the roof to shed water, thus creating a leak point.

Exterior

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



The gutter system is dirty.

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

Dents/damage along the aluminum siding.

Dents/damage along the siding.

Bird's nest. Birds can cause property damage if they are not properly controlled.

Holes 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 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 foundation. Cracks should be monitored for signs of additional movement. Cracks should also be filled with an exterior grade adhesive or concrete to prevent the intrusion of moisture, insects, mice, etc.

Crack along the foundation.

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.

This exterior receptacle is linked to a wall switch in the house.

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

Unit Brand: Carrier

Approximate Age:The approximate manufactured date of the condenser is 2014.

☐ 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 rise for the heat pump was approximately 12 degrees Fahrenheit.

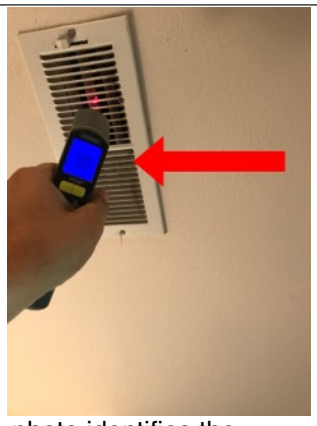
Note - Temperature rise is calculated by the following formula. (Temperature of Supply Air - Temperature of Return Air = Temperature Rise).

Photos

Condenser.

Condenser data plate.

The insulation to the suction line is torn/missing. The insulation on the suction line is important so the refrigerant in the line does not absorb additional heat. The hotter the refrigerant, the harder the condenser has to work.



The photo identifies the temperature of the supply air while the heat pump was in operation. The approximate temperature of the supply air was 90 degrees Fahrenheit.

The photo identifies the temperature of the return air while the heat pump was in operation. The approximate temperature of the return air was 78 degrees Fahrenheit.

The outdoor temperature during the time of the inspection was approximately 55 degrees Fahrenheit. Due to the weather conditions during the time of inspection. The performance level of the air conditioner could not be determined.

Garage

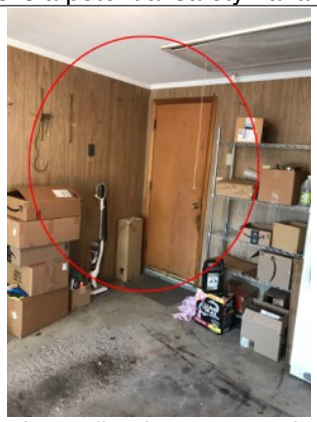
Garage

Photos

The door that separates the interior of the house and garage is not a properly fire rated door. This is a potential safety hazard.

Cracks along the slab.

Non GFCI protected receptacles.



Wood paneling is not properly fire rated to be along the interior walls that separate the garage from the house. Gypsum board is the recommended material. Please note, there could be gypsum board behind the wood paneling.

Overhead Door(s)

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

Automatic Opener ☒ Operable ☐ Inoperable ☐ Noisy ☐ Defective ☐ None

Safety Reverse ☒ Operable ☐ Inoperable ☐ Photo eye sensors too high ☐ Not present ☐ Safety 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 ☐ Wood rot ☐ Condensation

Floor/Slab

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

Garage

Walls/Ceiling

Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracks ☐ Damage ☒ Wood paneling along interior walls
☐ 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 ☒ Non fire rated door ☐ Door latch defective
☐ Broken/missing/loose hardware ☐ Defective storm door ☐ Damaged/dents ☐ Drags the carpet/floor
☒ Aged service door ☐ Wood rot ☐ Aged ☒ Safety hazard

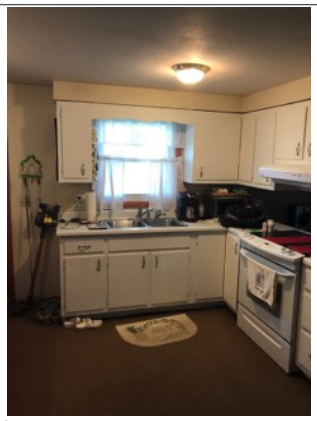
Electrical/Receptacles/Lights

☐ 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

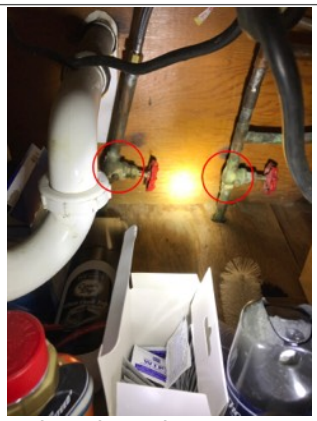
Kitchen

Kitchen

Photos



Kitchen.



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

In 1995, there are notes underneath the kitchen sink that there were some plumbing repairs behind the house due to roots.

Signs of previous water damage along the shelving underneath the sink.

The door rubs the frame during operation.

Non GFCI protected receptacles.


Crack along the wall.

Cabinets/Countertops

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

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

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

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 [X] 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 [X] Marginal [ ] Poor [ ] Leaks [X] Rust/Corrosion
[ ] Broken/damaged/missing hardware [X] Limited visibility [ ] No visibility

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

Dryer [X] Operable [ ] Inoperable [ ] Aged

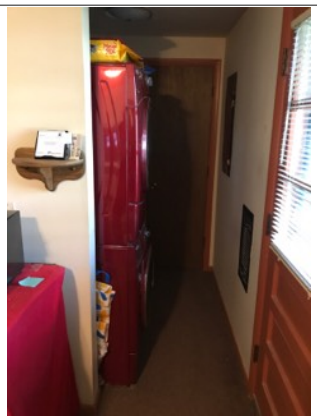
Doors [ ] Satisfactory [X] Marginal [ ] Poor [X] Aged rear entry door [ ] Door latch defective
[ ] Difficult to open/close [ ] Door/lock out of alignment [ ] Dents/holes [ ] Drags the carpet/floor
[ ] Wood rot [ ] Torn/missing weatherstrip [ ] Defects with storm/screen door

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

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

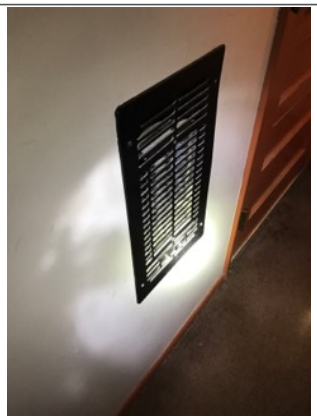
Heating Source [ ] Yes [X] No

Photos


Laundry.


Corrosion along the washer hook up lines.


Flaking and peeling along the ceiling/wall.


The heating element is inoperable.

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

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 receptacle has an open ground. However, the receptacle is GFCI protected.

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.

The door rubs the frame during operation.

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 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

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 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

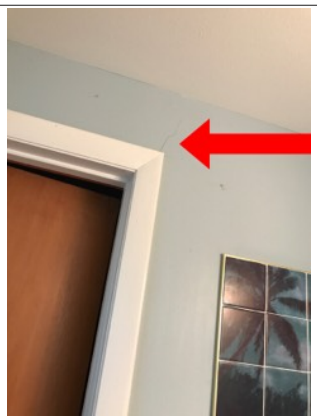
Heating Source ☒ Yes ☐ No

Photos


Bathroom.


The door rubs the frame during operation.


The door does not latch properly.



Crack along the wall.

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

Ceiling Fan ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Noisy ☐ Shakes during operation ☐ Inoperable ☐ Inoperable light(s) ☐ Low clearance ☐ Safety 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.

The door drags the carpet during operation.

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

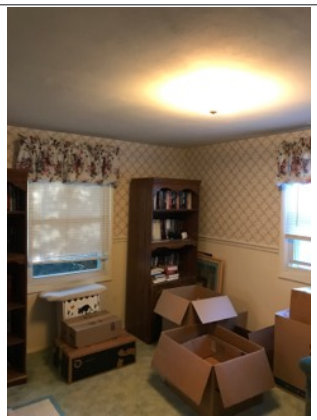
Doors ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Broken/missing/loose hardware ☒ Door latch defective ☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Missing ☐ Low clearance ☐ Damaged/holes/dents ☒ Drags the carpet/floor ☐ Safety hazard

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

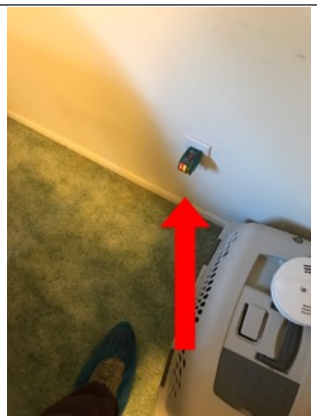
Photos



Bedroom.

The door drags the carpet during operation and the door does not latch properly.

Cracks along the ceiling and signs of previous repairs.



The receptacle has reverse polarity.

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

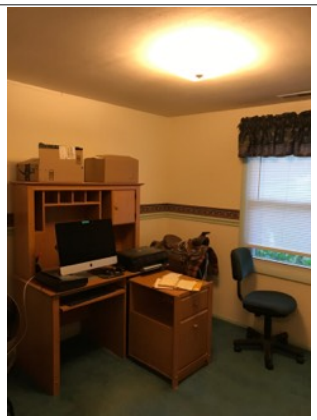
Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing/loose hardware ☐ Door latch defective ☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Missing ☐ Low clearance ☐ Damaged/holes/dents ☐ Drags the carpet/floor ☐ Safety hazard

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

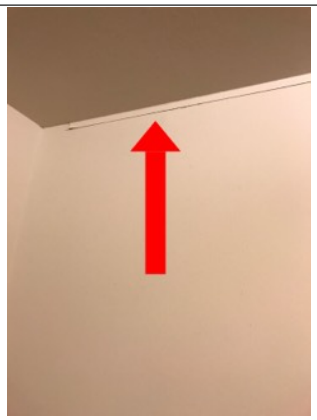
Heating Source ☒ Yes ☐ No

Photos


Bedroom.


Torn window screen.


Crack along the ceiling.


Crack along the wall.

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.

Fireplace

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

Photos

General photo of the fire place in operation.

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.


Signs of previous structural repairs/alterations observed in the attic.


Signs of previous structural repairs/alterations observed in the attic.


Apparent mud dauber nests.


Debris within the attic. This appears to be signs of previous wildlife activity.


Unconventional buckle along the attic stairs. This is a potential safety hazard.

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

Main water shut off valve. There is corrosion along the water shut off valve.

Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 121 degrees Fahrenheit.

Main Fuel Shut-Off Location

Location ☒ Exterior

Photos

Main fuel shut off valve.

Plumbing

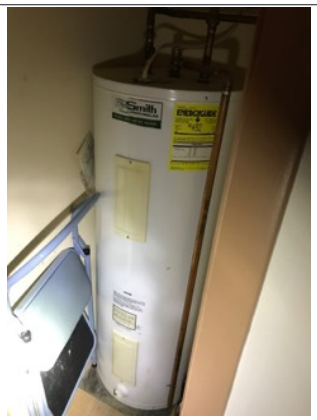
Water Heater

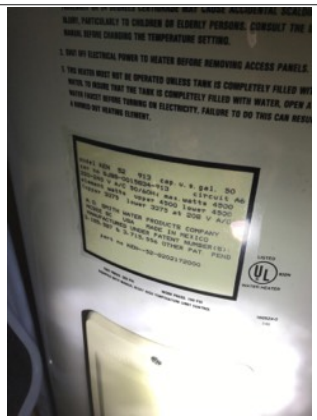
General Brand: AO Smith
Approximate Age:The approximate manufactured date of the water heater is 1988.

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.

Heating System

Heating System

Unit Brand: Carrier

Approximate Age:The approximate manufactured date of the furnace is 2014.

☒ 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 26 degrees Fahrenheit.

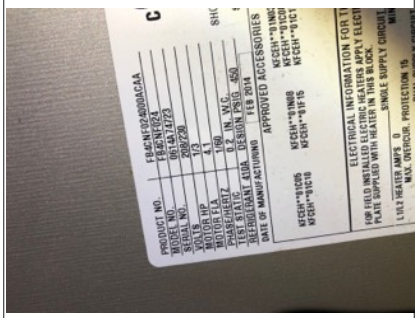
Note - Temperature rise is calculated by the following formula. (Temperature of Supply Air - Temperature of Return Air = Temperature Rise).

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 99 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 73 degrees Fahrenheit.



Furnace data plate.

Electrical

Electrical/Panels

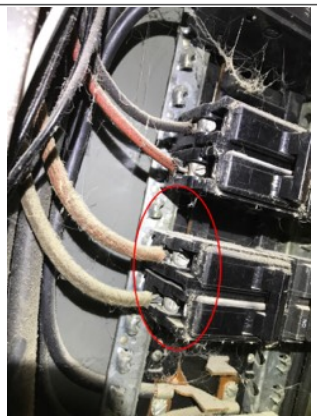
Location of Panels/Subpanels ☐ Basement ☐ Garage ☒ Interior ☒ Attic
Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 125a ☐ 150a ☒ 200a ☒ 120v/240v
Branch Wire ☒ Copper ☒ Aluminum ☐ Not visible
Condition of Electrical/Panel ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Double tap(s)
☐ Panel/breaker manufacturer mismatch ☐ 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

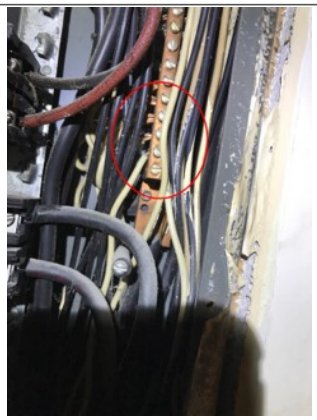
Photos


The circuit breaker panel is a split bus panel. Split bus panels are aged. Upgrading the panel is recommended.


Loose/unused wires.


According to the wiring diagram on the panel cover, tandem circuit breakers are not allowed on the bottom two poles.


Aluminum branch wiring.


Double tapped neutrals. Neutral wires should not share a terminal with any other wires, including ground wires.


Double tapped circuit breaker and loose wire.

Living 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] Potential asbestos tiles [ ] Gaps/holes [ ] Uneven surfaces [ ] Loose/torn carpet [ ] Trip hazard

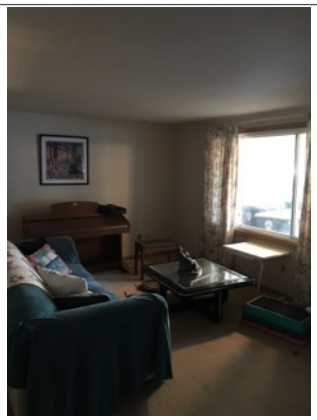
Switches/Receptacles/Lights [X] Satisfactory [ ] Marginal [ ] Poor [ ] Reverse polarity [ ] Open ground(s) [ ] Inoperable switch(es) [ ] Inoperable receptacle(s) [ ] 2 prong [ ] Cracked/broken [ ] Loose/missing/cracked [ ] Inoperable lights [ ] Exposed wires [ ] Safety hazard

Doors [ ] Satisfactory [X] Marginal [ ] Poor [ ] 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 [ ] Torn/missing weatherstrip [ ] Safety hazard

Windows [X] 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

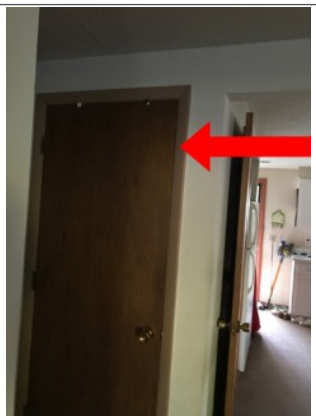
Heating Source [X] Yes [ ] No

Photos

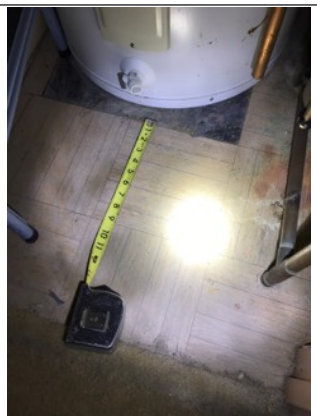


Living room.

Crack along the ceiling.



The door rubs the frame during operation.



9" X 9" floor tiles. These tiles could potentially be asbestos based. This is located in the closet with the water heater.

Family Room

Room

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

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

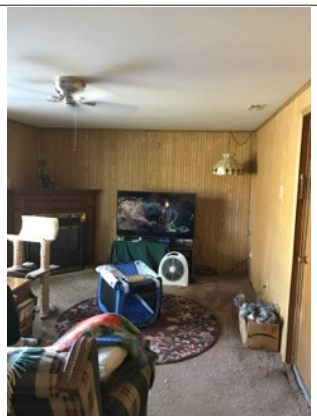
Ceiling Fan ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Noisy ☐ Shakes during operation ☐ Inoperable ☐ Inoperable light(s)

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 ☒ Aged rear sliding door

Heating Source ☒ Yes ☐ No

Photos



Family room.

Signs of previous water intrusion. This appears to be pet damage from urinating.