

Home Inspection Report



16436 Claystone Ct., Fort Wayne, IN 46845

Inspection Date:

Wednesday, June 17, 2020

Prepared For:

Dean Walker

Prepared By:

FamilyGuard

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Report Number:

06172020-02

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

19 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

Loose/detached shingles (Page 5).

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 ☐ Ponding
☒ Broken/loose tabs/shingles/tiles ☒ Exposed nails/staples ☒ Granule loss
☐ Missing tabs/shingles/tiles ☒ Biological growth ☐ Evidence of leakage ☐ Deterioration
☐ Lifted shingles ☒ Aged ☒ Previous repairs ☐ Debris ☒ Bald spots
☐ Unconventional/excessive use of sealant ☒ Subpar repairs
☐ Tree limbs/vegetation in contact with roof ☐ Defects with vents/flues ☐ Multiple layers
☒ Brackets/anchor bolts on roof ☐ Creased shingles

Photos



Signs of hail damage along the roof vents.



Biological growth along the roof shingles.



Exposed nailheads. Exposed nailheads are potential leak points.



Dish brackets 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.



Exposed nailheads along the roof. The plumbing vent has experienced repairs. The repairs are subpar. This can be identified by the unconventional location of nailheads and the excessive use of roof sealant.



Granule loss along the shingles.



Loose/detached shingles.

Grounds

Driveway

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

Service Walks/Steps

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

Photos



Landscaping

Landscaping ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Trim back trees/shrubberies ☐ Mulch in contact 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

Exterior

Gutters

Condition

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

Photos

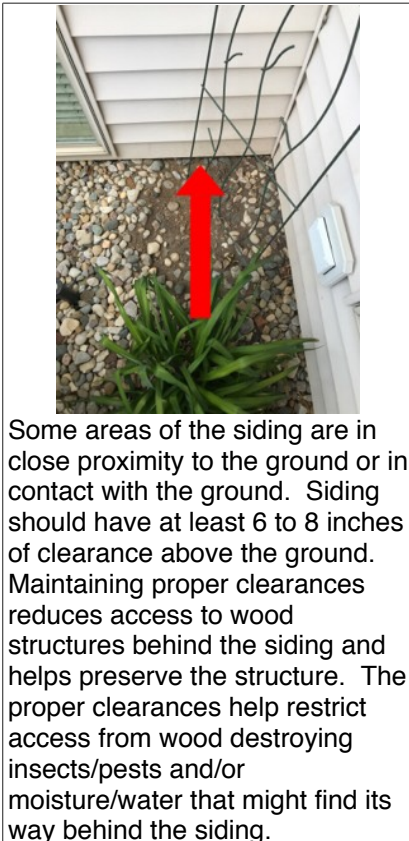


Siding

Condition

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

Photos



Additional Services/Foundation

Radon Test ☐ Yes ☒ No

Exterior

Additional Services/Foundation cont.

Mold Test ☐ Yes ☒ No

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

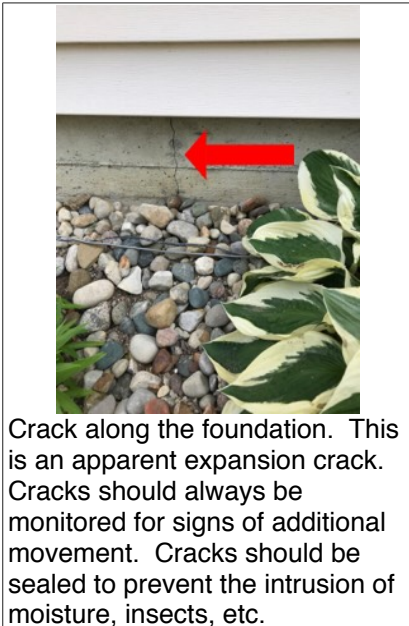
Radon is a colorless, odorless, tasteless, and chemically inert radioactive gas. It is formed by the natural radioactive decay of uranium in rock, soil, and water. It can be found in all 50 states. Radon is the number one cause of lung cancer for non-smokers. Testing for radon is the only way of knowing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

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

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

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

Photos



Exterior Electrical/Receptacles/Lights

Exterior Electrical/Receptacles/Lights ☒ Satisfactory ☐ Marginal ☐ Poor ☒ GFCI protected ☐ Inoperable
☐ Reverse polarity ☐ Open ground(s) ☐ 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

WDI

Wood Destroying Insect Damage/Signs of Treatment ☐ Yes ☒ None apparent ☐ Frass ☐ Mud tubes
☒ Limited visibility ☒ Finished walls/ceilings/floors
☒ Cabinetry/shelving ☒ Furniture/stored items

Exterior

WDI cont.

**Wood Destroying Insect Damage/Signs of Treatment
cont.**

- ☐ Cluttered condition
- ☒ Exterior siding
- ☒ Dense vegetation
- ☐ Wood pile
- ☐ Moisture/dampness in basement/crawl space
- ☐ Please review report for damage/treatment

Cooling System

Air Conditioning

Unit Brand/Model #: Lennox/13ACXN030
 Approximate Age: The approximate manufactured date of the condenser is 2016.
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Needs cleaning ☐ Aged ☐ Not level ☐ Inoperable
☐ Insulation missing/deteriorated ☐ No current service record ☐ Service recommended
☐ Dents/damage Serial #: 1916C30431

Refrigerant Type ☐ R22 ☒ R410a

Evaporator Coil ☒ Sealed ☒ Not visible

Comments The temperature drop for the air conditioning was approximately 12 degrees.

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

Photos



Condenser.



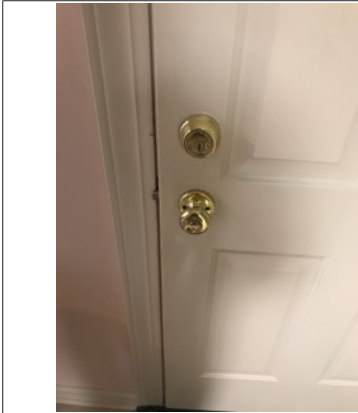
The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 49 degrees Fahrenheit.



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

Garage

Garage Photos



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

Overhead Door(s)

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

Automatic Opener ☒ Operable ☐ Inoperable ☐ Noisy

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

Floor

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

Walls/Ceiling

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

Doors

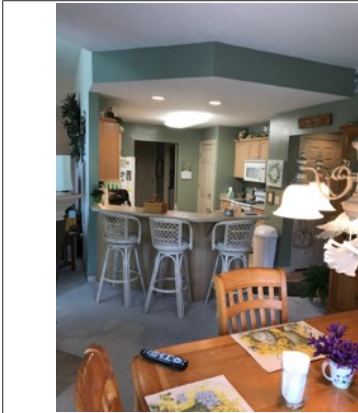
Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☐ Weatherstrip missing/damaged
☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Double-keyed lock ☐ Door latch defective
☒ Double keyed deadbolt ☐ Defective storm door ☐ Damaged ☐ Drags the carpet/floor
☒ Safety hazard

Electrical/Receptacles/Lights

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

Kitchen

Kitchen Photos



Kitchen.



Uncapped water line. This is located underneath the sink.



The door rubs the frame during operation.

Cabinets/Countertops

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

Plumbing

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

Walls/Ceiling

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

Floor

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

Doors

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

Windows

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

Miscellaneous

Exhaust Fan ☒ Operable ☐ Inoperable ☐ Noisy ☐ None
Dishwasher Drain Line Looped ☒ Yes ☐ No ☒ High loop could be better
Switches/Receptacles/Lights ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Receptacles GFCI protected
☐ Reverse polarity ☐ Open ground(s) ☐ Inoperable switch(es)
☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken ☐ Non GFCI receptacles
☐ GFCI inoperable ☐ Cover plates loose/missing/cracked ☐ Inoperable lights
☐ Safety hazard
Refrigerator ☒ Operable ☐ Inoperable ☐ Inoperable water/ice dispenser ☒ Aged

Kitchen

Miscellaneous cont.

Range/Stove ☒ Operable ☐ Inoperable ☐ Uneven flames ☒ No anti-tip bracket ☒ Safety hazard ☐ Aged
Dishwasher ☒ Operable ☐ Inoperable ☐ Leaks ☐ Rust/corrosion ☐ Aged
Microwave ☒ Operable ☐ Inoperable ☒ Aged

Laundry

Laundry

- Dryer Vented** ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Not vented to exterior
☐ Unconventional bends in dryer ductwork ☒ Recommend cleaning ductwork ☐ Safety hazard
- Receptacles/Lights** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Reverse polarity ☐ Open ground(s)
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Safety hazard
- Washer Hook-Up Lines/Valves** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Limited visibility ☐ Leaks ☒ Corrosion
- Washing Machine** ☒ Operable ☐ Inoperable
- Dryer** ☒ Operable ☐ Inoperable
- Doors** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Dents/holes ☐ Drags the carpet/floor
- Walls/Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling
- Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Cracks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard

Photos



Laundry.



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 loose ☐ Faucet/handle leaks
☐ 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
- 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
- Windows** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Aged
☐ No safety glass markings observed ☐ Window/lock out of alignment ☐ Difficult to operate
☐ Loose window sash ☐ Safety hazard
- Walls/Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling
- Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Cracks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard
- Receptacles/Lights** ☒ Satisfactory ☐ Marginal ☐ Poor ☒ GFCI protected ☐ Inoperable ☐ Reverse polarity
☐ Open ground(s) ☐ Non GFCI ☐ GFCI inoperable ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ No apparent receptacles
☐ Safety hazard
- Exhaust Fan** ☒ Operable ☐ Inoperable ☐ Noisy ☐ Missing/cracked cover ☐ None
- Photos**



Bathroom.



The drain stopper is defective. The drain stopper does not disengage. I had to disengage the drain stopper from underneath the sink by pushing on it.



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



The bathtub faucet slightly 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.

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

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 ☒ Inoperable jets

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

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

Windows ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Aged
☐ No safety glass markings observed ☐ Window/lock out of alignment ☐ Difficult to operate
☐ Loose window sash ☐ Safety hazard

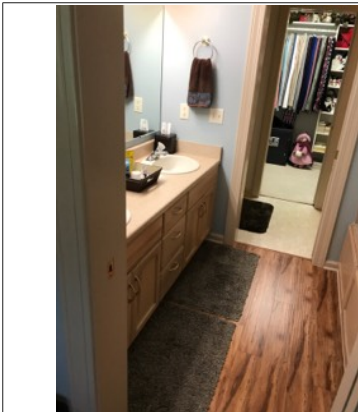
Walls/Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling

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

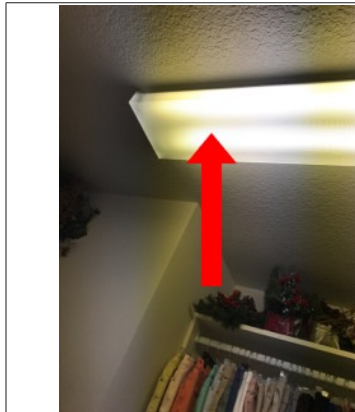
Receptacles/Lights ☒ Satisfactory ☐ Marginal ☐ Poor ☒ GFCI protected ☐ Inoperable ☐ Reverse polarity
☐ Open ground(s) ☐ Non GFCI ☐ GFCI inoperable ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ No apparent receptacles
☐ Safety hazard

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

Photos



Bathroom.



The closet light makes a humming noise during operation.



The whirlpool jets are inoperable according to the seller.



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



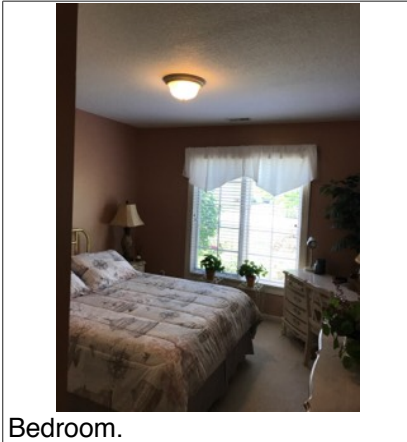
Corrosion along the drain/waste pipe. This is located underneath the sink.

Bedroom 1

Bedroom

- Walls/Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling ☐ Low clearance ☐ Safety hazard
- Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard
- Doors** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Door/lock out of alignment ☐ Missing ☐ Low clearance ☐ Damaged/holes
☐ Drags the carpet/floor ☐ Safety hazard
- Windows** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Egress restricted ☐ Aged
☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash
- Switches/Receptacles/Lights** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground(s)
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Safety hazard

Photos



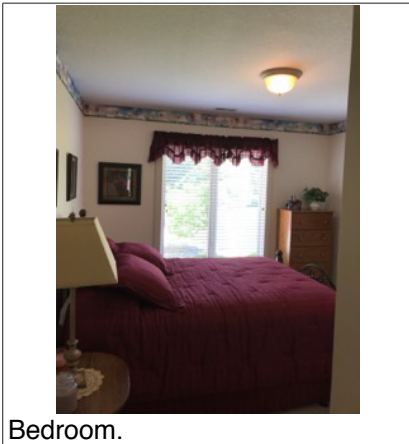
Bedroom.

Bedroom 2

Bedroom

- Walls/Ceiling** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☒ Flaking/peeling ☐ Low clearance ☐ Safety hazard
- Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard
- Doors** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
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☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Safety hazard

Photos



Bedroom.



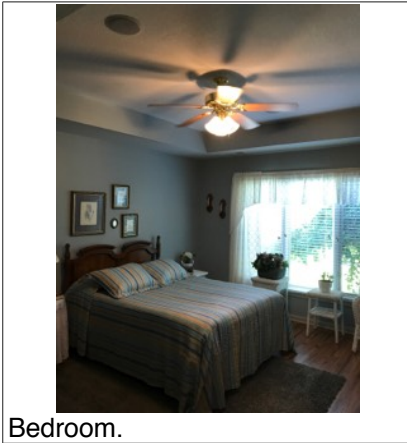
Slight flaking along the ceiling.

Bedroom 3

Bedroom

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

Photos



Bedroom.

Foyer

General

- Walls/Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling
- Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Cracks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard
- Switches/Receptacles/Lights** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground(s)
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Safety hazard
- Doors** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Difficult to open/close
☐ Weatherstrip torn/missing ☐ Door/lock out of alignment ☐ Defective storm door ☒ Double-keyed lock
☐ Flaking/peeling ☐ Damaged/holes ☐ Drags the carpet/floor ☒ Safety hazard

Photos



Foyer.



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

Interior

Fireplace

Physical Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Needs cleaning ☐ Rust/corrosion ☐ Cracks
☐ Inadequate hearth ☐ Safety hazard

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

Photos



Smoke/Carbon Monoxide Detectors

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

Attic/Structure/Framing/Insulation

Attic ☐ No access ☒ Restricted access
 Access limited by:

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

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

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

Fans Exhausted to ☐ Attic ☒ Exhaust vents observed on exterior ☐ No exterior bathroom exhaust vents observed
Sheathing/Framing ☐ Structural modifications observed ☐ Unconventional cuts/alterations ☐ Defects observed
☐ Discoloration ☐ Moisture detected ☐ Delaminated ☒ Limited visibility ☐ Not visible

Photos



General photo of the attic.



Mice/rodent trails along the insulation.



Mice/rodent trails along the insulation.

Plumbing

Water Service

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

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

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

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

☐ Leaks ☐ S-traps/unconventional traps

☐ Improper fittings ☒ Hot water present

☐ No hot water present ☒ Partially visible

☐ Negative sloped drain pipes ☐ Aged pipes

☒ Please review entire report

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

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

Photos



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 115 degrees Fahrenheit.



Apparent main water shut off valve.

Main Fuel Shut-Off Location

Location ☒ Exterior

Photos



Main fuel shut off valve.

Water Heater

General

Brand/Model #: Bradford White/MI40T6F

Approximate Age: The approximate manufactured date of the water heater is 2008.

Plumbing

Water Heater cont.

General cont. Serial #: EL11278595

Type ☒ Gas ☐ Electric ☐ Oil ☐ LP

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ No drip leg ☐ Loose/detached flue ☐ Negative sloped flue
☐ Rust/corrosion ☐ Holes in flue ☒ Aged ☐ Leaks ☐ Backdrafting
☐ T & P extension missing/improper length ☐ PEX within 18 inches of water heater ☐ Safety hazard

Photos



Water heater.

Water Softener

Physical Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not tested ☐ Corrosion/rust ☐ Leaks ☐ Not in service
☒ Low salt ☐ Discoloration

Water Quality Test ☐ Yes ☒ No

Photos



Water softener.

Heating System

Heating System

Unit Brand/Model #: Lennox/ML193UH070P36B0
 Approximate Age: [The approximate manufactured date of the furnace is 2011.](#)
☐ 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/ductwork needs cleaning ☐ Ductwork needs insulation ☐ Defects with ductwork
☒ Rust/corrosion ☐ Noisy ☐ Dents/damage ☒ Furnace needs cleaning Serial #: 5911G04009
Energy Source ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Geothermal
Heat Exchanger ☒ Sealed ☒ Not visible
Comments [The temperature rise for the furnace was approximately 32 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 117 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 85 degrees Fahrenheit.



Corrosion along the inducer.

Heating System

Whole House Humidifier

System Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Inoperable ☐ Rust/corrosion
☐ Leaks/signs of previous leaks ☒ Aged ☒ Recommend service

Photos

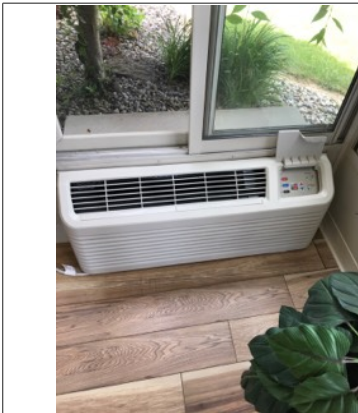


The whole house humidifier did not call for water when turned on or when placed in test mode.

Mini Split

System Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Operable ☐ Rust/corrosion
☐ Leaks/signs of previous leaks ☐ Aged ☐ Recommend service

Photos



Mini split.

Electrical

Electrical/Panels

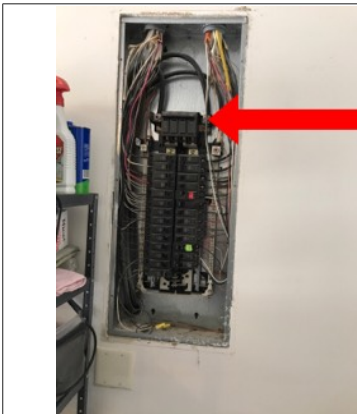
Location of Panels/Subpanels ☒ Basement ☐ Garage ☐ Interior ☐ Exterior

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

Branch Wire ☒ Copper ☐ Aluminum ☐ Not visible

Condition of Electrical/Panel ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Double tap(s)
☒ Panel/breaker manufacturer mismatch ☐ Improper wire gauge/oversized breakers
☐ Loose/unused wire(s) ☐ Rust ☐ Unused knockouts ☐ Sharp-end screws
☐ Inadequate clearance to panel ☐ Open ground/reverse polarity receptacles
☐ Ground/neutral busbars not separate ☐ Aged ☐ Loose circuit breakers
☐ Unconventional wiring ☒ Safety hazard

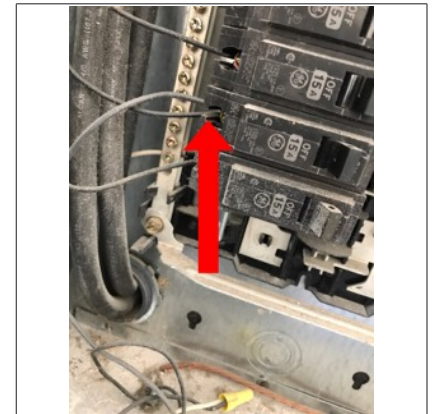
Photos



Main circuit breaker.



White wires used as HOT should be marked as red or black.



Double tapped circuit breaker. There are no apparent markings on the breaker that allow for more than 1 copper wire.

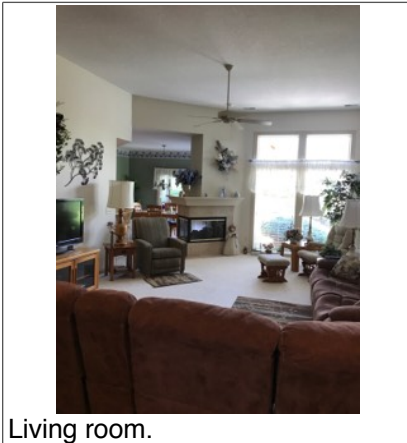


Electrical panel/circuit breaker manufacturer mismatch within the circuit breaker panel. The defect is because not all busbars are the same size/dimensions. A circuit breaker from another manufacturer might not properly fit the busbar thus creating a poor/loose connection. The circuit breaker panel is manufactured by GE. The panel has Siemens and T&B circuit breakers. The GE label states use only GE type circuit breakers.

Living Room

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

Photos

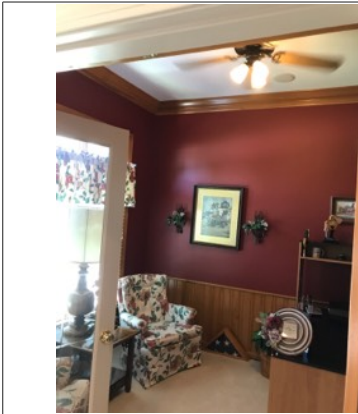


Living room.

Office

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

Photos



Office.



The door drags the carpet during operation.



The carpet is loose.