

Home Inspection Report



6923 Regent Ct., Fort Wayne, IN 46804

Inspection Date:

Monday, August 17, 2020

Prepared For:

Jane Dunn

Prepared By:

FamilyGuard

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Report Number:

08172020-02

Inspector:

Alex Bishop

License/Certification #:

HI01600042

Inspector Signature:

A handwritten signature in black ink, appearing to read "Alex Bishop", written over a horizontal line.

Report Overview

Scope of Inspection

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

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

DEFINITIONS

Apparent Condition: Systems and components are rated as follows:

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

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

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

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

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

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

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

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Dry

Approximate Age

59 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

Active leak underneath the kitchen sink (Page 12),
Moisture detected along the wall in the basement (Page 23).
Oversized circuit breaker (Page 29).

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.



Biological growth along the roof. Biological growth has the potential to hold water. Asphalt shingles are not designed to hold water, they are designed to shed water.



Debris along the roof.



The flashing around the vent is concave. This will act as a catch for water, thus becoming a potential leak point. Flashing is not designed to hold water, flashing is designed to shed water.

Grounds

Driveway

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

Photos



Deterioration along the driveway and uneven surfaces.

Service Walks/Steps

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

Photos



The steps do not have a handrail.

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) Cracked board(s) Burn marks
 Raised nails Missing board(s) Gaps/holes Flaking/peeling Recommend refinishing
 Missing/loose handrail/railing Deterioration Cracks Uneven surfaces
 Improper spacing between railing Safety hazard

Photos



Landscaping

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

Hose Bibs

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

Exterior

Chimney/Fireplace

- Condition**
- Satisfactory Marginal Poor Deterioration Loose brick Rust
 Rain cap/spark arrestor missing Holes Cracks Loose mortar joints
 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



Crack along the chimney top. Cracks are potential leak points.



Excessive and unconventional application of sealant/caulk. This is considered amateur craftsmanship.

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

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



Holes along the siding.



Discoloration along the siding.

Exterior

Concrete Slab/foundation

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

Photos



Cracks along the concrete slab.

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 ground. However, the receptacle is GFCI protected.

WDI

Wood Destroying Insect Damage/Signs of Treatment

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

Cooling System

Air Conditioning

Unit Brand: Bryant
 Approximate Age: The approximate manufactured date of the condenser is 1992.
 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

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

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

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



Condenser.



Condenser data plate.



The photo identifies the temperature of the supply air while the air conditioner was in operation. The approximate temperature of the supply air was 59 degrees Fahrenheit.



The photo identifies the temperature of the return air while the air conditioner was in operation. The approximate temperature of the return air was 71 degrees Fahrenheit.

Garage

Garage Photos



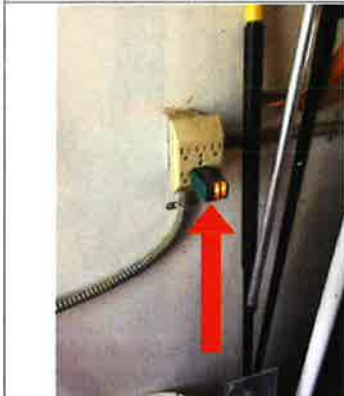
Cracks along the floor.



Damage along the threshold.



Moisture/dampness. An active or intermittent water source can cause mold growth.



The garage receptacles are non GFCI protected.



Cracks along the wall.

Overhead Door(s)

- Condition** Satisfactory Marginal Poor Inoperable Weatherstrip missing/damaged Deterioration
 Flaking/peeling Broken/defective spring Dents Damage Noisy
- Automatic Opener** Operable Inoperable None

Windows

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

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

Garage

Doors cont.

Condition cont. Broken/missing hardware Defective storm door Damaged Drags the carpet/floor
 Loose/detached threshold Safety hazard

Electrical/Receptacles/Lights

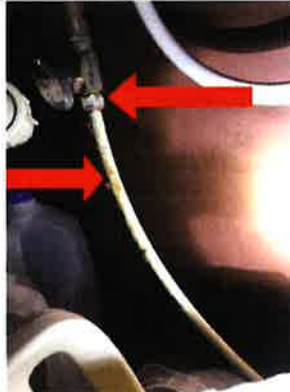
Satisfactory Marginal Poor GFCI protected Inoperable Reverse polarity
 Open ground/neutral Non GFCI GFCI inoperable Cover plates loose/missing/cracked
 No apparent receptacles Inoperable lights Exposed wires Open junction boxes
 Safety hazard

Kitchen

Kitchen Photos



Kitchen.



Corrosion along the plumbing lines underneath the sink. Also, moisture/leak detected along the fitting and the water line.



The drain/waste pipe is sloped the wrong way. This can potentially create slow drainage and/or blockage.



The faucet handle is difficult to move.



Cracks along the slab.



The top sash falls upon opening the window. This is considered a defect.



Crack along the wall.



The receptacle is non GFCI protected.



Signs of previous moisture damage underneath the dishwasher. No moisture detected during the inspection. An active or intermittent water source can cause mold growth.

Kitchen

Cabinets/Countertops

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

Plumbing

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

Walls/Ceiling

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

Floor

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

Windows

Condition Satisfactory Marginal Poor Inoperable Defective window sash
 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 Operable Inoperable Leaks Rust/corrosion 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

Photos



Laundry area.

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/mold like substance 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

Windows

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

Walls/Ceiling

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

Floor

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

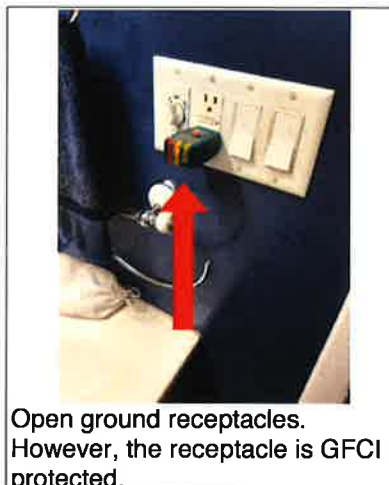
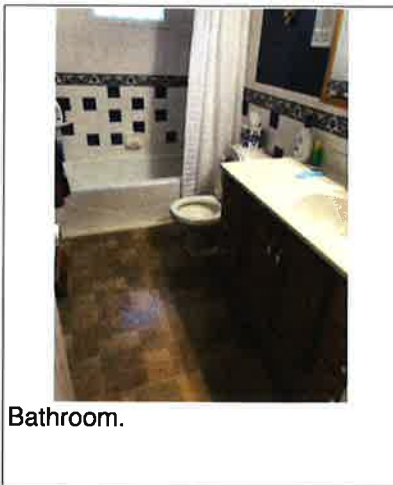
Receptacles/Lights

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





Mold like substance along the bottom of the toilet.



The bathtub faucet slightly leaks while the showerhead is in operation. A properly functioning diverter will not allow any water through the bathtub faucet while the showerhead is in operation.



Discoloration along the ceiling.

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

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

Receptacles/Lights

Satisfactory Marginal Poor GFCI protected Inoperable Reverse polarity
 Open ground/neutral Non GFCI GFCI inoperable 2 prong Cracked/broken
 Cover plates loose/missing/cracked Inoperable lights No apparent receptacles
 Safety hazard

Exhaust Fan

Operable Inoperable Noisy Missing/cracked cover None

Photos



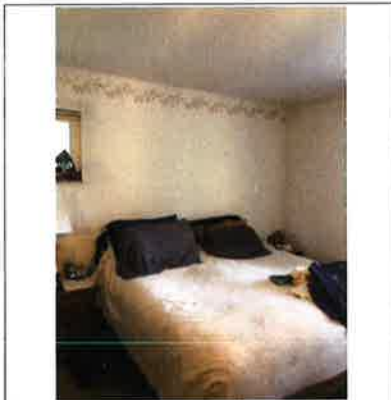
Bathroom.

Bedroom 1

Bedroom

- Walls/Ceiling** Satisfactory Marginal Poor Cracks Damage Discoloration Holes
 Flaking/peeling Low clearance Signs of previous repairs Safety hazard
- Floor** Satisfactory Marginal Poor Slopes Squeaks Sags Gaps/holes
 Uneven surfaces Trip hazard
- Doors** Satisfactory Marginal Poor Broken/missing hardware Door latch defective
 Difficult to open/close Door/lock out of alignment Missing Low clearance Damaged/holes
 Drags the carpet/floor Safety hazard
- Windows** Satisfactory Marginal Poor Inoperable Missing/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 and the door drags the carpet.



Insulated glass seal failure.



Slight cracking along the ceiling.

Bedroom 2

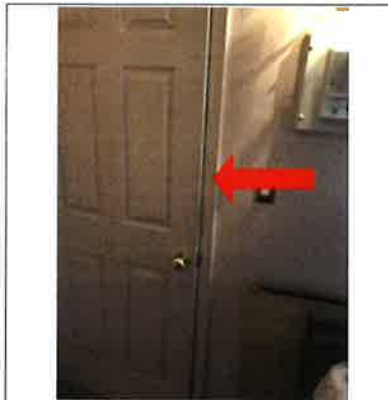
Bedroom

- 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/tear screen(s)
 Broken/missing hardware Defective crank Cracked glass Discoloration
 Does not stay open Deterioration Insulated glass seal failure Egress restricted Aged
 Window/lock out of alignment Difficult to operate Loose window sash
- Switches/Receptacles/Lights** Satisfactory Marginal Poor Reverse polarity Open ground/neutral
 Inoperable switch(es) Inoperable receptacle(s) 2 prong Cracked/broken
 Cover plates loose/missing/cracked Inoperable lights Safety hazard

Photos



Bedroom.



The door does not properly close.
The door hits the frame.



Insulated glass seal failure.



Slight cracking along the ceiling.

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



Bedroom.



The door does not properly latch.



Insulated glass seal failure.

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 Attic Exhaust vents observed on exterior No exterior bathroom exhaust vents observed
 Not venting to exterior can cause mold

Sheathing/Framing 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.

Basement

General Photos



Basement.



Aged copper drain/waste pipes. Copper pipes make good water supply lines, however, they are not as effective for drain/waste pipes due to some cleaning chemicals and house hold products are acidic which causes them to corrode. Also, urine is acidic which can also cause copper pipes to corrode.



Crack along the foundation wall.



Mold like substance along the foundation wall. This is located behind the toilet in the basement.



Horizontal crack along the foundation wall.



The switch is not flush with the wall thus creating a gap. This is a potential safety hazard.



The door hits the frame when closing.



Moisture and discoloration observed along the base of the wall. An active or intermittent water source can cause mold growth.



Crack along the foundation wall.

Stairs

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

Doors

Condition Satisfactory Marginal Poor Broken/missing hardware Door latch defective
 Difficult to open/close Door/lock out of alignment Missing

Windows

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

Walls/Ceiling

Condition Satisfactory Marginal Poor Cracks Damage Discoloration Holes
 Flaking/peeling Moisture detected

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

Drainage

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

Columns/Joists/Subfloor

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

Switches/Receptacles/Lights/Electrical

Condition Satisfactory Marginal Poor Reverse polarity Open ground/neutral
 Inoperable switch(es) Inoperable receptacle(s) 2 prong Cracked/broken

Basement

Switches/Receptacles/Lights/Electrical cont.

Condition cont. 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.

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 116 degrees Fahrenheit.



Apparent main water shut off valve.

Main Fuel Shut-Off Location

Location Exterior

Photos



Main fuel shut off valve.

Water Heater

General

Brand: Rinnai

Approximate Age: The approximate manufactured date of the water heater is 2006.

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 material PEX within 18 inches of water heater Safety hazard

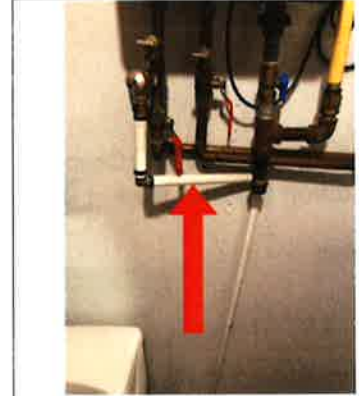
Photos



Water heater.



Water heater data plate.



Unconventional bend in the temperature and pressure relief valve extension. Also, PEX is not rated for being a temperature and pressure relief valve extension.

Water Softener

- Physical Condition** Satisfactory Marginal Poor Aged Corrosion/rust Leaks Not in service
- Low salt Discoloration None apparent Recommend water softener Not tested
- Mold like substance
- Water Quality Test** Yes No

Photos



Water softener.



Condensation along the water softener. An active or intermittent water source can cause mold growth.

Pressure Tank

- Physical Condition** Satisfactory Marginal Poor Aged Corrosion/rust Leaks Not in service
- Discoloration None apparent Not tested Heavy condensation

Photos



Pressure tank.



The well pressure was approximately 40 PSI and stayed consistent during the inspection.



Moisture observed along the water lines and pressure tank. This is most likely condensation. It can be difficult to distinguish condensation from a leak. Due to the location of the pressure tank being in the garage, it will most likely always form condensation along it. Especially, during the warmer months. The black substance along the tank is probable mold like substance.

Heating System

Heating System

Unit Brand: Bryant
 Approximate Age: The approximate manufactured date of the furnace is 2002.
 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 32 degrees Fahrenheit.

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

Photos



Furnace.



Furnace data plate.



The photo identifies the temperature of the supply air while the furnace was in operation. The approximate temperature of the supply air was 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 70 degrees Fahrenheit.

Electrical

Electrical/Panels

Location of Panels/Subpanels Basement Garage Interior Exterior

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

Branch Wire Copper Aluminum Not visible

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

Panel/breaker manufacturer mismatch Improper wire gauge/oversized breakers

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

Inadequate clearance to panel Open ground/reverse polarity receptacles

Ground/neutral busbars not separate Aged Loose circuit breakers

Unconventional wiring Debris Safety hazard

Comments

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

Photos



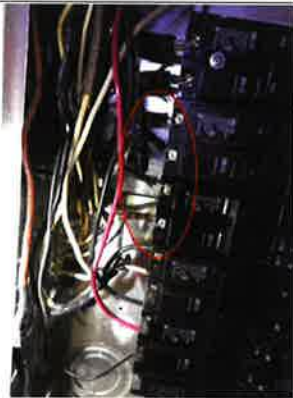
Main circuit breaker.



Double tapped neutrals.



Loose unused wires. Ideally, loose/unused wires should be removed.



Apparent aluminum branch wiring.



Oversized circuit breaker. A 40 amp circuit breaker should not have a wire that is smaller than an 8 gauge.



The circuit breaker panel is not readily accessible. It is recommended that circuit breaker panels be readily accessible. The recommended clearance is 36" in front and 30" side-to-side.

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
- 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



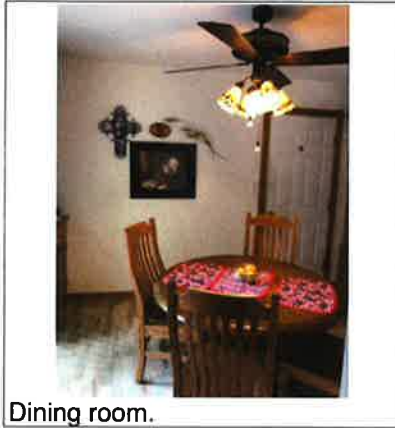
Living room.

Dining Room

Room

- Walls/Ceiling** Satisfactory Marginal Poor Cracks Damage Discoloration Holes
 Flaking/peeling Signs of previous repairs
- Floor** Satisfactory Marginal Poor Slopes Squeaks Sags Gaps/holes
 Uneven surfaces Trip hazard
- Ceiling Fan** Satisfactory Marginal Poor Noisy Shakes during operation Inoperable
 Inoperable light(s)
- 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 Door latch defective
 Difficult to open/close Door/lock out of alignment Damaged Drags the carpet/floor

Photos



Dining room.

