

Home Inspection Report



9405 Black Diamond Pl., Fort Wayne, IN 46835

Inspection Date:

Tuesday, November 17, 2020

Prepared For:

Ness Bros

Prepared By:

FamilyGuard

921 E. Dupont Rd., Ste. 766

Fort Wayne, IN 46825

(260) 385-7407

alex@familyguard.info

Report Number:

11172020-01

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

Yes

Ground Cover

Damp

Approximate Age

26 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

Water damage in the kitchen (Pages 15 & 16).

Roof

Roof

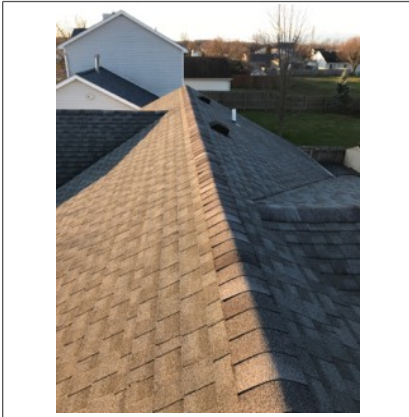
Visibility/Accessibility All Limited visibility/accessibility Debris/tree branches along the roof
 Snow/ice along the roof Inclement weather Steep pitch roof

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.



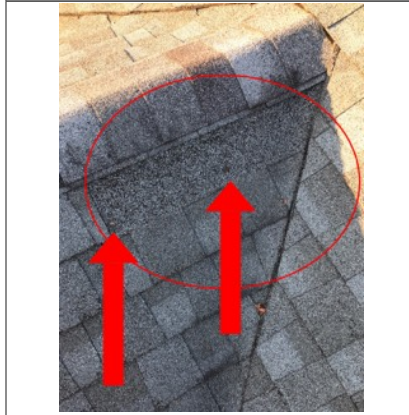
Rust/corrosion along the flashing. This is a potential leak point.



The fitting along the plumbing vent is not glued. Ideally, the arched fittings on the vent are considered abnormal. Vertical termination is recommended for proper venting.



The rubber flashing around the plumbing vent is concave. This acts as a trap for water and snow, thus creating a potential leak point. Flashing is not designed to hold water, flashing is designed to shed water.



Missing shingle and exposed nailheads.



Dents along the flue.

Grounds

Driveway

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

Photos

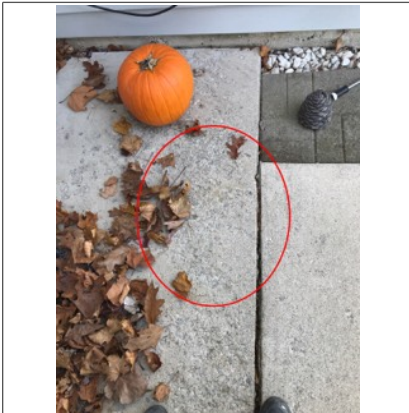


Deterioration/pitting along the driveway.

Service Walks/Steps

- Condition** Satisfactory Marginal Poor Uneven risers/surfaces Cracks/deterioration/pitting
 No handrail Slopes Loose handrail Safety hazard

Photos



Deterioration/pitting along the service walks.

Patio/Deck

- Condition** Satisfactory Marginal Poor Loose board(s) Defective gates 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



The gates are difficult to operate.

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

Photos



The hose bib is loose. The hose bib is inoperable.

Exterior

Chimney/Fireplace

- Condition** Satisfactory Marginal Poor Deterioration Dents/damage Rust
 Rain cap/spark arrestor missing Holes Cracks Corrosion Cracked/shifted clay tiles
 Needs cleaning/serviced Subpar/improper flashing Unconventional/excessive use of sealant
 Inadequate hearth Top plate improperly sloped Holding water Safety hazard

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

Photos



Rust/corrosion along the top plate. The rust/corrosion is a potential leak point.



Dents/damage along the top plate.



Spider webs within the fireplace. This is an indication that the fireplace has not been regularly used for an extended period of time.

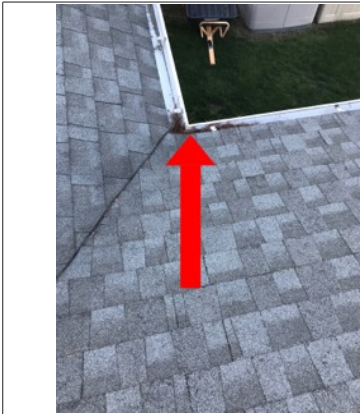


The fireplace is gas. However, there is not an apparent electronic ignition to the fireplace, it is beyond the scope of a general home inspection to light gas fireplaces that do not have an electronic ignition.

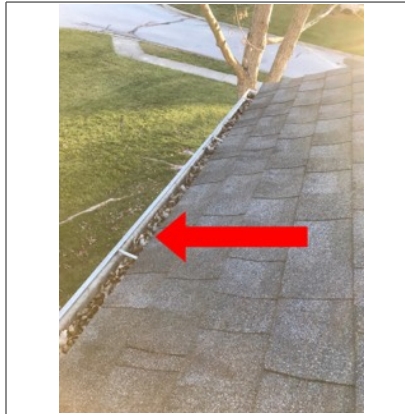
Gutters

- 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



The gutter system is dirty.



The gutter system is dirty.



Dents along the gutter system.

Siding

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

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



Damage along the siding.



Damage along the siding.



Damage along the siding.



Loose/detached 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

Exterior

Additional Services/Foundation cont.

Comments cont. [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
 Unconventional wiring Safety hazard Loose wires

Photos



The receptacle has an open neutral. Also, the exterior wiring is unconventional. The receptacle identified by the arrow is mounted to the exterior wall and is plugged into the receptacle below it. This is considered amateur craftsmanship.

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

Exterior

WDI cont.

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

- Wood pile
- Moisture/dampness in basement/crawl space
- Please review report for damage/treatment Termites
- Powderpost beetles Carpenter ants
- Carpenter bees Limited visibility

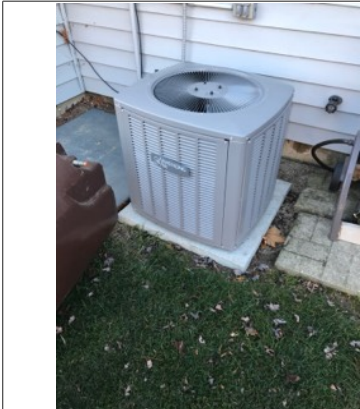
Cooling System

Air Conditioning 1

Unit Brand: Armstrong
 Approximate Age: The approximate manufactured date of the condenser is 2020.
 Satisfactory Marginal Poor Needs cleaning/serviced Aged Not level Inoperable
 Insulation missing/deteriorated No current service record Service recommended
 Dents/damage High supply temperature

Refrigerant Type R22 R410a
Evaporator Coil Sealed Not visible

Photos



Condenser.



Condenser data plate.



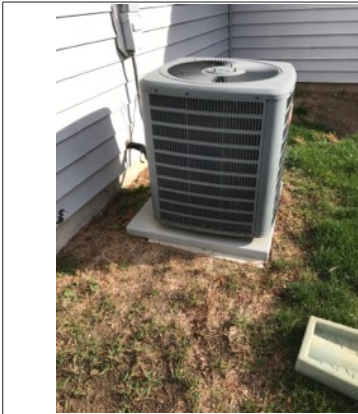
The outdoor temperature during the time of the inspection was approximately 34 degrees Fahrenheit. Due to the weather conditions during the time of inspection. The performance level of the air conditioner could not be determined.

Air Conditioning 2

Unit Brand: Goodman
 Approximate Age: The approximate manufactured date of the condenser is 2008.
 Satisfactory Marginal Poor Needs cleaning/serviced Aged Not level Inoperable
 Insulation missing/deteriorated No current service record Service recommended
 Dents/damage High supply temperature

Refrigerant Type R22 R410a
Evaporator Coil Sealed Not visible

Photos



Condenser.



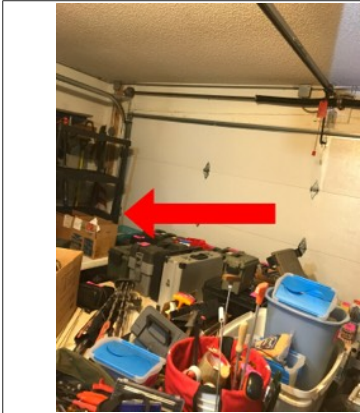
Condenser data plate.



The outdoor temperature during the time of the inspection was approximately 34 degrees Fahrenheit. Due to the weather conditions during the time of inspection. The performance level of the air conditioner could not be determined.

Garage

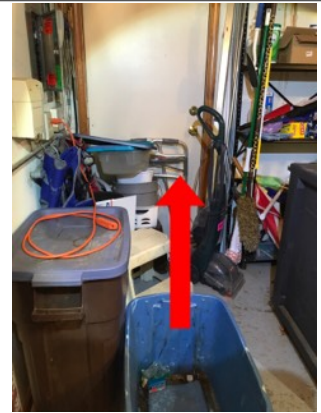
Garage Photos



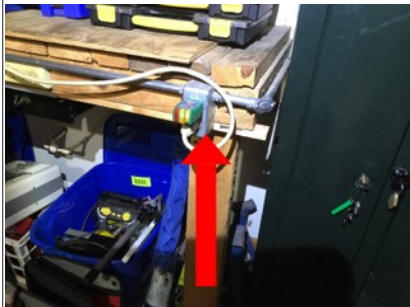
The overhead garage door appears to be locked. Due to the excessive clutter, I was unable to get to the lock and unlock it. The overhead garage door was not tested for operation due to it being locked.



Discoloration along the ceiling.



The service door was not inspected due to excessive clutter.



Non GFCI protected receptacles.



The garage furnace is inoperable. The display on the thermostat was blank (See photo 1A).



Photo 1A.

Overhead Door(s)

- Condition** Satisfactory Marginal Poor Inoperable Not tested Deterioration Flaking/peeling
 Broken/defective spring Dents Damage Noisy
Automatic Opener Operable Inoperable Not tested

Floor

- Condition** Satisfactory Marginal Poor Cracks Deterioration Limited visibility Trip hazard

Walls/Ceiling

- Condition** Satisfactory Marginal Poor Cracks Damage Discoloration Holes/gaps
 Signs of movement Flaking/peeling Signs of previous repairs

Garage

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

Photos



Torn weatherstrip along the entry door from the garage to the kitchen.

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

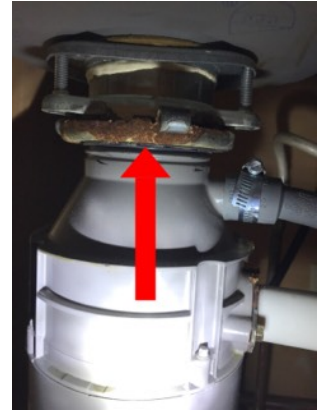
Kitchen Photos



Kitchen.



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.



Rust/corrosion along the garbage disposal.



Active leak underneath the sink.



Moisture observed underneath the sink and signs of previous water damage. An active or intermittent water source can cause mold growth.



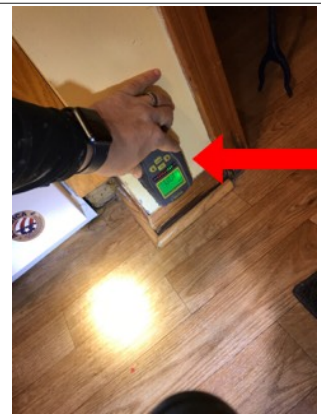
Corrosion along the water supply lines. This is located underneath the sink.



Standing water under the dishwasher. An active or intermittent water source can cause mold growth.



Signs of previous water damage along the walls and baseboards. This is adjacent to the dishwasher. An active or intermittent water source can cause mold growth.



Moisture detected along the walls. An active or intermittent water source can cause mold growth.



Corrosion along the faucet.

Cabinets/Countertops

Condition Satisfactory Marginal Poor Loose/detached Discoloration Flaking/peeling
 Delaminated Signs of previous water damage

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
 Moisture detected Signs of previous repairs

Floor

Condition Satisfactory Marginal Poor Slopes Squeaks Cracks Sags
 Standing water underneath dishwasher Uneven surfaces Trip hazard

Doors

Condition Satisfactory Marginal Poor Broken/missing hardware Door latch defective

Kitchen

Doors cont.

Condition cont. 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 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 Poor Water underneath dishwasher Aged
Microwave Operable Inoperable Aged

Laundry

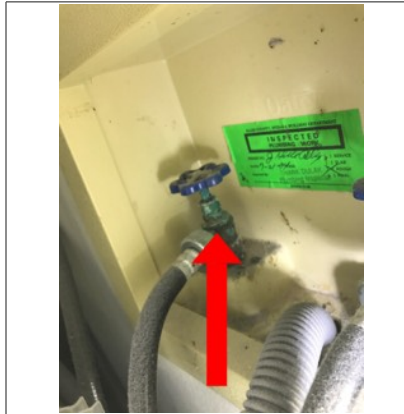
Laundry

- 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

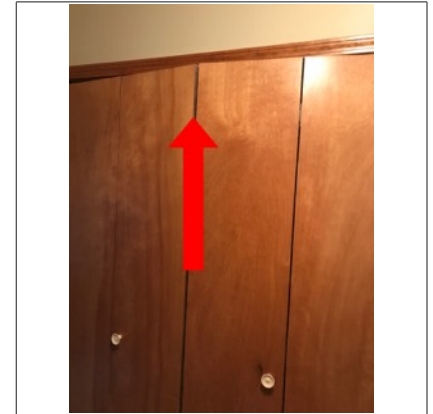
Photos



Laundry area.



Rust/corrosion along the washer hook up lines.



The doors do not properly latch.

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

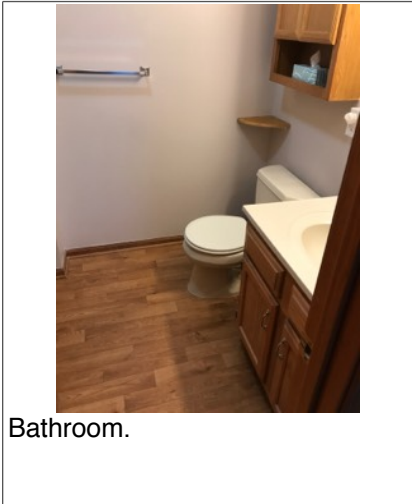
Walls/Ceiling Satisfactory Marginal Poor Cracks Damage Discoloration Holes Flaking/peeling Signs of previous repairs

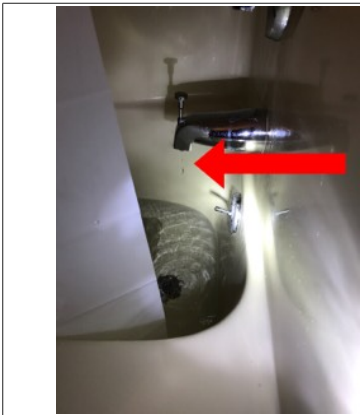
Floor Satisfactory Marginal Poor Slopes Squeaks Cracks Discoloration Gaps/holes Uneven surfaces Trip hazard

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





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 showerhead leaks during operation.



Broken handle.



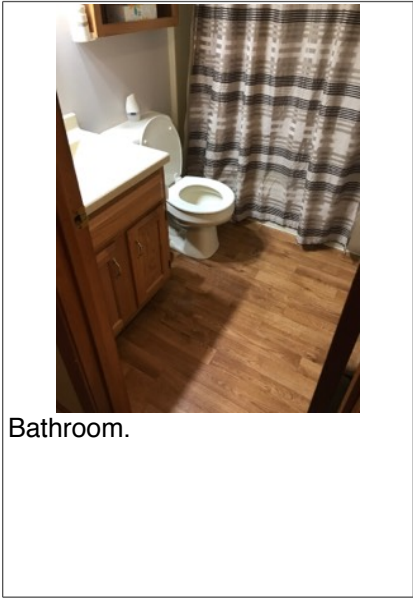
Discoloration along the floor.

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





The showerhead leaks during operation.



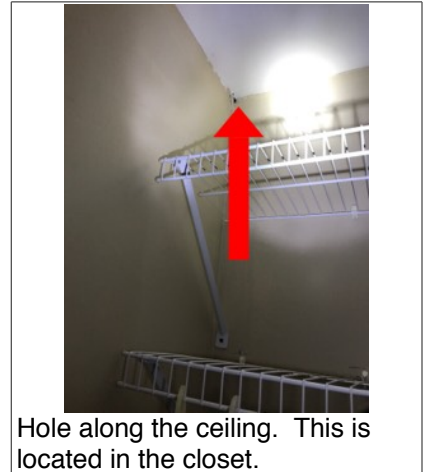
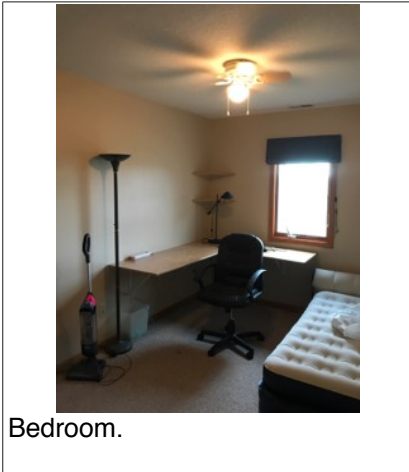
Signs of previous repairs along the wall. This is located above the shower wall.

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 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/neutral
 Inoperable switch(es) Inoperable receptacle(s) 2 prong Cracked/broken
 Cover plates loose/missing/cracked Inoperable lights Safety hazard

Photos

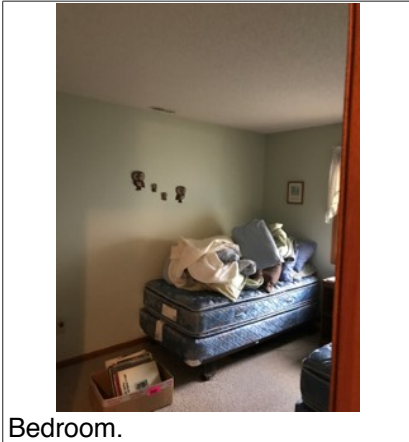


Bedroom 2

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
- 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/neutral
 Inoperable switch(es) Inoperable receptacle(s) 2 prong Cracked/broken
 Cover plates loose/missing/cracked Inoperable lights Safety hazard

Photos



Bedroom.



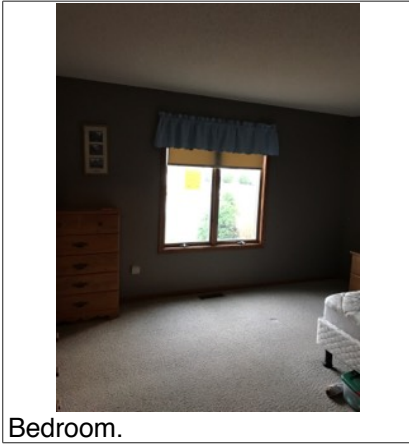
Missing knob to the closet door.

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 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/neutral
 Inoperable switch(es) Inoperable receptacle(s) 2 prong Cracked/broken
 Cover plates loose/missing/cracked Inoperable lights Safety hazard

Photos



Interior

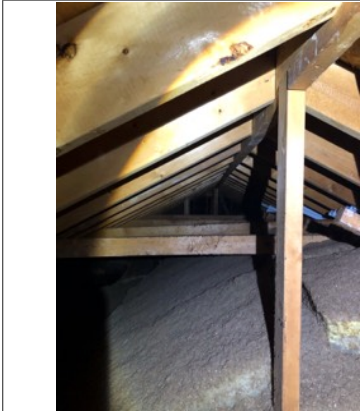
Smoke/Carbon Monoxide Detectors

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.

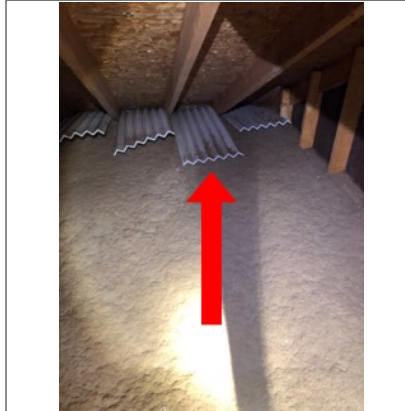
Attic/Structure/Framing/Insulation

- 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. 7+ 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



General photo of the attic.



Displaced baffles.



Mice/rodent tracks along the insulation.



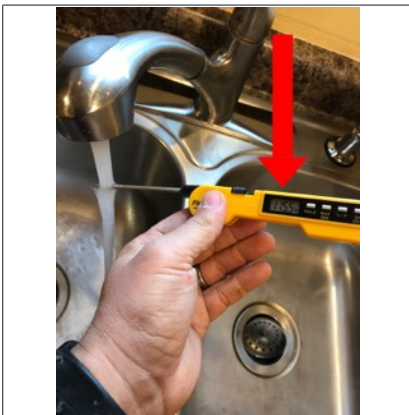
Debris within the insulation and compressed insulation. The white discoloration is an indication that the insulation has been exposed to moisture in the past. Moisture exposure could be from a previous/current roof leak or urine from pests. No leaks observed on the day of the inspection.

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 115 degrees Fahrenheit.

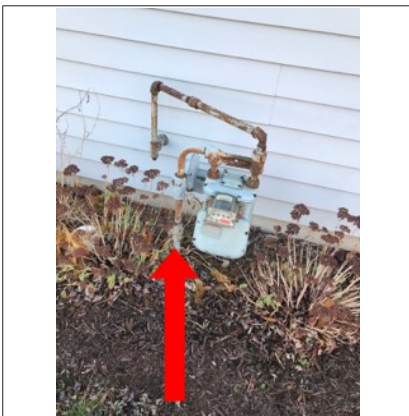


Main water shut off valve.

Main Fuel Shut-Off Location

- Location** Exterior

Photos



Main fuel shut off valve.

Water Heater

General

Brand: State Select
 Approximate Age: [The approximate manufactured date of the water heater is 2010.](#)

Plumbing

Water Heater cont.

- 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



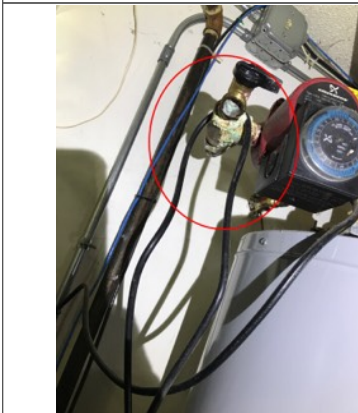
Water heater.



Water heater data plate.



Rust/corrosion along the water supply lines. This is located above the water heater.



Rust/corrosion along the water supply lines. This is located above the water heater.

Heating System

Heating System 1

Unit Brand: Goodman
 Approximate Age: [The approximate manufactured date of the furnace is 2007.](#)

Satisfactory **Marginal** Poor Aged Inoperable Amateur craftsmanship
 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 29 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.



Signs of previous water damage along the condensation line. An active or intermittent water source can cause mold growth.



The condensation pump is unconventionally sitting in a plastic tub. The tub is filled with water. This is considered amateur craftsmanship and is a potential leak point.



The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 98 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 69 degrees Fahrenheit.

Heating System 2

Unit Brand: Armstrong
 Approximate Age: [The approximate manufactured date of the furnace is 2020.](#)

Heating System

Heating System 2 cont.

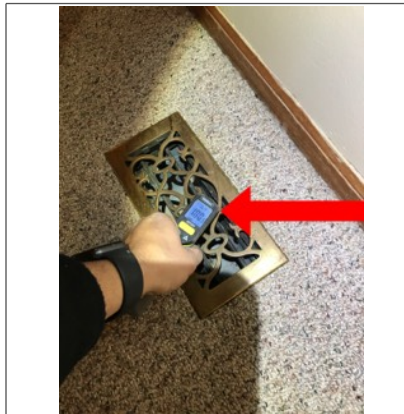
- Unit cont.** Satisfactory Marginal Poor Aged Inoperable Short cycles
 No current service record Recommend service Low supply temperature
 Defects with flue/fresh air pipe Filter needs cleaning/replacement Furnace needs cleaning
 Ductwork needs insulation Defects with ductwork Rust/corrosion Noisy Dents/damage
 Ductwork needs cleaning
- Energy Source** Gas LP Oil Electric Geothermal
- Heat Exchanger** Sealed Not visible
- Comments** The temperature rise for the furnace was approximately 25 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 100 degrees Fahrenheit.



The photo identifies the temperature of the return air while the furnace was in operation. The approximate temperature of the return air was 75 degrees Fahrenheit.



The HVAC ductwork is dirty.



Furnace data plate.

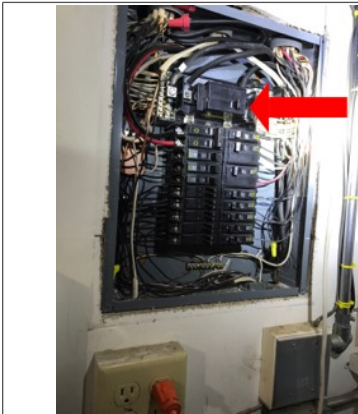
Electrical

Electrical/Panels

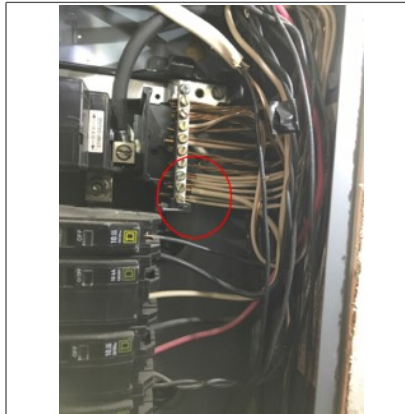
- Location of Panels/Subpanels** Basement Garage Interior Exterior
Amperage/Voltage Unknown 60a 100a 125a 150a 200a 120v/240v
Branch Wire Copper Aluminum Not visible
Condition of Electrical/Panel Satisfactory Marginal Poor Double tap(s)
 Panel/breaker manufacturer mismatch Improper wire gauge/oversized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

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

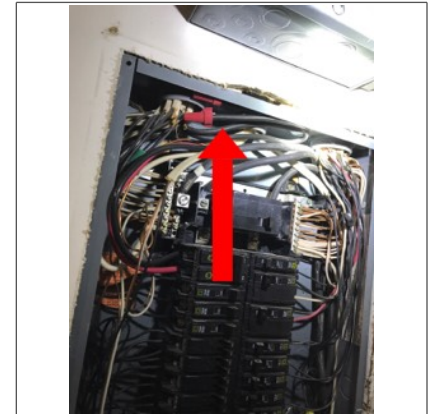
Photos



Main circuit breaker.



Double and triple tapped neutrals. This is an indication that the circuit breaker panel is over crowded. Most panels allow up to 3 grounds underneath a terminal and only 1 neutral. The problem with double tapped neutrals is the terminal is only designed for one neutral. Additional neutrals can create a poor connection underneath the terminal.



Loose/unused wires within the circuit breaker panel.

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

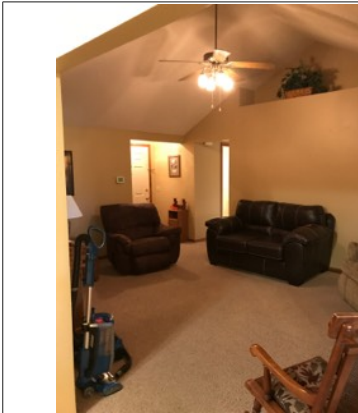
Ceiling Fan Satisfactory Marginal Poor Noisy Shakes during operation Inoperable
 Inoperable light(s)

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

Doors Satisfactory Marginal Poor Broken/missing hardware Door latch defective
 Difficult to open/close Weatherstrip torn/missing Door/lock out of alignment
 Defective storm door Double-keyed lock Damaged 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 Aged
 Window/lock out of alignment Difficult to operate Loose window sash

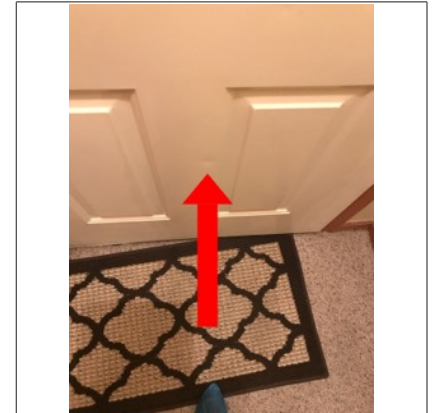
Photos



Living room.



Torn weatherstrip along the main entry door.



Small dents along the main entry door.



Discoloration along the ceiling.

Family Room

Room

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

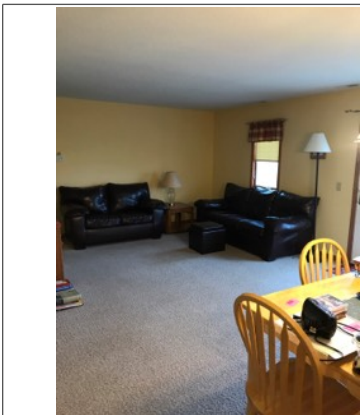
Floor Satisfactory Marginal Poor Slopes Squeaks Sags Gaps/holes
 Uneven surfaces Trip hazard

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

Doors Satisfactory Marginal Poor Rotted wood Door latch defective Difficult to open/close
 Door/lock out of alignment Damaged Drags the carpet/floor

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 Loose window sash

Photos



Family room.



Small holes along the screen.



Rotted wood along the rear entry door.



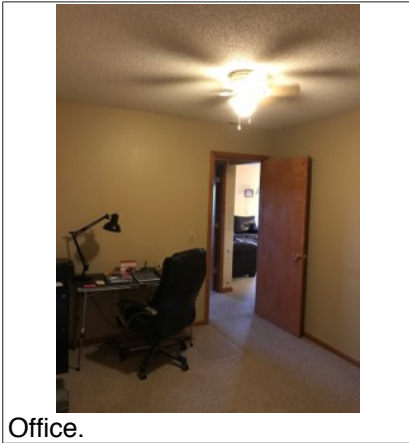
The floor slopes.

Office

Office

- 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 Slightly 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 None 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



Office.