



Home Inspection Report



1234 Main St., South Bend, IN 46637

Inspection Date:

Tuesday, November 10, 2015

Prepared For:

Cindy Z

Prepared By:

Firefly Home Inspection

59590 Hazel Rd

South Bend, IN 46614

(574)339-0974

fireflyinspection@gmail.com

Report Number:

MER20151112-0

Inspector:

Jay Ingle

Report Summary

Items Not Operating

GFCI outside front entrance is not operating and needs new receptacle

Major Concerns

None

Potential Safety Hazards

Photo eye sensors operate properly, but pressure reverse setting not properly set. Consult owners manual for proper adjusting. Potential safety hazard.

Deferred Cost Items

None

Improvement Items

Windows in NE back bedroom operate 'hard' difficult to latch/lock raise and lower.

Garage door bottom section is damaged, does not impair the doors operation.

Items To Monitor

None

Report Overview

House in Perspective

Well Built/expertly crafted/ well Maintained

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 put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

South

State of Occupancy

Vacant

Weather Conditions

Windy drizzle, 40s

Recent Rain

Yes

Ground Cover

Damp

Receipt/Invoice

Firefly Home Inspection
59590 Hazel Rd
South Bend, IN 46614
(574)339-0974

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Date: Tue. Nov. 10, 2015 8:30

Inspection Number: MER20151112-0

Inspected By: Jay Ingle

Client: Cindy Z

Inspection	Fee
Home Inspection	\$355.00
Home Inspection discount	-\$50.00

Total	\$305.00
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Exterior

Gutters/Scuppers/Eavestrough

None
Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned
Material Copper Vinyl/Plastic Galvanized/Aluminum Other
Leaking Corners Joints Hole in main run No apparent leaks
Attachment Loose Missing spikes Improperly sloped Satisfactory
Extension needed North South East West N/A
Comments

Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other Typical cracks Peeling paint Monitor
 Wood rot Loose/Missing/Holes
Condition Satisfactory Marginal Poor Recommend repair/painting
Comments

Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other
Condition Satisfactory Marginal Poor
Comments

Soffit

Material None
 Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other
Condition Satisfactory Marginal Poor
Comments

Fascia

Material None
 Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other
Condition Satisfactory Marginal Poor
Comments

Caulking

None
Condition Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations
Comments Part of exterior maintenance

Windows/Screens

Condition Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass
Material Wood Metal Vinyl Aluminum/Vinyl clad
Screens Torn Bent Not installed Satisfactory
Comments Windows are hard to operate, perhaps due to keeping them closed most of the time, as previously noted

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other
Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated
Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated
Comments

Exterior

Service Entry

Location Underground Overhead
Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
GFCI Present Yes No
 Operable: No Yes Safety Hazard Reverse Polarity Open Ground Recommend GFCI Receptacle
Comments Service entry/ext receptacles:
 GFCI outside front entrance is not operating and needs new receptacle

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other
Condition Not Visible Satisfactory Marginal Poor
Comments

Exterior Doors

Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
Rear door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
Other door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace
 Door condition: Satisfactory Marginal Poor
Comments

Garage/Carport

Type

None
 Attached Detached 1-Car 2-Car 3-Car 4-Car Carport
Comments

Automatic Opener

None N/A
 Operable Inoperable
Comments

Safety Reverse

None N/A
 Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested
Comments Photo eye sensors operate properly, but pressure reverse setting not properly set. Consult owners manual for proper adjusting. Potential safety hazard.

Overhead Door(s)

N/A
 Wood Fiberglass Masonite Metal Recommend repair
Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing
Recommend Priming/Painting Inside & Edges Yes No
Comments Garage door bottom section is damaged, does not impair the doors operation.
Photos



Door damage, minor but noted

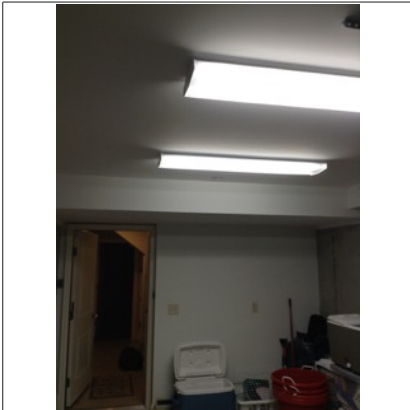
Electrical Receptacles

Yes No Not Visible Operable: Yes No
Reverse polarity Yes No
Open ground Yes No Safety Hazard
GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring
 Recommend GFCI Receptacles
Comments Exterior GFCI also tested, and is fully functional

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair
Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)
Moisture Stains Present Yes No
Typical Cracks Yes No
Fire door Not verifiable Not a fire door Needs repair Satisfactory
Self closure N/A Satisfactory Inoperative Missing
Comments

Photos



Fire approved wall and ceiling
finished drywall

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Photos



Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

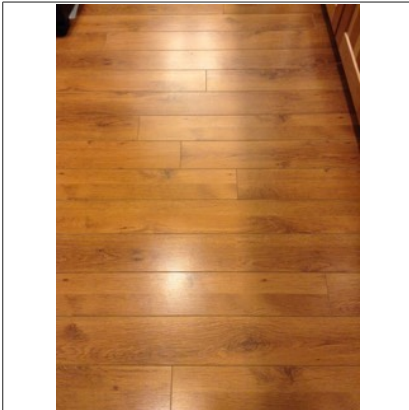
Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Photos

High quality, durable laminate flooring throughout unit

Appliances

- Disposal** N/A Not tested Operable: Yes No
Oven N/A Not tested Operable: Yes No
Range N/A Not tested Operable: Yes No
Dishwasher N/A Not tested Operable: Yes No
Trash Compactor N/A Not tested Operable: Yes No
Exhaust fan N/A Not tested Operable: Yes No
Refrigerator N/A Not tested Operable: Yes No
Microwave N/A Not tested Operable: Yes No
Other Operable: Yes No None
Dishwasher airgap Yes No
Dishwasher drain line looped Yes No
Receptacles present Yes No Operable: Yes No
GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)
Open ground/Reverse polarity: Yes No Potential Safety Hazard
Comments High quality material and installation in the kitchen

Living Room

Living Room

Location Entry room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Photos



Dining Room

Dining Room

Location Dinette, open to kitchen

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments

Bathroom

Bath

- Location** Hall bath near back bedrooms
- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor Rotted Caulk/Grouting needed: Yes No
 Where:
 N/A
- Drainage** Satisfactory Marginal Poor
- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy
- Comments**

Bathroom 2

Bath

- Location** Lower level
- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor Rotted Caulk/Grouting needed: Yes No
 Where:
 N/A
- Drainage** Satisfactory Marginal Poor
- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy
- Comments**

Room

Room

Location North west, back corner

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

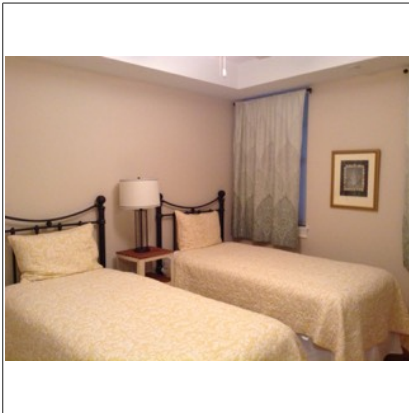
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



Room 2

Room

Location Northeast back corner

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Windows in NE back bedroom operate 'hard' difficult to latch/lock raise and lower.

Room 3

Room

Location Lower level

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

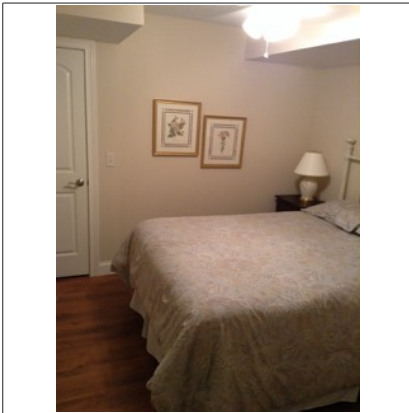
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



Interior

Stairs/Steps/Balconies

None
Condition Satisfactory Marginal Poor Loose/Missing
Handrail Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended
Risers/Treads Satisfactory Marginal Poor Risers/Treads uneven Trip hazard
Comments

Smoke/Carbon Monoxide detectors

Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard
CO Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard
Comments

Laundry Room

Laundry

Laundry sink N/A Yes

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended

Not vented to exterior Recommend repair Safety hazard

Electrical Open ground/reverse polarity: Yes No Safety hazard Not Visible

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles Not Visible

Appliances Washer Dryer Water heater Furnace/Boiler None

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments Stackable in hall closet in upper level. Entire unit sits on a drain pan that is drained to a vertical floor drain.
Good insurance against any potential water issues.

Plumbing

Water service

Main shut-off location Utility closet lower level

Water entry piping Not Visible Copper/Galv. PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Lead Polyethylene

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal
 Cross connection: Yes No Safety Hazard Recommend repair
 Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A

Type:

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Photos



Utility room, main water shut off next to water heater

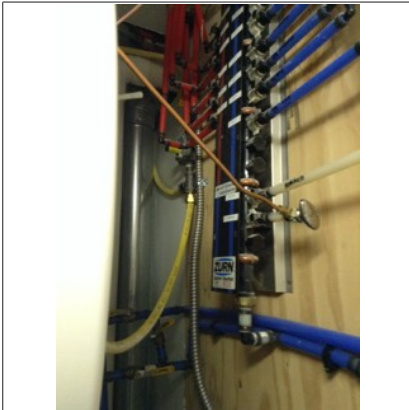
Main fuel shut-off location

N/A

Location In lower level utility closet, right side of return plenum, a bit difficult to access

Comments

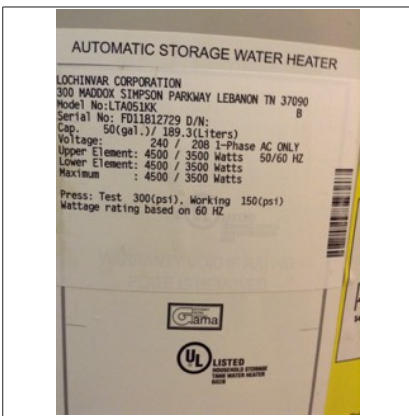
Photos



Main shut off gas line. A bit difficult to access

Water heater #1

N/A
General Brand Name: Lochinvar
 Serial #: FD11812729
 Capacity: 50 gal
 Approx. age: 5-10+
Type Gas Electric Oil LP Other
Combustion air venting present Yes No N/A
Seismic restraints needed Yes No N/A
Relief valve Yes No Extension proper: Yes No Missing Recommend repair Improper material
Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair
Condition Satisfactory Marginal Poor
Comments
Photos



Water softener

None
Loop installed Yes No
Plumbing hooked up Yes No
Plumbing leaking Yes No
Comments

Heating System

Heating system

Unit #1 Brand name: American standard
 Approx. age: 5-10+
 Unknown Model #: AUX1B040A9241AB Serial #: 83952757G Satisfactory Marginal Poor
 Recommended HVAC technician examine

Unit #2 None
 Brand name:
 Approx. age:
 Unknown
 Model #:
 Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested
 Tester:

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed
 Gas shut off valve: Yes No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

System not operated due to N/A Exterior temperature Other

Comments 92percent high efficiency, regular maintenance schedule op to date. CO detector present in utility closet, and throughout unit.

Photos



Service sticker

Electric/Cooling System

Sub panel(s)

Location(s)

Location 1:
Utility closet lower level

Evaluation

Panel not accessible Not evaluated Recommend separating/isolating neutrals
 Recommend electrician repair/evaluate box Inspected

Branch wire

Copper Aluminum Safety hazard Neutral/ground separated: Yes No
Neutral isolated: Yes No

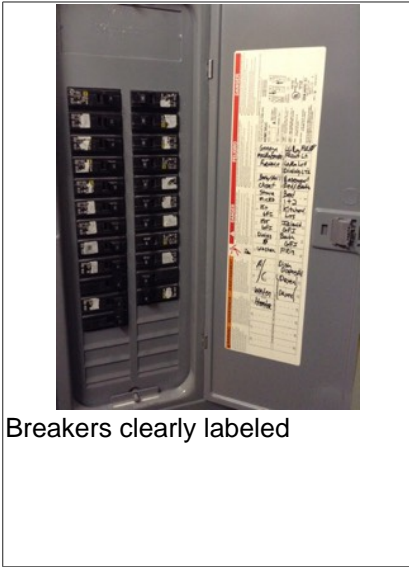
Condition

Satisfactory Marginal Poor

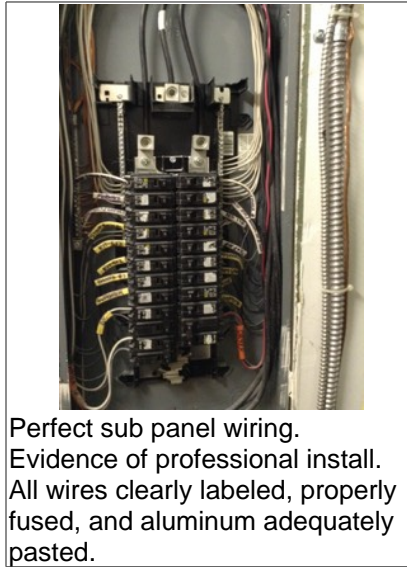
Comments

Perfect sub panel wiring. Evidence of professional install. All wires clearly labeled, properly fused, and aluminum adequately pasted. 100 amp service.

Photos



Breakers clearly labeled



Perfect sub panel wiring. Evidence of professional install. All wires clearly labeled, properly fused, and aluminum adequately pasted.

Evaporator Coil Section Unit #1

General

N/A
 Central system Wall unit
Location:
Above furnace
Age:
5-10+
Serial #: 8183MY75G

Evaporator coil

Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines

Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain

To exterior To pump Floor drain Other

Secondary condensate line/drain

Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation

Differential: not tested

Condition

Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments