

Home Inspection Report



517 Union Station Dr., Fort Wayne, IN 46814

Inspection Date:

Tuesday, July 21, 2020

Prepared For:

Deborah Martin

Prepared By:

FamilyGuard

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Report Number:

07212020-01

Inspector:

Alex Bishop

License/Certification #:

HI01600042

Inspector Signature:

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to provide a home buyer additional knowledge of the home. The knowledge from the inspection report is equipped to help a home buyer make a more informative decision during a real estate transaction. Not all improvements will be identified during the inspection. Unexpected repairs should still be anticipated. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection.
Visual Inspection Only

As noted in the pre-inspection agreement, some components/systems throughout the house will be rated Satisfactory, Marginal, Poor, Safety Hazard, Aged or as a Significant Finding. Please refer to the pre-inspection agreement or the below list for a more detailed description of the definitions.

DEFINITIONS

Apparent Condition: Systems and components are rated as follows:

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component does not meet the industry standard or the component is not equivalent to its original design and will probably require maintenance, repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

SIGNIFICANT FINDING - A system or component that is considered significantly deficient, inoperable or unsafe.

AGED - Indicates the component is at the end of its lifespan and will need replacement or repair in the near future.

A system or component that is indicated as MARGINAL or POOR can also be simultaneously deemed as AGED, as a SIGNIFICANT FINDING and/or as a SAFETY HAZARD.

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

15 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

No significant findings.

Roof

Roof

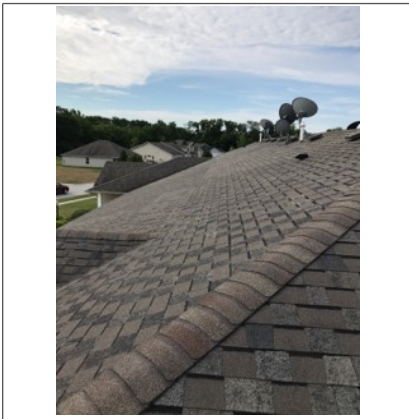
Visibility/Accessibility All Limited visibility/accessibility Debris/tree branches along the roof
 Snow/ice along the roof Inclement weather Steep pitch roof

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
 Tree limbs/vegetation in contact with roof Defects with vents/flues Multiple layers
 Brackets/anchor bolts on roof Creased shingles

Photos



General photo of the roof.



Deterioration along the flashing around the plumbing vent. This is a potential leak point.



Exposed nailheads along the roof. Exposed nailheads are potential leak points.



Cracks and granule loss along the roof.



Lifted shingle.



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.

Grounds

Driveway

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

Photos



Porch

- Condition** Satisfactory Marginal Poor Uneven risers Cracks/deterioration
 Missing/loose railing/handrail Slopes Improper spacing between railing Safety hazard

Photos



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



Crack along the patio.

Landscaping

- Landscaping** Satisfactory Marginal Poor Trim back trees/shrubberies Mulch in contact with siding
 Remove wood/debris from around house Standing water Negative grade

Hose Bibs

- Condition** Satisfactory Marginal Poor No anti-siphon/frost free valve Leaks Inoperable
 Loose/detached Missing handle Damaged

Exterior

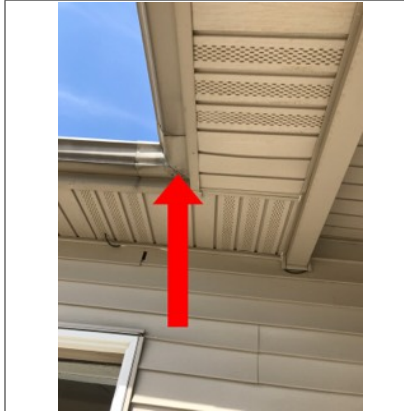
Gutters

- Condition** Satisfactory Marginal Poor Rust Signs of previous repairs 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



Signs of previous repairs along the gutter. Some of the seams have an adhesive/caulk applied to them. This is an indication that the gutter system leaked at some point in the past.



Signs of previous repairs along the gutter. Some of the seams have an adhesive/caulk applied to them. This is an indication that the gutter system leaked at some point in the past.

Siding

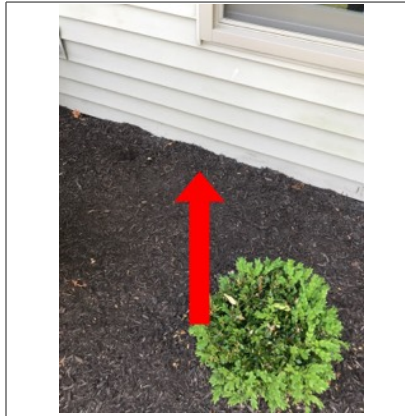
- Condition** Satisfactory Marginal Poor Loose/detached Cracks/gaps/holes Biological growth
 Damage Deterioration Low ground clearance Discoloration Dents Flaking/peeling
 Recommend refinishing/painting

Comments Cracks and holes in siding, loose/detached siding, gaps in siding and missing siding have the potential to allow water/moisture, insects, pests/rodents into the framing of a house. The intrusion of water/moisture, insects, pests/rodents has the potential to cause damage to a house.

Photos



Gap along the siding.



Some areas of the siding are in close proximity to the ground or in contact with the ground. Siding should have at least 6 to 8 inches of clearance above the ground. Maintaining proper clearances reduces access to wood structures behind the siding and helps preserve the structure. The proper clearances help restrict access from wood destroying insects/pests and/or moisture/water that might find its way behind the siding.

Additional Services/Foundation

Radon Test Yes No

Mold Test Yes No

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

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

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

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

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

Exterior Electrical/Receptacles/Lights

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

Exterior

Exterior Electrical/Receptacles/Lights cont.

Exterior Electrical/Receptacles/Lights cont. Unconventional wiring Safety hazard Loose wires

WDI**Wood Destroying Insect Damage/Signs of Treatment**

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

Cooling System

Air Conditioning

Unit Brand: Bryant
 Approximate Age: [The approximate age of the condenser is 15+ years.](#)
 Satisfactory Marginal Poor Needs cleaning/serviced Aged Not level Inoperable
 Insulation missing/deteriorated No current service record Service recommended
 Dents/damage High supply temperature Model/Serial #: Unknown

Refrigerant Type R22 R410a

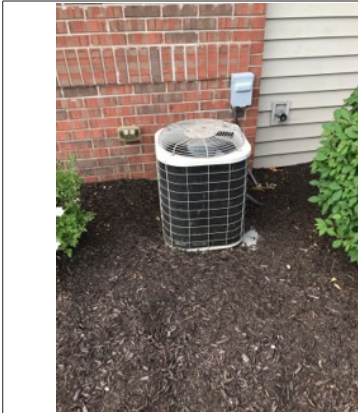
Evaporator Coil Sealed Not visible

Comments [The temperature drop for the air conditioning was approximately 10 degrees.](#)

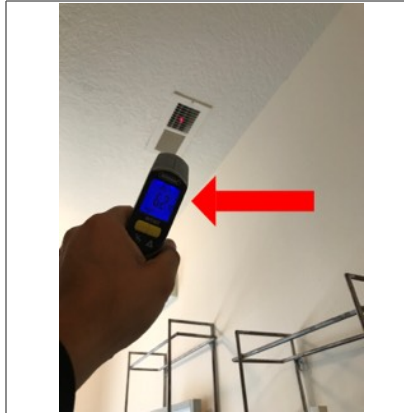
[Note - Temperature drop is calculated by the following formula. \(Temperature of Return Air - Temperature of Supply Air = Temperature Drop\).](#)

[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.



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.



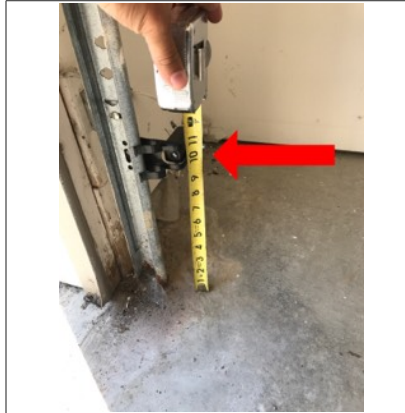
The photo identifies the temperature of the return air while the air conditioner was in operation. The approximate temperature of the return air was 72 degrees Fahrenheit.

Garage

Garage Photos



Flaking/peeling along the overhead garage door.



The photo eye sensors are too high. They should be between 4 - 6 inches from the floor.

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 Signs of previous repairs

Doors

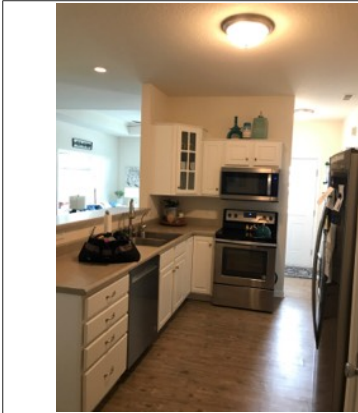
- Condition** Satisfactory Marginal Poor Inoperable Weatherstrip missing/damaged
 Difficult to open/close Door/lock out of alignment Double-keyed lock Door latch defective
 Broken/missing hardware Defective storm door Damaged Drags the carpet/floor
 Loose/detached threshold Safety hazard

Electrical/Receptacles/Lights

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

Kitchen

Kitchen Photos



Kitchen.



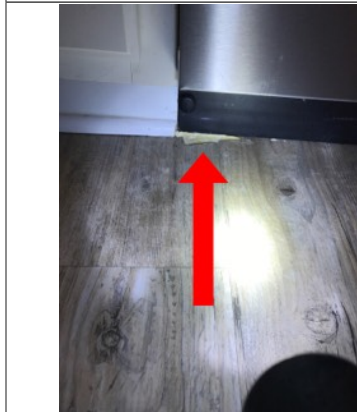
Uncapped water line.



The dishwasher drain line does not have a high loop. A high loop helps prevent drain/waste water from flowing into the dishwasher and contaminating the clean dishes.



The filter needs to be replaced.



Slightly damaged floor with some type of adhesive applied to the floor. The adhesive is restricting the dishwasher toe plate from being removed. I was unable to inspect underneath the dishwasher.

Cabinets/Countertops

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

Plumbing

Pipe Leaks/Corrosion Leaks Corrosion None apparent Limited visibility

Sink/Faucet Satisfactory Marginal Poor Faucet leaks Faucet loose Cracks/chips Spray hose inoperable Defective diverter Abnormal water pressure Hot and cold reversed Rust/corrosion

Walls/Ceiling

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

Kitchen

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

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 Cover plates loose/missing/cracked Inoperable lights
 Safety hazard

Refrigerator Operable Inoperable Inoperable water/ice dispenser Aged

Range/Stove Operable Inoperable Uneven flames Aged

Dishwasher Operable Inoperable Leaks Rust/corrosion Aged

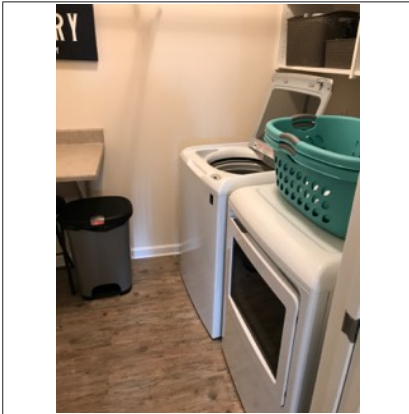
Microwave Operable Inoperable Aged

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/neutral
 Cover plates loose/missing/cracked Inoperable lights Non GFCI protected
 Safety hazard
- Washer Hook-Up Lines/Valves** Satisfactory Marginal Poor Leaks Rust/Corrosion
 Broken/damaged/missing hardware Limited visibility No visibility
- Washing Machine** Operable Inoperable Aged
- Dryer** Operable Inoperable Aged
- Doors** Satisfactory Marginal Poor Broken/missing hardware Door latch defective
 Difficult to open/close Door/lock out of alignment Dents/holes Drags the carpet/floor
- Walls/Ceiling** Satisfactory Marginal Poor Cracks Damage Discoloration Holes
 Flaking/peeling Signs of previous repairs
- Floor** Satisfactory Marginal Poor Slopes Squeaks Cracks Sags Gaps/holes
 Uneven surfaces Trip hazard

Photos



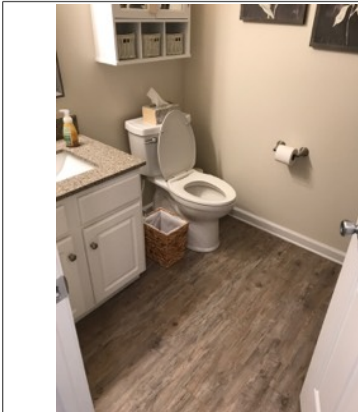
Laundry room.

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 Crooked Not level
- Doors** Satisfactory Marginal Poor Broken/missing hardware Door latch defective
 Difficult to open/close Door/lock out of alignment Drags the carpet/floor Damaged/holes
- Walls/Ceiling** Satisfactory Marginal Poor Cracks Damage Discoloration Holes
 Flaking/peeling Signs of previous repairs
- Floor** Satisfactory Marginal Poor Slopes Squeaks Cracks Sags Gaps/holes
 Uneven surfaces Trip hazard
- Receptacles/Lights** Satisfactory Marginal Poor GFCI protected Inoperable Reverse polarity
 Open ground/neutral Non GFCI GFCI inoperable 2 prong Cracked/broken
 Cover plates loose/missing/cracked Inoperable lights No apparent receptacles
 Safety hazard
- Exhaust Fan** Operable Inoperable Noisy Missing/cracked cover None

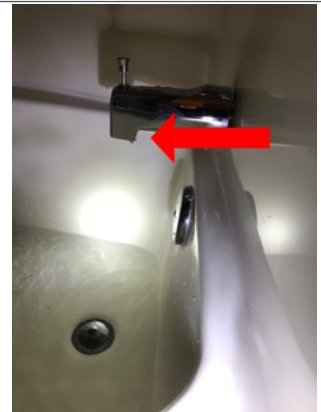
Photos



Bathroom.



Gap between the faucet and the shower wall. This is a potential leak point as water can potentially get behind the shower wall. Also, the faucet is slightly loose.



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.



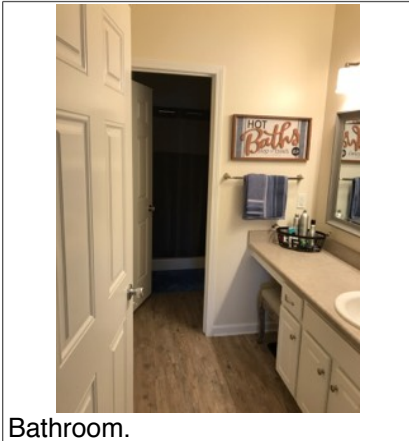
The handle has to be held down for a few seconds in order for the toilet to flush. Ideally, the handle should only need to be pressed down and released for the toilet to flush.

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
- Shower/Tub** Pipe leaks/corrosion: Leaks Corrosion None apparent Limited visibility
Condition of shower/tub: Satisfactory Marginal Poor Drain stopper inoperable/missing
 Showerhead/faucet leaks Clogged drain Discoloration Cracks/chips Defective diverter
 Showerhead/faucet loose Abnormal water pressure Hot and cold reversed Rust/corrosion
 Door leaks
- Toilet** Satisfactory Marginal Poor Inoperable Loose bowl/tank Bowl/tank leaks
 Continuously calls for water Cracks/chips Rust/corrosion Seat/lid loose Discoloration
 Defective valves/flapper/internal components Crooked Not level
- Doors** Satisfactory Marginal Poor Broken/missing hardware Door latch defective
 Difficult to open/close Door/lock out of alignment Drags the carpet/floor Damaged/holes
- Walls/Ceiling** Satisfactory Marginal Poor Cracks Damage Discoloration Holes
 Flaking/peeling Signs of previous repairs
- Floor** Satisfactory Marginal Poor Slopes Squeaks Cracks Sags Gaps/holes
 Uneven surfaces Trip hazard
- Receptacles/Lights** Satisfactory Marginal Poor GFCI protected Inoperable Reverse polarity
 Open ground/neutral Non GFCI GFCI inoperable 2 prong Cracked/broken
 Cover plates loose/missing/cracked Inoperable lights No apparent receptacles
 Safety hazard
- Exhaust Fan** Operable Inoperable Noisy Missing/cracked cover None

Photos



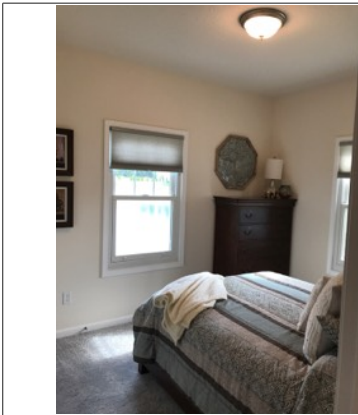
Bathroom.

Bedroom 1

Bedroom

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

Photos



Bedroom.



The door rubs the frame when closing.



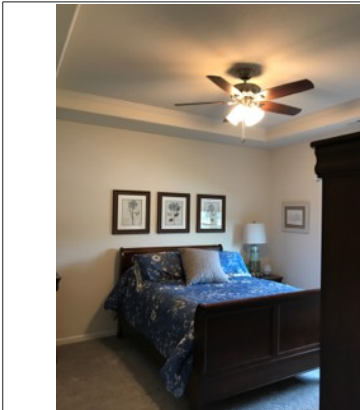
The door hinge is loose making the door out of alignment.

Bedroom 2

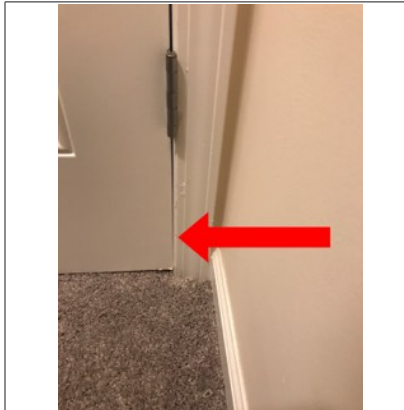
Bedroom

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

Photos



Bedroom.



The door rubs the frame when closing.



Apparent nail pop 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 Gaps/holes
 Uneven surfaces Trip hazard
- Switches/Receptacles/Lights** Satisfactory Marginal Poor Reverse polarity Open ground/neutral
 Inoperable switch(es) Inoperable receptacle(s) 2 prong Cracked/broken
 Cover plates loose/missing/cracked Inoperable lights Safety hazard
- 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.

Interior

Smoke/Carbon Monoxide Detectors

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

Attic/Structure/Framing/Insulation

Attic No access Restricted access
Access limited by:
Some portions of the attic had limited access due to the lack of floor decking.

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rockwool
Depth: Appx. 6+ inches Damaged Displaced Missing Compressed Damp/Wet
 Signs of rodent droppings Signs of nesting Signs of rodent tracks Debris

Ventilation Ventilation appears adequate Ventilation appears inadequate Crystallized sap Sap
 Inadequate ventilation can create moisture problems Client declined mold test

Fans Exhausted to Sheathing/Framing Attic Exhaust vents observed on exterior No exterior bathroom exhaust vents observed
 Structural modifications observed Unconventional cuts/alterations Defects observed
 Discoloration Moisture detected Delaminated Limited visibility Mold like substance
 Signs of previous water damage

Photos



The attic has experienced remediation in the past. This can be identified by the encapsulated sheathing.



Mice/rodent droppings.



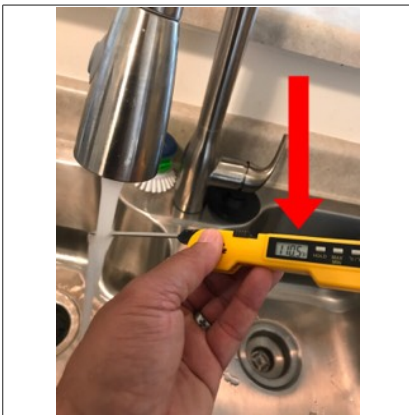
Mice/rodent tracks along the insulation.

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
 Polybutylene plastic Please review entire report
- Visible Fuel Lines** Copper Brass Black iron Stainless steel CSST Galvanized
- Condition of Fuel Lines** Satisfactory Marginal Poor Rust/corrosion
 Gas leak/carbon monoxide detected Unconventional location Safety hazard

Photos



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 110 degrees Fahrenheit.



Main water shut off valve.

Main Fuel Shut-Off Location

- Location** Exterior

Photos



One of the fuel shut off valves is the main for the house.

Water Heater

Plumbing

Water Heater cont.

General

Brand: AO Smith

Approximate Age: **The approximate manufactured date of the water heater is 2019.**

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 heater data plate.

Water Softener

Physical Condition

Satisfactory Marginal Poor Aged Corrosion/rust Leaks Not in service
 Low salt Discoloration None apparent Recommend water softener Not tested
 Mold like substance

Water Quality Test

Yes No

Heating System

Heating System

Unit Brand: Bryant
 Approximate Age: The approximate manufactured date of the furnace is 2004.
 Satisfactory Marginal Poor Aged Inoperable Short cycles
 No current service record Recommend service Low supply temperature
 Defects with flue/fresh air pipe Filter needs cleaning/replacement Furnace needs cleaning
 Ductwork needs insulation Defects with ductwork Rust/corrosion Noisy Dents/damage
 Ductwork needs cleaning
Energy Source Gas LP Oil Electric Geothermal
Heat Exchanger Sealed Not visible
Comments The temperature rise for the furnace was approximately 21 degrees Fahrenheit.

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

Photos



Furnace.



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 94 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.

Electrical

Electrical/Panels

Location of Panels/Subpanels Basement Garage Interior Exterior

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

Branch Wire Copper Aluminum Not visible

Condition of Electrical/Panel Satisfactory Marginal Poor Double tap(s)

Panel/breaker manufacturer mismatch Improper wire gauge/oversized breakers

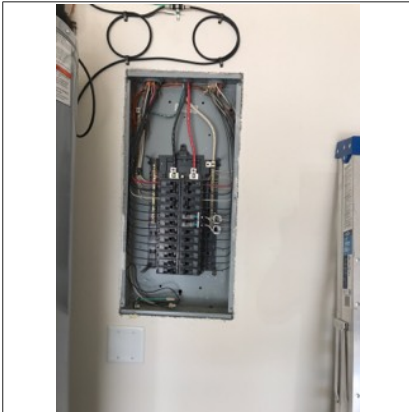
Loose/unused wire(s) Rust/corrosion Unused knockouts Sharp-end screws

Inadequate clearance to panel Open ground/reverse polarity receptacles

Ground/neutral busbars not separate Aged Loose circuit breakers

Unconventional wiring Debris Safety hazard

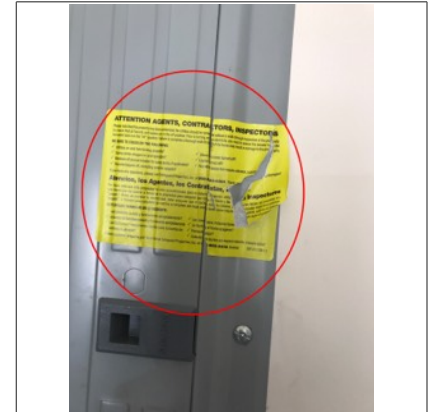
Photos



General photo of the circuit breaker panel.



Loose/unused wire. No voltage detected. Ideally, unused wires should be removed.



The house has been winterized in the past.



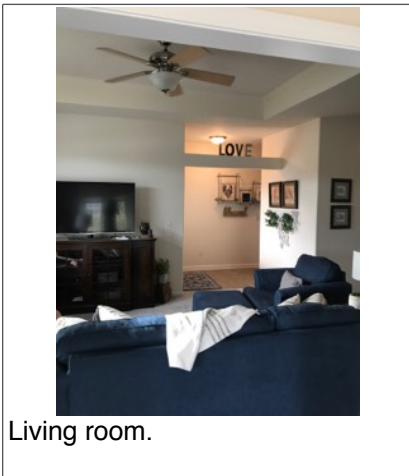
One of the disconnect switches is the main for the house.

Living Room

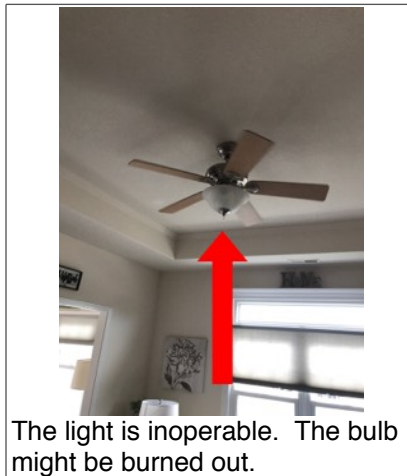
Room

- Walls/Ceiling** Satisfactory Marginal Poor Cracks Damage Discoloration Holes
 Flaking/peeling Signs of previous repairs
- Floor** Satisfactory Marginal Poor Slopes Squeaks Sags Gaps/holes
 Uneven surfaces 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(s)
 Inoperable switch(es) Inoperable receptacle(s) 2 prong Cracked/broken
 Cover plates loose/missing/cracked Inoperable lights Safety hazard
- Windows** Satisfactory Marginal Poor Inoperable Missing/tear 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

Photos



Living room.



The light is inoperable. The bulb might be burned out.

Dining Room

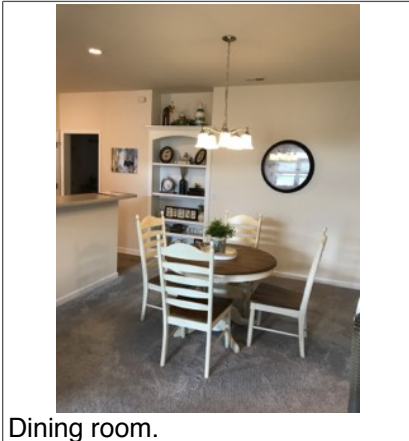
Room

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

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

Switches/Receptacles/Lights Satisfactory Marginal Poor Reverse polarity Open ground/neutral
 Inoperable switch(es) Inoperable receptacle(s) 2 prong Cracked/broken
 Cover plates loose/missing/cracked Inoperable lights Safety hazard

Photos

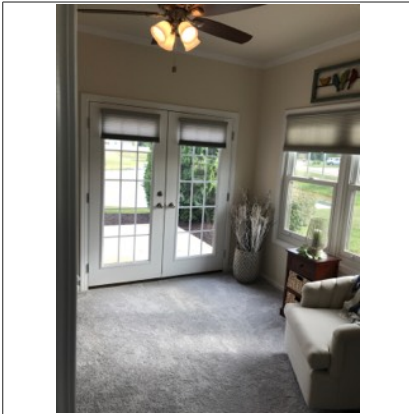


Dining room.

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 <input type="checkbox"/> Signs of previous repairs
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Slopes <input type="checkbox"/> Squeaks <input type="checkbox"/> Sags <input type="checkbox"/> Gaps/holes <input type="checkbox"/> Uneven surfaces <input type="checkbox"/> Trip hazard
Ceiling Fan	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Noisy <input 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/neutral <input type="checkbox"/> Inoperable switch(es) <input type="checkbox"/> Inoperable receptacle(s) <input type="checkbox"/> 2 prong <input type="checkbox"/> Cracked/broken <input type="checkbox"/> Cover plates loose/missing/cracked <input type="checkbox"/> Inoperable lights <input type="checkbox"/> Safety hazard
Doors	<input checked="" type="checkbox"/> Satisfactory <input 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 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.