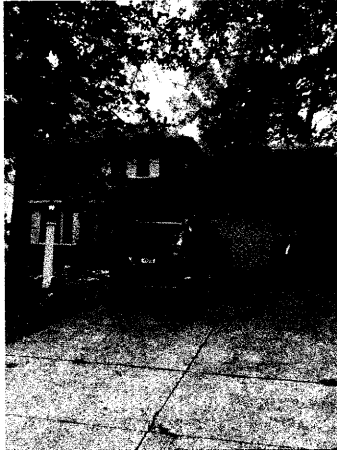


Home Inspection Report



1425 Windsor Woods Blvd. S., Fort Wayne, IN 46845

Inspection Date:

Thursday, July 16, 2020

Prepared For:

Shannon Burdick

Prepared By:

FamilyGuard

921 E. Dupont Rd., Ste. 766

Fort Wayne, IN 46825

(260) 385-7407

alex@familyguard.info

Report Number:

07162020-03

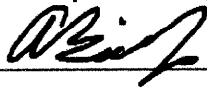
Inspector:

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

Yes

Ground Cover

Damp

Approximate Age

35 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

The furnace short cycles (Page 33).

Inspected by HVAC company
& remediated

Roof

Roof

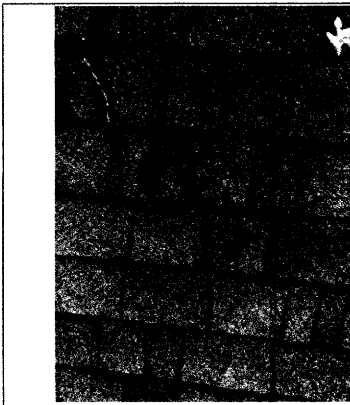
Visibility/Accessibility All Limited visibility/accessibility Debris/tree branches along the roof
 Snow/ice along the roof Inclement weather Steep pitch roof

Layers Appears to be 1 layer Appears to be 2+ layers

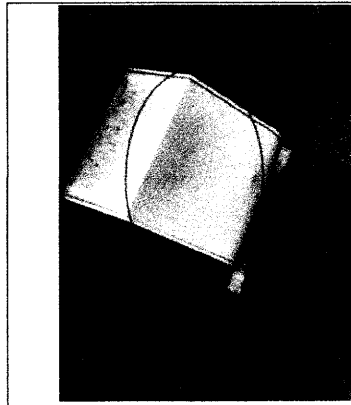
Approximate Age 1-5+ years 5-10+ years 10-15+ years 15-20+ years 20+ years

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



Torn shingle.



Dents along the roof vents. This is signs of hail damage.



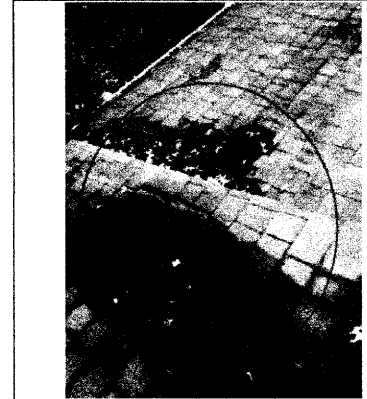
The flashing around the plumbing vent is torn. This is a potential leak point.



Tree branches/debris along the roof. Falling tree branches can damage the roof shingles.



Debris and biological growth along the roof. Debris and biological growth have the potential to hold water thus creating a potential leak point. Asphalt shingles are not designed to hold water, they are designed to shed water.



Debris and biological growth along the roof. Debris and biological growth have the potential to hold water thus creating a potential leak point. Asphalt shingles are not designed to hold water, they are designed to shed water.

Fixed

Fixed

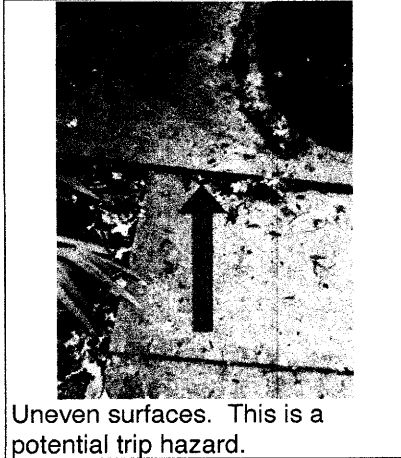
Fixed

Grounds

Driveway

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

Photos



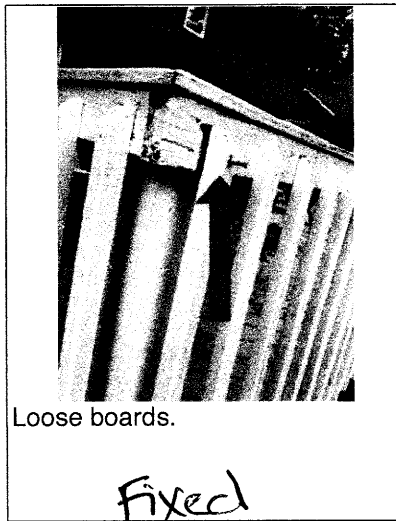
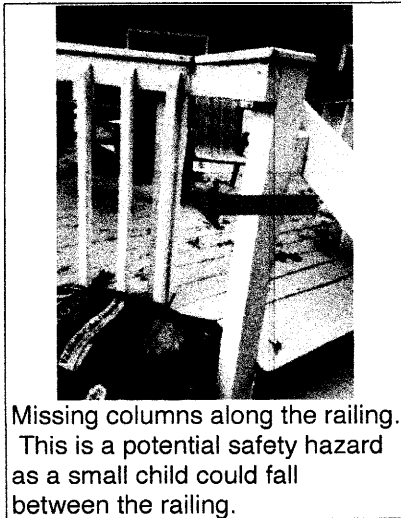
Porch

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

Patio/Deck

- Condition** Satisfactory Marginal Poor Loose board(s) Missing column rails Burn marks
 Raised nails Missing board(s) Gaps/holes Flaking/peeling Recommend refinishing
 Missing/loose handrail/railing Deterioration Cracks Uneven surfaces
 Improper spacing between railing Safety hazard

Photos



Landscaping

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

Photos



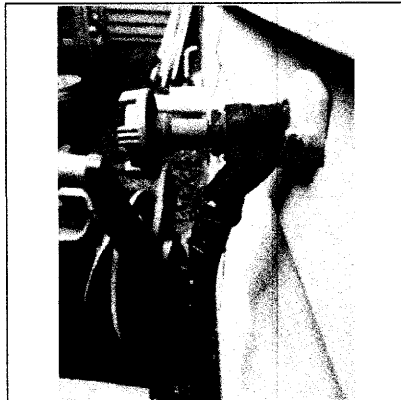
Exit holes along the wood that is stored up against the house. This is signs of powderpost beetles. Recommend clearing all wood and debris away from the house.

Removed

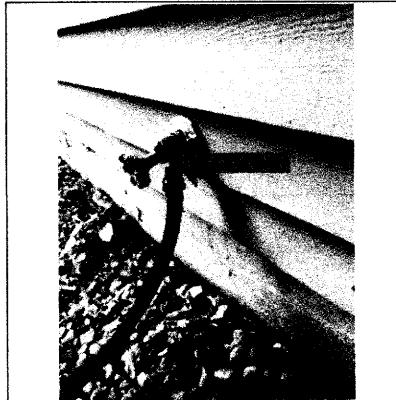
Hose Bibs Condition

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

Photos



The hose bib leaks during operation.



The hose bib leaks during operation and does not have anti siphon/frost free valve.

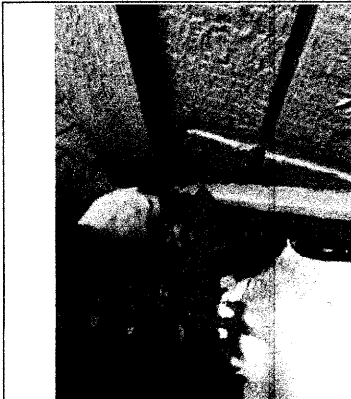
Exterior

Chimney/Fireplace

- Condition**
- Satisfactory Marginal Poor Deterioration Loose brick Rust
 - Rain cap/spark arrestor missing Holes Cracks Rotted wood 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.

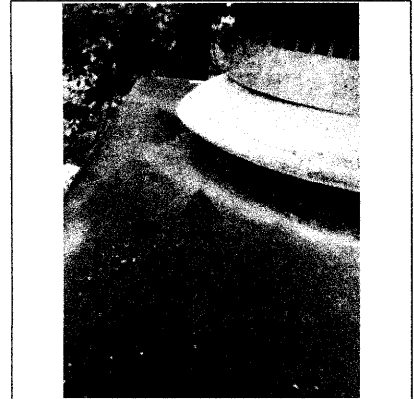
Photos



Rotted wood along the chimney.



Debris and biological growth along the flashing. Debris and biological growth have the potential to hold water thus creating a potential leak point. Flashing is not designed to hold water, flashing is designed to shed water.



Rust/corrosion along the top plate. Also, the top plate is not properly sloped to shed water.

Fixed

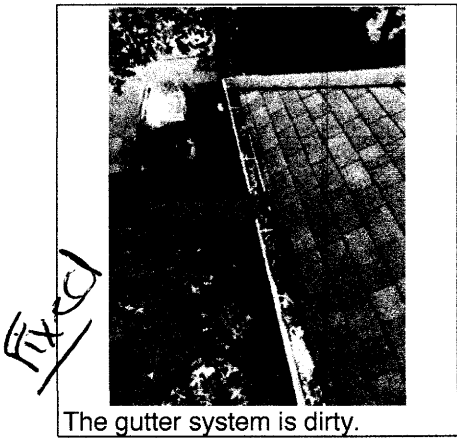


General photo of the gas fireplace in operation.

Gutters

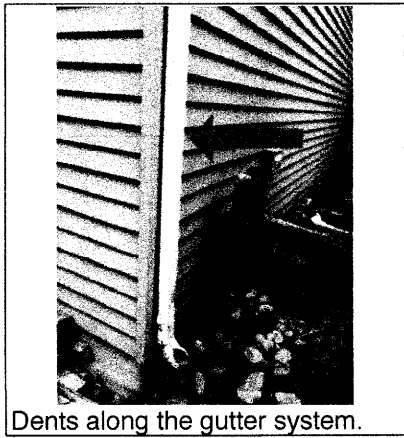
- Condition**
- Satisfactory Marginal Poor Rust Downspout(s) needed Need to be cleaned
 - Leaking Loose/detached Gutter spike(s) pulling away Downspout elbow(s) needed
 - No gutter extensions Gutter system missing/partially missing Dents/damage Standing water

Photos



The gutter system is dirty.

Fixed

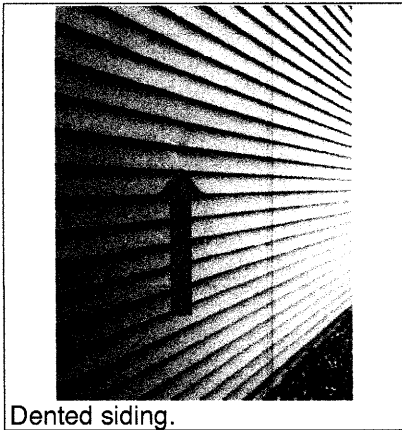


Dents along the gutter system.

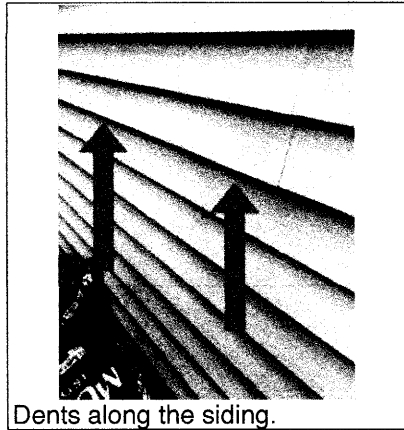
Siding

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

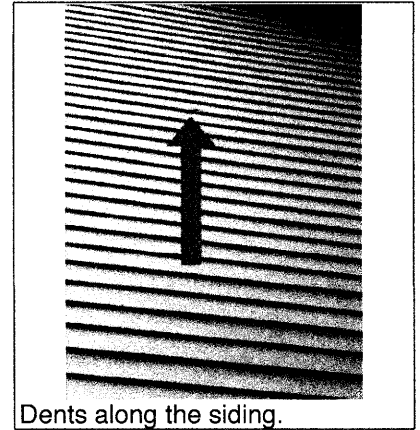
Photos



Dented siding.



Dents along the siding.



Dents along the siding.

Additional Services/Foundation

- 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

WDI

Wood Destroying Insect Damage/Signs of Treatment

- Powderpost beetles None apparent Frass
 Mud tubes Limited visibility
 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

Cooling System

Air Conditioning

Unit Brand/Model #: Payne/PA10JA036A
 Approximate Age: The approximate manufactured date of the condenser is 2001.
 Satisfactory Marginal Poor Needs cleaning/serviced Aged Leaks Inoperable
 Insulation missing/deteriorated No current service record Service recommended
 Dents/damage High supply temperature Serial #: 1801E09898

Refrigerant Type R22 R410a

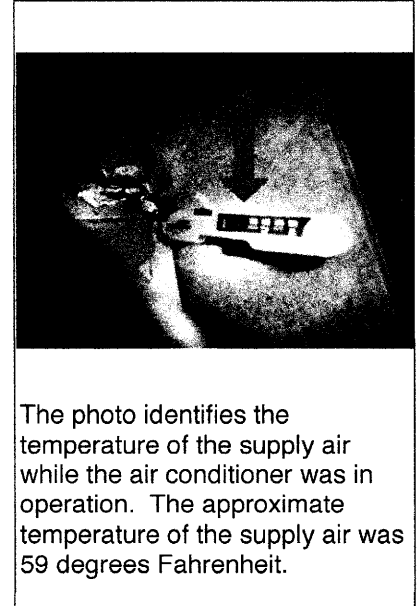
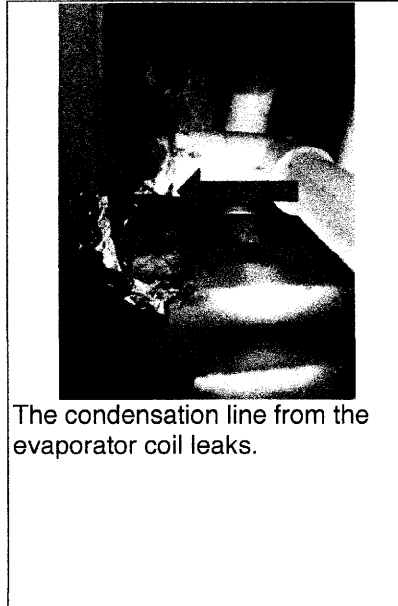
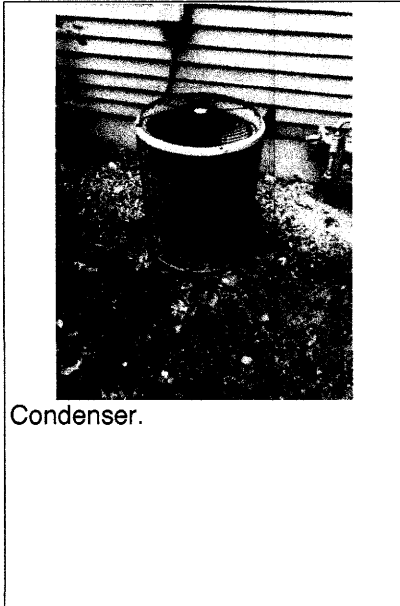
Evaporator Coil Sealed Not visible

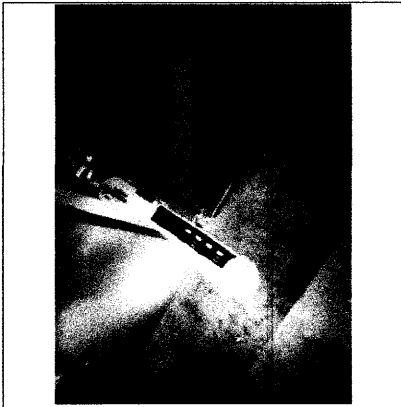
Comments The temperature drop for the air conditioning was approximately 13 degrees.

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 for additional information about the phase out process.

Photos

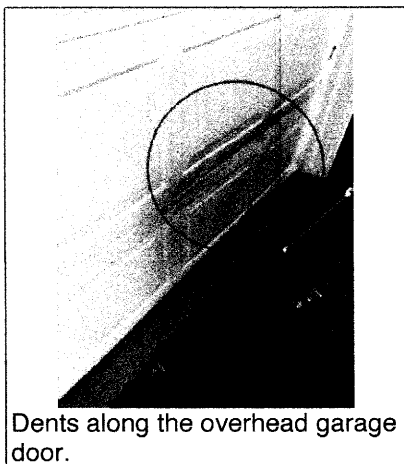




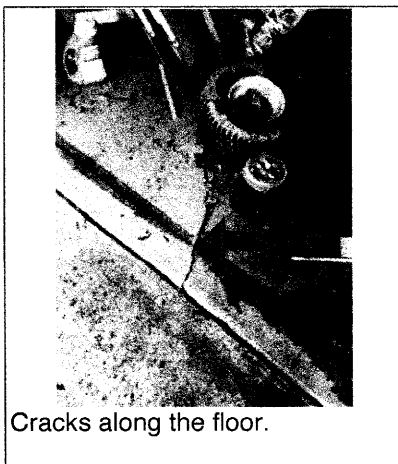
The photo identifies the temperature of the return air while the air conditioner was in operation. The approximate temperature of the return air was 72 degrees Fahrenheit.

Garage

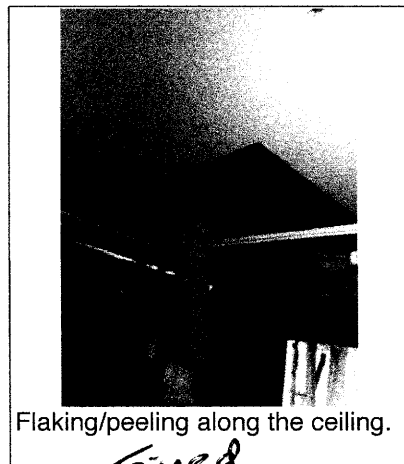
Garage Photos



Dents along the overhead garage door.



Cracks along the floor.



Flaking/peeling along the ceiling.

Fixed

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

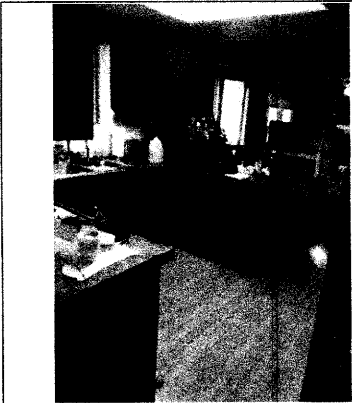
- Condition** Satisfactory Marginal Poor Inoperable Weatherstrip missing/damaged
 Difficult to open/close Door/lock out of alignment Double-keyed lock Door latch defective
 Broken/missing hardware Defective storm door Damaged Drags the carpet/floor
 Safety hazard

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.

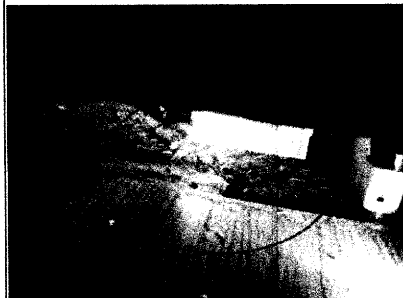


The P-trap is displaced and the drain pipe has a negative slope. The negative slope can potentially create slow drainage and possibly blockage.

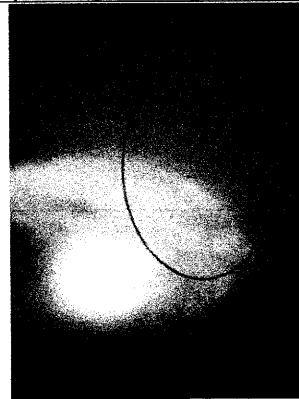


The faucet leaks during operation.

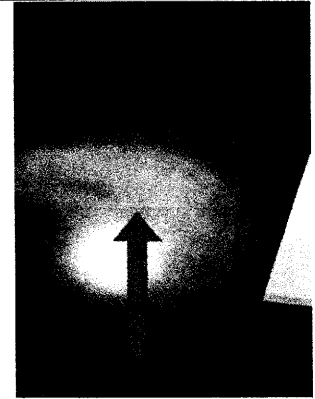
Fixed



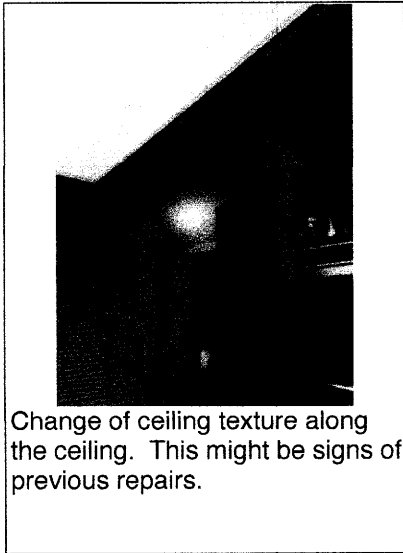
Mice/rodent droppings underneath the dishwasher.



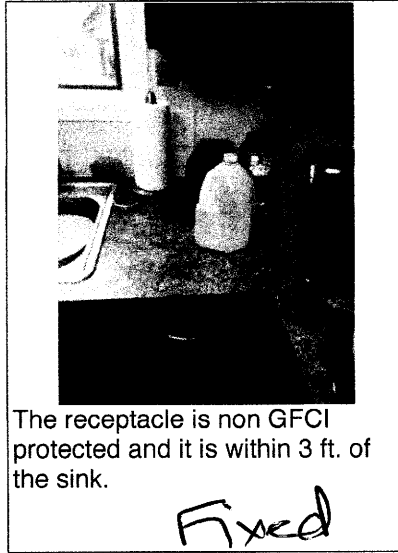
Discoloration along the ceiling.



Crack along the ceiling.



Change of ceiling texture along the ceiling. This might be signs of previous repairs.



The receptacle is non GFCI protected and it is within 3 ft. of the sink.

Fixed

Cabinets/Countertops

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

Plumbing

Pipe Leaks/Corrosion Negative slope Corrosion Displaced P-trap 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

Floor

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

Doors

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

Windows

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

Miscellaneous

Exhaust Fan Operable Inoperable Noisy None
Dishwasher Drain Line Looped Yes No 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 Water dispenser intermittent Aged
Range/Stove Operable Inoperable Uneven flames No anti-tip bracket Safety hazard Aged
Dishwasher Operable Inoperable Leaks Rust/corrosion Aged
Microwave Operable Inoperable Aged

Laundry

Laundry

Laundry Sink Pipe leaks/corrosion: Leaks Corrosion None apparent Partially visible Condition of sink:
 Satisfactory Marginal Poor Drain stopper missing/inoperable Clogged drain
 Faucet leaks Discoloration Cracks/chips Abnormal water pressure Sink/vanity loose
 Improper discharge

Dryer Vented Wall Ceiling Floor Not vented Not vented to exterior
 Unconventional bends in dryer ductwork Recommend cleaning ductwork Safety hazard

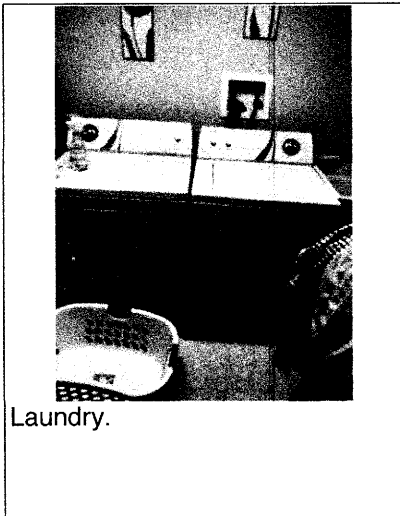
Receptacles/Lights Satisfactory Marginal Poor Inoperable Reverse polarity Open ground/neutral
 Cover plates loose/missing/cracked Inoperable lights Safety hazard

Washer Hook-Up Lines/Valves Satisfactory Marginal Poor Limited visibility Leaks Corrosion
 Broken/damaged/missing hardware

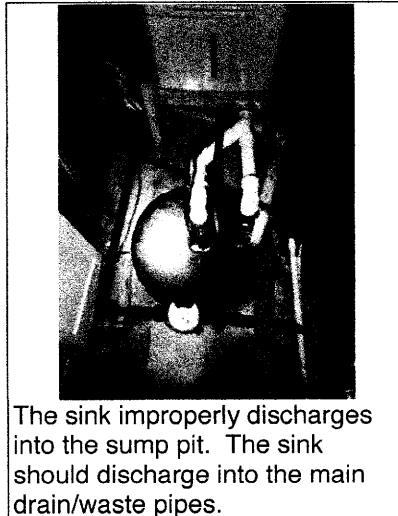
Washing Machine Operable Inoperable

Dryer Operable Inoperable

Photos



Laundry.



The sink improperly discharges into the sump pit. The sink should discharge into the main drain/waste pipes.

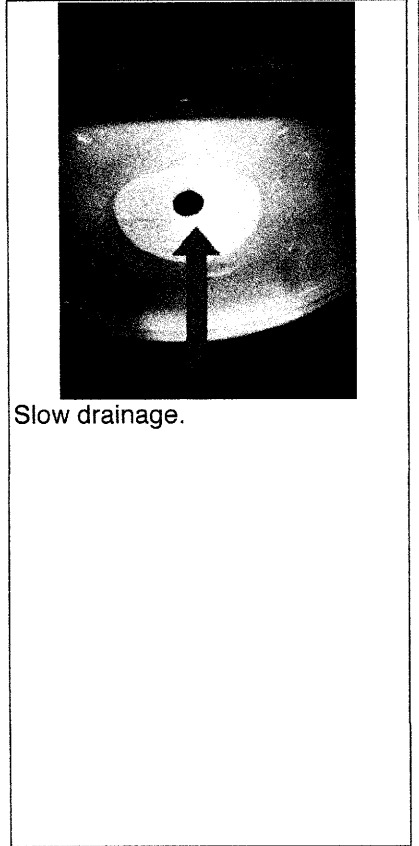
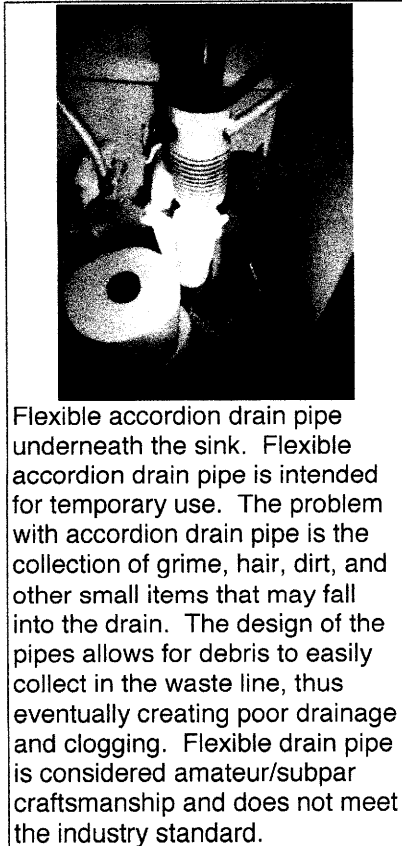
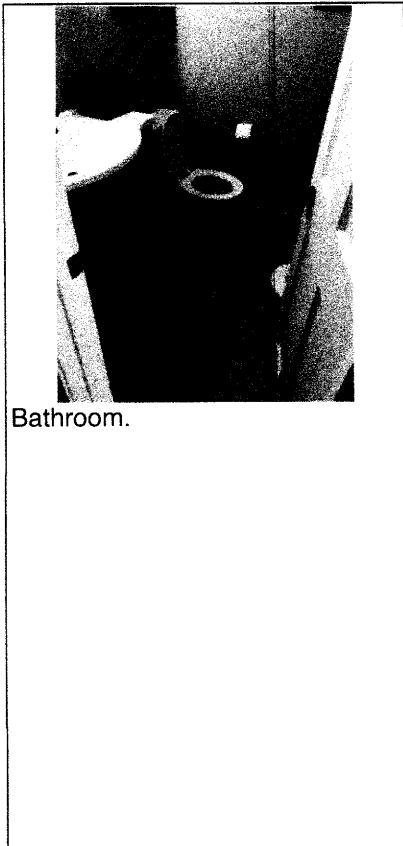
Fixed

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
- 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
- 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

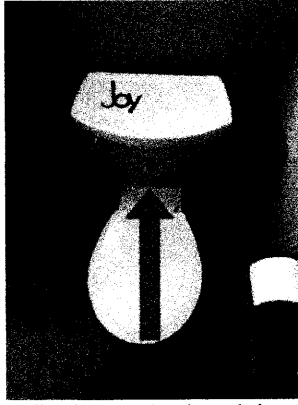


Fixed

Fixed

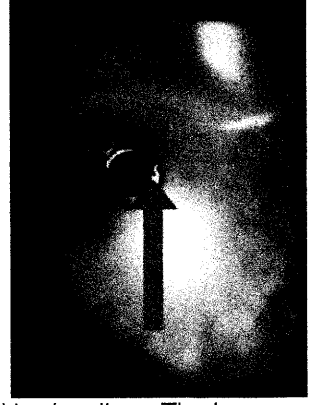


Slight corrosion along the water supply lines. This is located underneath the sink.



The toilet is crooked and the tank is slightly loose.

Fixed



Flaking/peeling. The bronze oil color is flaking off.

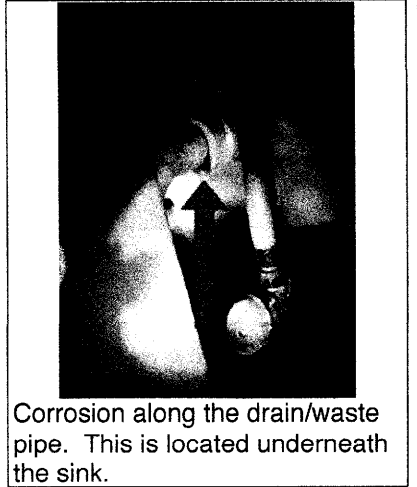
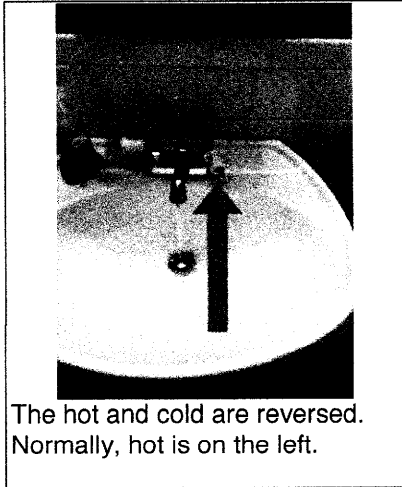
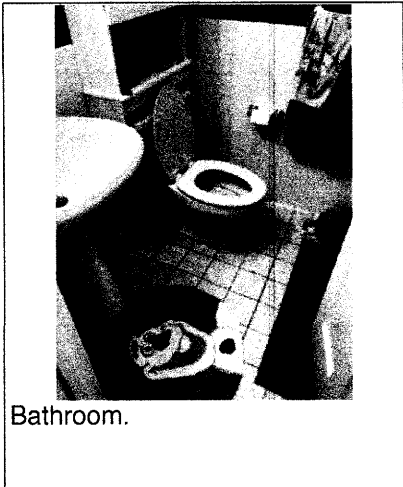
Fixed

Bathroom 2

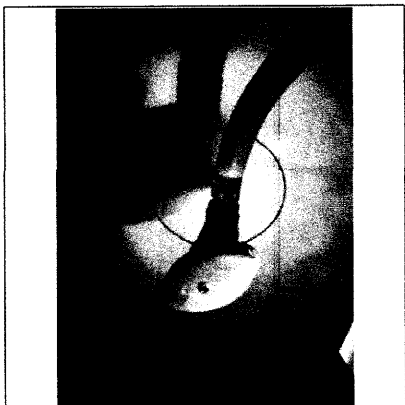
Bath

- Sinks** Pipe leaks/corrosion: Leaks Corrosion None apparent Limited visibility Condition of sinks:
 Satisfactory Marginal Poor Drain stopper inoperable/missing Clogged drain
 Discoloration Cracks/chips Faucet/handle loose Faucet/handle leaks
 Abnormal water pressure Loose sink/vanity Hot and cold reversed Rust/corrosion
- Shower/Tub** Pipe leaks/corrosion: Leaks Corrosion None apparent Limited visibility
 Condition of shower/tub: Satisfactory Marginal Poor Drain stopper inoperable/missing
 Showerhead/faucet leaks Clogged drain Discoloration Cracks/chips Defective diverter
 Showerhead/faucet loose Abnormal water pressure Hot and cold reversed Rust/corrosion
 Door leaks
- 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
- 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

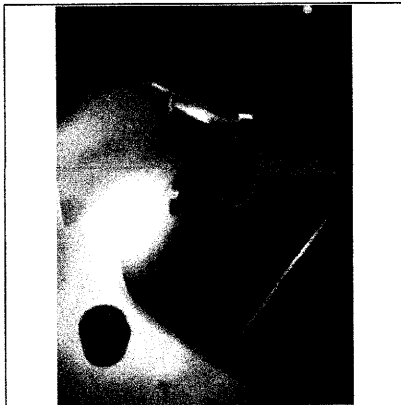
Photos



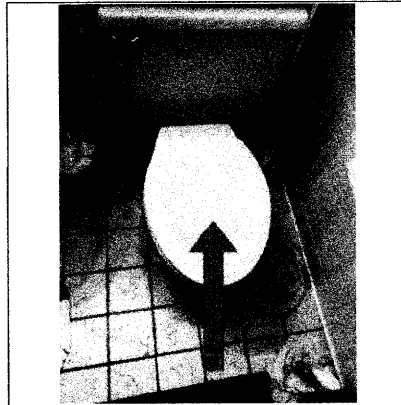
Fixed



Rust/corrosion along the water supply line. This is located underneath the sink.



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.



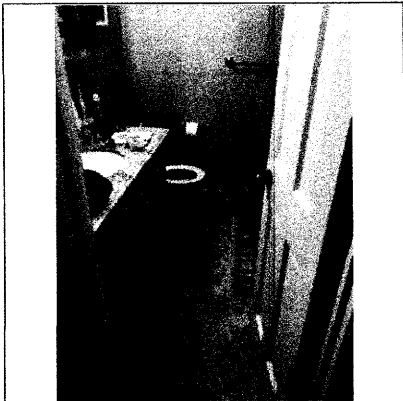
The toilet is slightly loose. The toilet can rock from left to right.

Bathroom 3

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
- 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

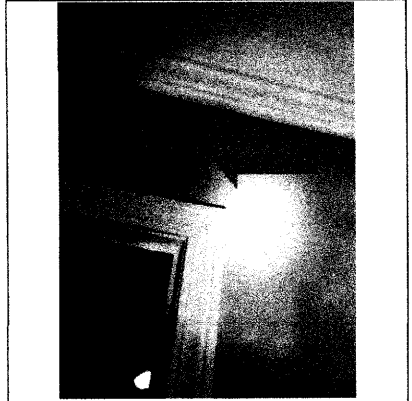


Bathroom.



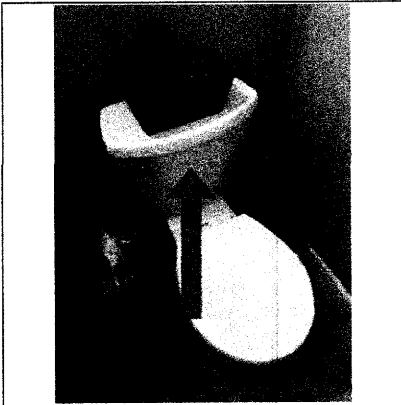
Corrosion along the drain/waste pipe. This is located underneath the sink.

Fixed



Crack along the drywall.

Fixed



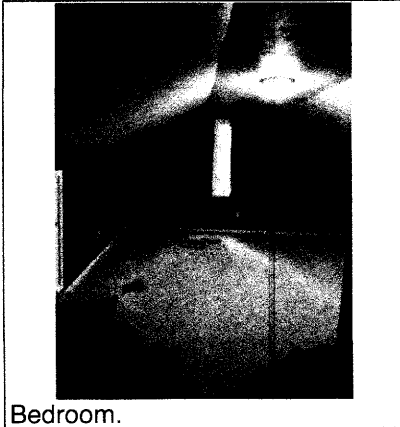
The tank is slightly loose.

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 Bent screen frame 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.



Bent screen frame.

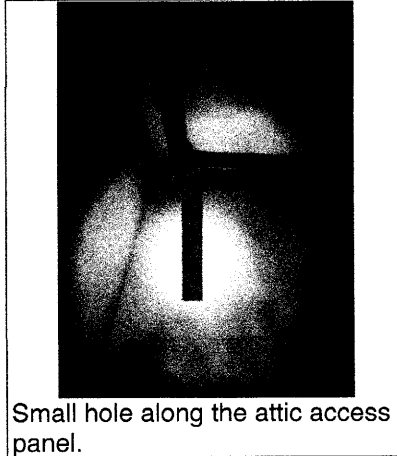
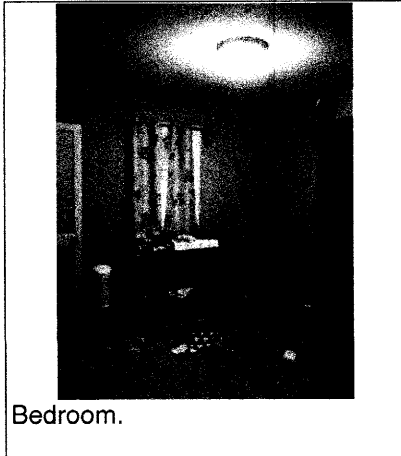
Will rescreen before close

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

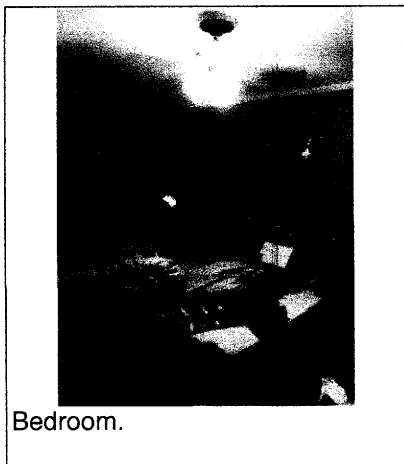
Photos



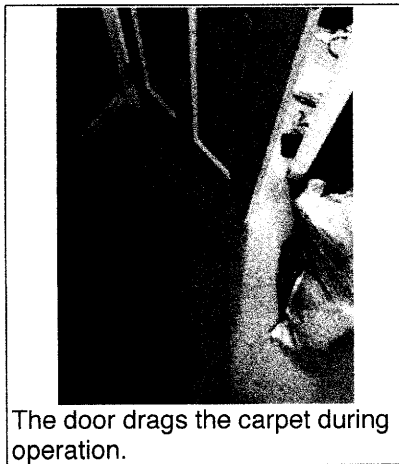
Bedroom 3

Bedroom	
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"/> Low clearance <input type="checkbox"/> Signs of previous repairs <input type="checkbox"/> Safety hazard
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Slopes <input type="checkbox"/> Squeaks <input type="checkbox"/> Sags <input type="checkbox"/> Gaps/holes <input type="checkbox"/> Uneven surfaces <input type="checkbox"/> Trip hazard
Ceiling Fan	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Noisy <input checked="" type="checkbox"/> Shakes during operation <input type="checkbox"/> Inoperable <input type="checkbox"/> Inoperable light(s)
Doors	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Broken/missing hardware <input type="checkbox"/> Door latch defective <input type="checkbox"/> Difficult to open/close <input type="checkbox"/> Door/lock out of alignment <input type="checkbox"/> Missing <input type="checkbox"/> Low clearance <input type="checkbox"/> Damaged/holes <input checked="" type="checkbox"/> Drags the carpet/floor <input type="checkbox"/> Safety hazard
Windows	<input type="checkbox"/> Satisfactory <input checked="" 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"/> Egress restricted <input checked="" type="checkbox"/> Aged <input type="checkbox"/> Window/lock out of alignment <input type="checkbox"/> Difficult to operate <input type="checkbox"/> Loose window sash
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

Photos



Bedroom.



The door drags the carpet during operation.

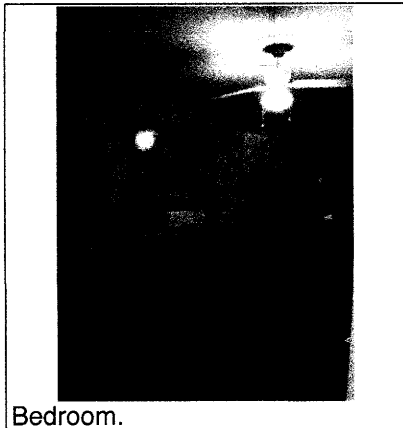
Fixed

Bedroom 4

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

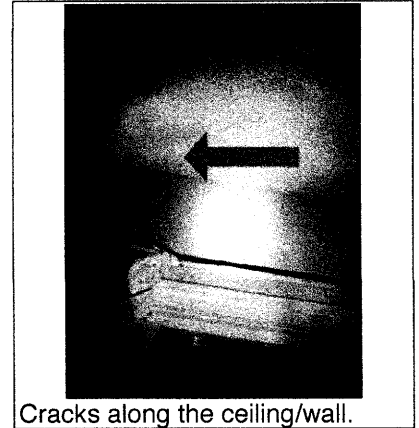
Photos



Bedroom.



The door does not properly latch.



Cracks along the ceiling/wall.

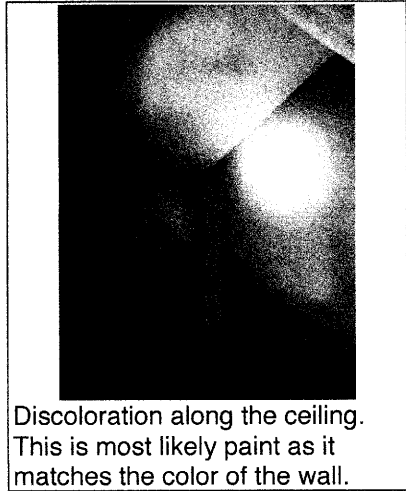
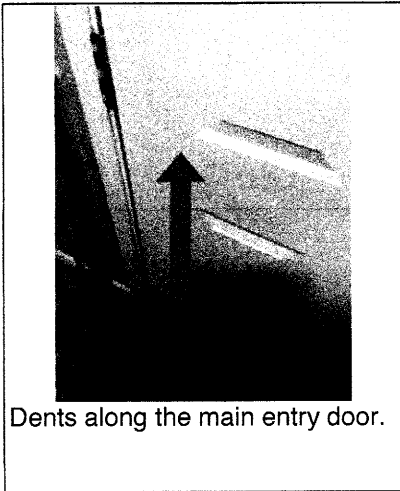
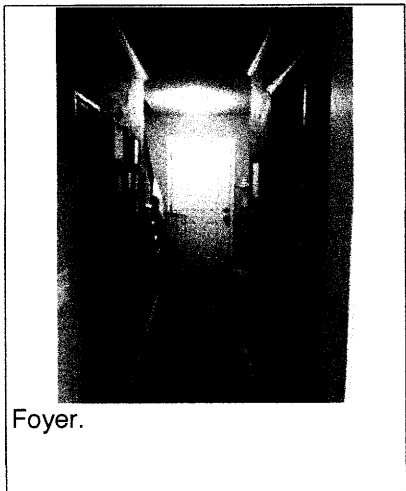
Fixed

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 Dents

Photos



Interior

Stairs

Condition Satisfactory Marginal Poor Loose handrail Missing handrail
 Risers/treads uneven/unconventional Low overhead clearance Loose carpet Deterioration
 Improper spacing between railing Safety hazard

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:

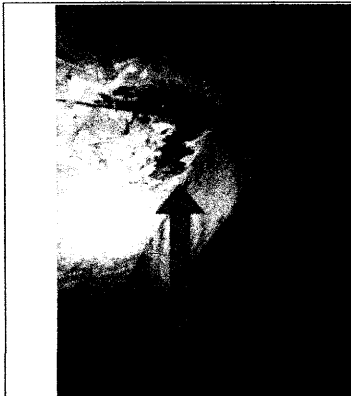
Some portions of the attic had limited access due to the lack of floor decking.

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



Water damage and mold like substance along the sheathing.



The bathroom exhaust fans vent into the attic. They should vent to the exterior. Venting into the attic can cause mold growth.

Fixed

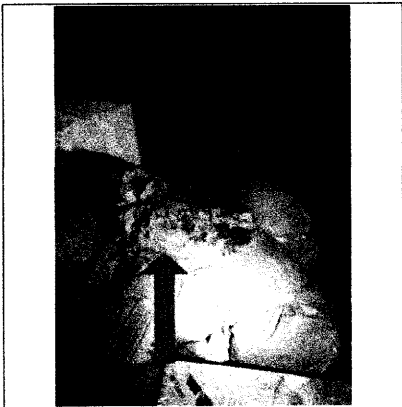


The vapor barrier is in the wrong place. This can potentially hold moisture and cause mold growth. The vapor barrier should be up against the drywall between the ceiling joists.

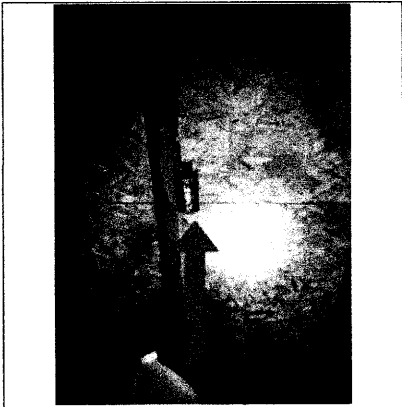
Fixed



Rusty nails and mold like substance around the nails. This appears to be caused by poor attic ventilation and the exhaust fans venting into the attic as well.



Damage along the HVAC ductwork. This appears to be from pests eating at the insulation.



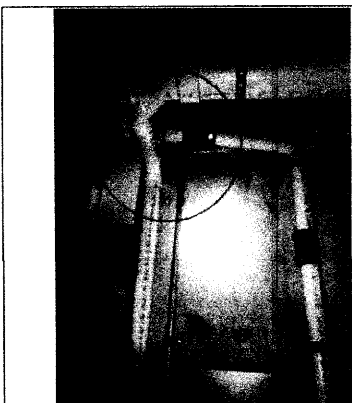
Missing cover plate.

Fixed

Fixed

Basement

General Photos



Fixed

The sump pumps improperly discharge into the main drain/waste pipe. They should discharge to the exterior. Also, the old exit pipe does appear to be capped.



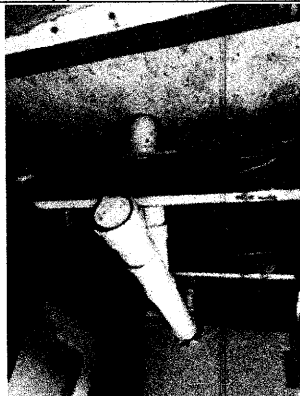
Missing cover plates.

Fixed



Exposed wires.

Fixed



Unconventional notch along the floor joist.



The drain pipe has a negative slope.



Crack along the foundation wall. Cracks should be monitored for signs of additional movement. Also, cracks should be filled with an exterior grade concrete to prevent the intrusion of moisture, insects, rodents, etc.

Stairs

- Condition** Satisfactory Marginal Poor Loose handrail Missing handrail
 Risers/treads uneven/unconventional Low overhead clearance Loose carpet Deterioration
 Safety hazard

Walls/Ceiling

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

Foundation/Floor

- Condition** Satisfactory Marginal Poor Limited visibility Fixed covered walls Cracks
 Signs of movement Moisture/dampness Monitor Mold like substance Efflorescence
 Uneven surfaces Safety hazard
- Material** Brick Concrete block Stone Poured concrete

Basement

Drainage

Sump Pump Operable Inoperable Cover/lid missing Improper discharge Aged Safety hazard
 None apparent

Comments The general rule of thumb is that if you do not know how old your sump pump is, it should probably be replaced, or at the very least inspected, cleaned, and maintained. Most pumps should be replaced every five years or according to the manufacturer's suggestion. FamilyGuard always recommends a backup sump pump to the primary sump pump.

Columns/Joists/Subfloor

Condition Satisfactory Marginal Poor Partially visible Unconventional alterations/cuts
 Deterioration Mold like substance Wood destroying insect damage

Switches/Receptacles/Lights/Electrical

Condition 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 Exposed wires Open junction boxes
 Safety hazard

Additional Services

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.

Family Room

Room

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

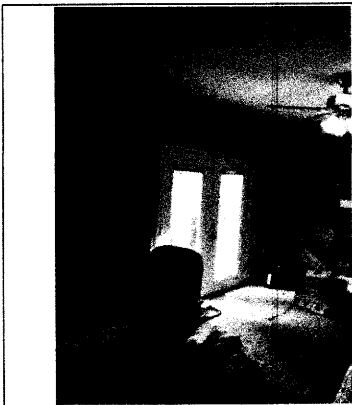
Floor Satisfactory Marginal Poor Slopes Squeaks Sags Gaps/holes
 Uneven surfaces Trip hazard

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 Deterioration 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

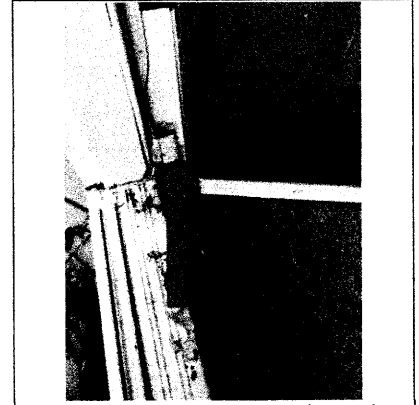
Photos



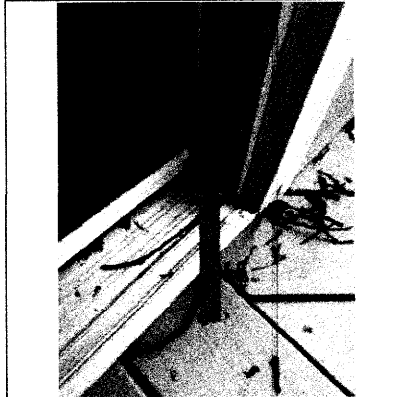
Family room.



The screen door is missing.



Signs of water damage along the rear entry door frame.



Signs of water damage along the rear entry door frame.

Plumbing

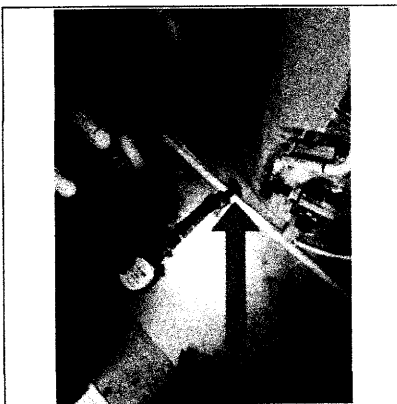
Water Service

- Main Shut-Off Location** Basement Garage Crawl space Interior
Visible Water Distribution Piping Copper Galvanized PVC plastic CPVC plastic PEX plastic
 Polybutylene plastic
Visible Drain/Waste/Vent Piping Copper Cast iron Galvanized PVC plastic Brass ABS
Condition of Water Distribution/Drain/Waste/Vent Piping Satisfactory Marginal Poor Corrosion
 Leaks S-traps/unconventional traps
 Improper fittings Hot water present
 No hot water present Partially visible
 Negative sloped drain pipes Aged pipes
 Please review entire report
Visible Fuel Lines Copper Brass Black iron Stainless steel CSST Galvanized
Condition of Fuel Lines Satisfactory Marginal Poor Rust/corrosion
 Gas leak/carbon monoxide detected Safety hazard

Photos



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 117 degrees Fahrenheit.



Main water shut off valve.

Main Fuel Shut-Off Location

- Location** Exterior

Photos



Main fuel shut off valve.

Water Heater

General

Brand/Model #: GE/SG50T12AVG00

Approximate Age: The approximate manufactured date of the water heater is 2009.

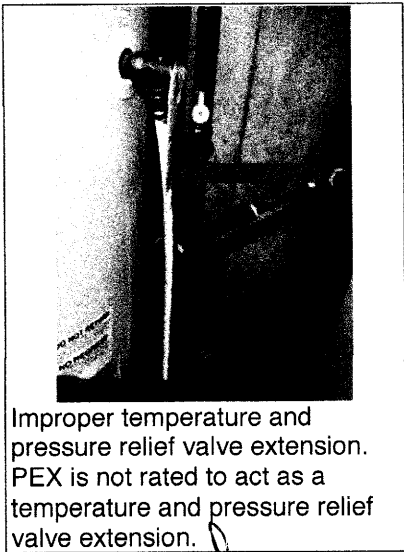
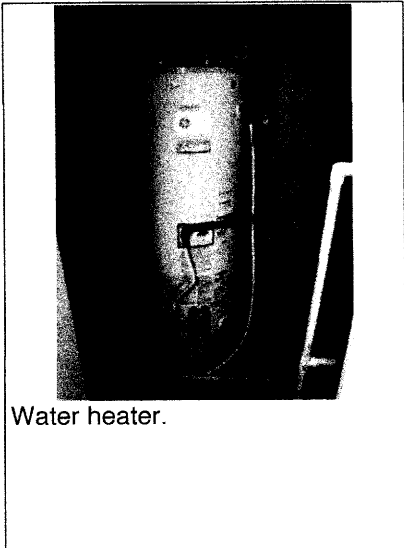
Plumbing

Water Heater cont.

General cont. Serial #: GELN0809D10855

- 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 material PEX within 18 inches of water heater Safety hazard

Photos



fixed

Heating System

Heating System

Unit Brand/Model #: Armstrong/G1D93BUO67D1
 Approximate Age: The approximate manufactured date of the furnace is 2005.
 Satisfactory Marginal ~~Defective~~ 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 Serial #: 8405L17182

Energy Source Gas LP Oil Electric Geothermal

Heat Exchanger Sealed Not visible

Comments The temperature rise for the furnace was approximately 26 degrees Fahrenheit.

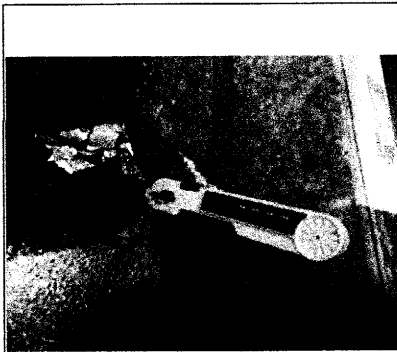
Note - Temperature rise is calculated by the following formula. (Temperature of Supply Air - Temperature of Return Air = Temperature Rise).

Photos

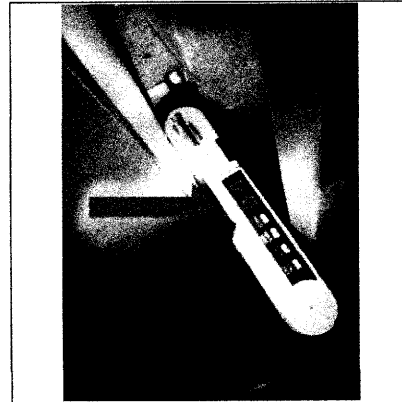


The furnace short cycles. This is considered a defect and will need repair before winter.

Fixed



The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 102 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 76 degrees Fahrenheit.



The door to the filter cabinet is missing.



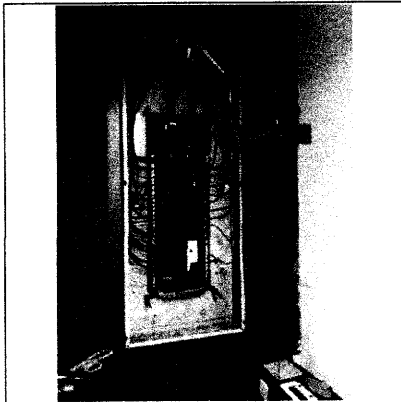
Rust/corrosion along the furnace cabinet.

Electrical

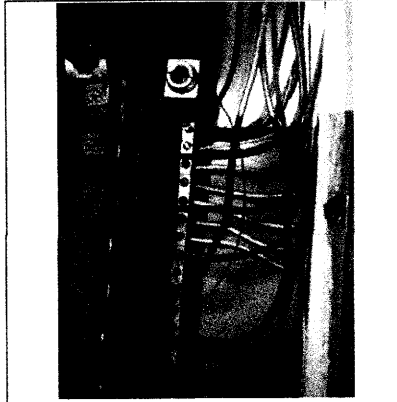
Electrical/Panels

- 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 Safety hazard

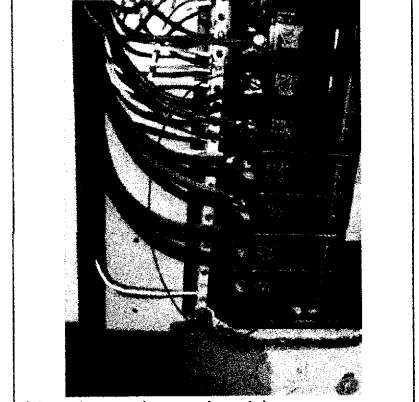
Photos



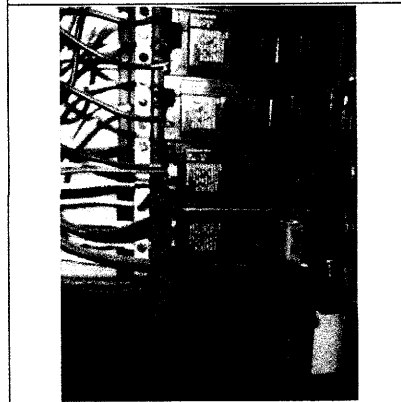
Main circuit breaker.



Rust along the terminals. This is an indication that the circuit breaker panel is getting exposed to moisture. This is considered a defect.

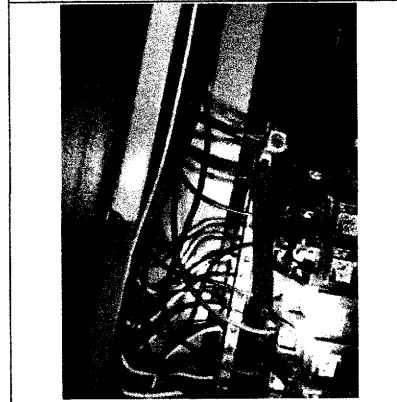


Aluminum branch wiring.



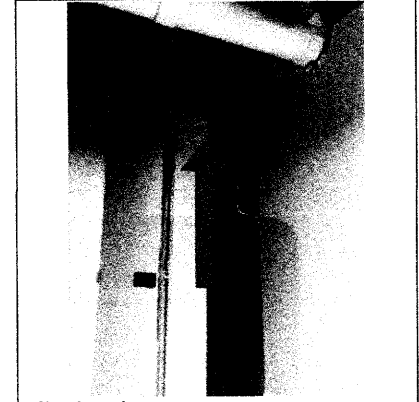
Double tapped circuit breaker. No apparent markings that allow the circuit breaker for two copper wires.

Fixed



The ground wire is not properly fitting into the terminal. Also, there is rust along the terminal.

Fixed



Missing fastener.

Fixed

Living Room

Room

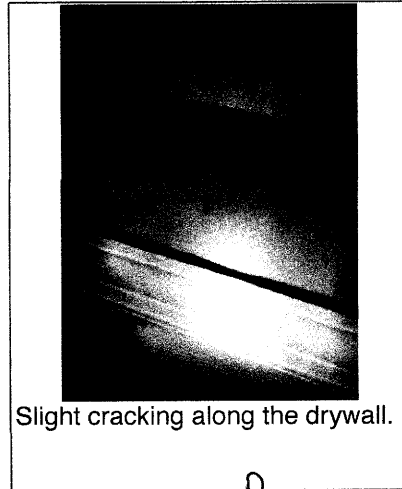
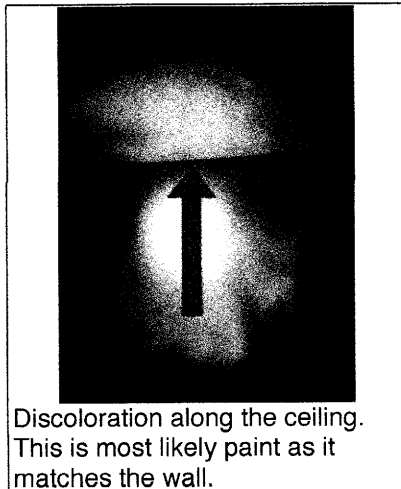
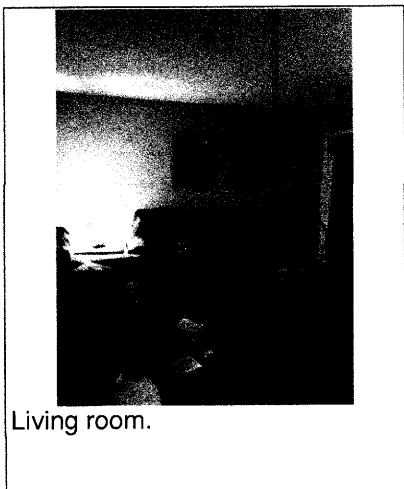
Walls/Ceiling Satisfactory Marginal Poor Cracks Damage Discoloration Holes
 Flaking/peeling Signs of previous repairs

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

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/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



Dining Room

Room

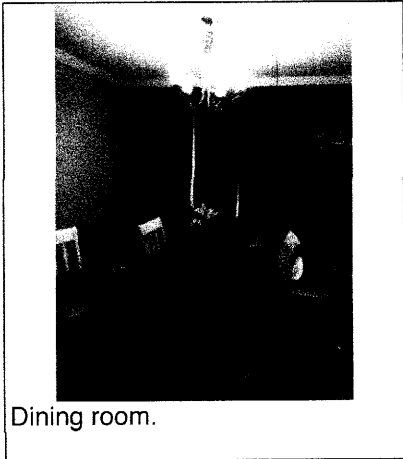
Walls/Ceiling Satisfactory Marginal Poor Cracks Damage Discoloration Holes
 Flaking/peeling Signs of previous repairs

Floor Satisfactory Marginal Poor Slopes Squeaks Sags Gaps/holes
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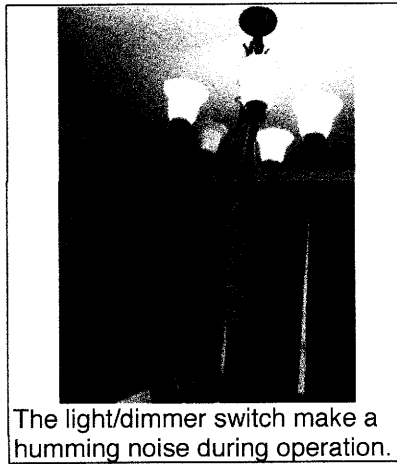
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Dining room.



The light/dimmer switch make a humming noise during operation.

Fixed